
From: Steve Massey
Sent: 20 June 2022 10:44
To: Curley, Jane
Cc: Planning Comments (SMDC)
Subject: SMD/2022/0014 - Moneystone Quarry - Revised Surface Water Outfall at Quarry 3
Attachments: SMD.2022.0014 - Moneystone Q3 outfall - suggested additional sections.pdf

Categories:

Jane

SUMMARY: no objection subject to conditions; further detail in respect of excavated spoil spreading would be useful.

This is a revision to the outfall previously proposed under application reference SMD/2019/0725 which has subsequently been withdrawn.

Existing Trees – including Ancient Woodland

An Arboricultural Impact Assessment (AIA) report by Urban Green (specific and updated to the current/revised proposal) accompanies the application. This shows that the removal of part of Tree Group G22 (early-mature Hazels, c.6m tall) and part of Tree Group G23 (early-mature Alders, also c.6m tall) adjacent to and close to the water's edge at the south-west corner of Quarry 3 ("Q3") would be necessary to accommodate the earthworks required to form the outfall channel and embankments. In addition there is likely to be some impact on roots of Tree 19 (mature Alder), Tree Group G20 (early-mature Alders) and Tree T21 (Ash – already showing signs of Ash Dieback disease) which are to be retained adjacent to the embankments. The loss of trees from G22 and G23 would in the context of the overall Quarry have no significant impact on the landscape structure and character of the site as there would be many more existing trees/woodland retained in the immediate vicinity and wider. The tree loss would not be apparent from outside the site, and would not materially reduce screening nor affect/increase visual impact of the proposed leisure park development on external viewpoints.

The AIA recommends use of temporary tree protection fencing and ground protection measures during construction, together with on-site arboricultural supervision of detailed embankment excavations/changes of slope, in order to minimise impact on adjacent retained trees, although some adverse impact must be considered inevitable. Nevertheless, some decline in condition or even additional loss of these few extra trees would still have no significant adverse effect on landscape structure, character or screening.

The outfall application site is, at closest, c.115m outside the nearest point of Ancient Woodland to the west (part of Ashbourne Hey) and the development would have no direct physical impact on this woodland. Clearly this would comply with standing advice from Natural England, supported by the Woodland Trust, which recommends that all harmful development is excluded from a buffer zone 15m wide around Ancient Woodlands.

Part of the outfall application site, and also therefore some of the excavation for embankments and outfall channel, would extend beyond the Moneystone Quarry outline planning permission red edge and into the adjacent SSSI to the south – where the outfall channel is designed to connect with the existing watercourse ("Stream A"). Clearly there would be some initial impact on vegetation within the SSSI (trees T19, G20, T21 and G22 as noted above, and also any understorey/ground flora). However, this would affect only a minute proportion (0.04%) of the whole SSSI area and therefore impact on the landscape structure and character of the SSSI would be negligible. I will leave comment on the biodiversity impacts of the development to Natural England and the Council's ecology consultee, but it is noted that a Hydrological Assessment has been prepared in consultation with Natural England – leading to

this revised outfall proposal – with the scheme designed to allow for re-establishment of pre-quarrying hydrological conditions within the SSSI.

Visual Impact

The proposal would not materially reduce screening to/beyond the site boundaries, and due to intervening landform and significant areas of retained vegetation, the required loss of the few trees detailed, and indeed the outfall development itself (channel and new embankments) would not be apparent from publicly accessible viewpoints external to the quarry. Also the screening of the overall leisure park development would not be materially reduced and consequently there would be no increased wider visual impact on external viewpoints arising as a result of the outfall proposal.

Mitigation/Landscaping

In association with the wider leisure park scheme, the development would bring benefits in terms of landscape and habitat enhancements both on- and off-site. It is noted that specific new landscape planting is not proposed for the excavated embankments on completion, but that these areas are to be left to natural colonisation and in accordance with any requirements of Natural England, and this seems an appropriate approach within/adjacent to the SSSI. In terms of numbers, the few trees removed would be more than mitigated by new tree/shrub/scrub planting proposals elsewhere within the Moneystone leisure park development.

Overall I have no concerns, and no objection, but would request that the following conditions be imposed in the event that planning permission is granted:

1. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, unless otherwise approved by the LPA and/or required by Natural England. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), unless otherwise agreed by the LPA and/or required by Natural England and in this case only following careful inspection by a competent person immediately prior to removal in order to establish that such trees, shrubs or hedgerow are not in active use by nesting wild birds.
2. The first action on commencement of development, prior to any further action (including any site clearance, site stripping, site establishment, delivery of plant or materials, or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices and temporary ground protection measures for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and as set out in the Urban Green arboricultural impact assessment report reference UG1329 dated 25/10/2021 submitted in support of the application hereby approved, and these shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.

It is noted on the application plans that excavated spoil would be spread in an area generally following the existing track along the south side of Q3; however there are no details given or shown about this. It may be that the limited amount of spoil required to be excavated would, if spread along a sufficient length of the track, have no visually significant nor harmful impact. However, spoil should not be spread into the adjacent woodland or scrub areas alongside the track, nor in such a manner as may have detrimental impact on the woodland trees. It may be useful

to seek additional existing and proposed transverse sections through the areas identified for spoil tipping (such as suggested on my photoplan attached) in order to clearly show the extent of tipped spoil and demonstrate that it would have no significant adverse impact. It may be useful to impose a further condition in this regard:

3. No spoil arising from the excavations required to implement the development hereby approved shall be temporarily or permanently deposited or spread within existing woodland and scrub areas nor in such location or manner that it would encroach within the Root Protection Areas of trees in these areas.

We may need to consider whether it is necessary/appropriate to require submission of details relating to the infilling of the current outfall arrangements including restoration of any areas which have been disturbed in association with recent syphoning operations, and to impose a suitable obligation condition to secure implementation of such infilling and restoration.

Steve Massey

Arboricultural Officer / Development Services
Staffordshire Moorlands District Council and High Peak Borough Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands ST13 6HQ

www.staffsmoorlands.gov.uk www.highpeak.gov.uk

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