

# Arboricultural Statement - Condition 9

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**October 2019**

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**Laver Leisure (Oakamoor) Limited**

**Moneystone Park**

**Moneystone Quarry**

**Whiston**

**Stoke-on-Trent**

**ST10 2DZ**

**U R B A N  
G R E E N**



# QUALITY MANAGEMENT

<b>Project No.:</b>	11874			
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<b>Location:</b>	Moneystone Quarry, Whiston, Stoke-on-Trent, ST10 2DZ			
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## 1. Introduction

- 1.1.1. This arboricultural assessment is made with regards to condition 9 of SMD/2016/0378 This is Reserved matters application proposing details for the appearance, layout, scale and landscaping for Phase 1 of the leisure development comprising 190 lodges; erection of a new central hub building (providing farm shop, gym, swimming pool, spa, restaurant, cafe, games room, visitor centre, hub management and plant areas); reuse and external alterations to the existing office building to provide housekeeping and maintenance accommodation (including meeting rooms, offices, storage, staff areas and workshop); children's play areas; multi use games area; quarry park; car parking; cycle parking; refuse and lighting arrangements; and managed footpaths, cycleways and bridleways set in attractive hard and soft landscaping. Condition 9 requires the following;

Any development or activity proposed including any footpaths, cycleways, bridleways and outdoor activities in the areas noted as 'Area of Retained Landscape' on the approved Parameters Plan (dwg ref PL1088.M.110 rev 6) shall be informed by an Ecological and Arboricultural Assessment, identifying the nature of the development/activity proposed and an assessment of its impact, and such assessments shall be submitted as part of any future reserved matters applications for this part of the site.

Reason: - In the interests of the character and appearance of the area, ecology and tree protection in accordance with Policies NC1, DC1 DC3 and the National Planning Policy Framework

- 1.1.2. It should be read in conjunction with the Ecological Statement produced by Bowland Ecology (BOW111 Moneystone Quarry) as both the arboricultural and ecological impacts overlap and some of the mitigation measures detailed within the ecological report are therefore are not repeated within this one.

## 2. The Site and Proposals

- 2.1.1. The site is situated in a rural area on the grounds of a disused quarry. There is an access track running north/south from the solar farm, running along the western edge of the woodland. Woodland to the south and east of the solar farm consists of a mixture of plantation, ancient and semi naturalised woodland located on a south facing slope.
- 2.1.2. Tree surveys have been carried out across the whole site to enable impacts to be assessed.
- 2.1.3. The main issue of condition 9 is to identify the impact upon trees from the proposed paths and cycleway within the woodland area to the south and eastern edge of the site and detail appropriate tree protection measures in accordance with Policies NC1, DC1 DC3 and the National Planning Policy Framework
- 2.1.4. The woodland is a mixed species woodland on steep sloping ground. The species towards the edge of the woodland to the west, adjacent to the track is predominantly goat willow, hawthorn and silver birch with scattered sessile oak and are predominantly young specimens of low aesthetic value.

- 2.1.5. The species composition changes further into the centre of the woodland as the specimens become better established and denser. The species mix to the lower (south) section of the woodland is sycamore and pine with scattered mature specimens throughout the woodland of ash and oak. The understorey in this area comprises of brambles, elder, ferns and an abundance of ash saplings.
- 2.1.6. The density of planting in this area allows little light to reach the woodland floor and as such natural succession is limited and restricted to shade tolerant species.

### **3. Arboricultural Impact Assessment**

- 3.1.1. A path/cycleway route is proposed through the woodland W94, G93, W92 and W91. A walkover of the site was undertaken by Bowland Ecology, the landscape specialist, Planit IE, and ourselves to establish the best possible route minimising impact upon the flora and fauna. It was agreed that where possible this will avoid trees although it is acknowledged that some will need to be removed to provide adequate clearance. Other trees will be coppiced or pruned to reduce canopy spread adjacent to the proposed path/cycleway. The works will complement silvicultural management proposed to the woodland as part of an agreed woodland management plan.
- 3.1.2. The change of use to this woodland to allow public access will also impact on the overall management of trees and regular health and safety inspections will be required and consequently more tree removal or remedial works may be required.

### **4. Conclusion**

- 4.1.1. The removal of trees required to accommodate the path/cycleway will not materially harm the wider amenity provided by the woodland and will be mitigated by the planting of new trees on the site and implementation of a woodland management plan which will provide long term benefits and ensure the continuity and quality of the woodland in the future.
- 4.1.2. Most trees within the woodland will be unaffected by the development proposal and retained with no conflicts. The spatial relationship of the woodland with the development is sustainable and there are no major post development pressures expected to emerge that could not be dealt with by routine maintenance or would pressure the LPA to grant consent for inappropriate removal of trees.

## **5. Recommendations**

- 5.1.1. The areas of retained woodland should be protected during construction in accordance with an arboricultural method statement to be agreed with the Local Planning Authority (LPA).
- 5.1.2. The woodland management proposals along with the arboricultural and engineering details should be agreed and approved with the LPA.
- 5.1.3. All proposed tree removal and pruning works should be carried out in compliance with BS3998:2010 Tree work – Recommendations.
- 5.1.4. Statutory protection of trees and wildlife should be checked before implementing tree removal or pruning works.
- 5.1.5. Installation of any underground services should be installed in accordance with the requirements of NJUG Volume 4.

Table 1: Impacts and mitigation measures

Proposal	Location	Impact	Mitigation measures
<p>To create a path/cycleway through woodlands W94 and W92 and group G93</p>	<p>Throughout the eastern and southern woodland blocks</p>	<p>Negative: Loss of trees due to the paths/cycleway and regrading of some areas.</p> <p>Positive: The woodland will be brought into management. Selective removal of poor specimens or coppicing of some species will open some areas that could enhance the woodland with new species new ground flora growth.</p>	<p>A further walkover of the woodland area to establish and peg out the best possible route avoiding any good quality or mature trees.</p> <p>Following the pegging out of the route, the proposed working area will be marked out with high visibility netlon fencing as detailed in Ecology statement: (BOW111 Moneystone Quarry). Trees within a 5-10m buffer on either side will be surveyed for any health and safety issues and recommended work specified.</p> <p>Trees that are in close proximity to the path/cycleway to be coppiced where appropriate instead of having to be removed.</p> <p>With regards to the construction of the actual pathway, a no-dig construction method will be used that will avoid damage to roots of the retained trees. This method is specified and detailed within the Ecological Statement drawing 1088.4-PLA_00_XX-DR_L_006 S1</p> <p>Woodland management; a 10-year woodland management plan should be produced that will provide silvicultural recommendations to facilitate the development of the better quality trees and improve the long term future of the woodland. The management plan would also detail actions required for the safe usage of the public within the woodland area.</p> <p>The woodland should be protected during the construction in accordance with an arboricultural method statement to be agreed with the Local Planning Authority and in compliance with BS5837.</p>