

Orion Heritage

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24th April 2020

Our ref: PN1067

Dear Sir/Madam

Heritage Technical Note: Moneystone Park Leisure Development

Background

Orion Heritage Limited has been appointed by Avison Young on behalf of Laver Leisure (Oakamoor) Limited to provide specialist heritage advice for the proposed redevelopment of the existing laboratory building and the proposed construction of surface water outfall associated with the approved Moneystone Park Leisure Development site, south of Whiston village, Staffordshire.

This Heritage Technical Note is in relation to a full planning application for the conversion of the existing laboratory at the former Moneystone Quarry site (planning application reference: SMD/2019/0646). The proposals will provide leisure facilities that form part of the approved Moneystone Park Leisure Development site.

A full planning application has been submitted for:

- a) Change of use of the existing building from a laboratory to a sports hall with climbing wall, soft play area, two-lane mini bowl, cinema room; craft room and craft store, bike store and maintenance and bike hire office, café, viewing area, WCs, management office and plant rooms associated with Moneystone Park;
- b) Alterations to the external elevations, and
- c) Reconfiguration of the existing car park to provide 24 spaces.

These facilities will primarily serve visitors of the adjacent permitted Moneystone Park Leisure



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Development (application reference SMD/2016/0378) and local residents. Access to the proposed development will be via the permitted Moneystone Park Leisure Development.

The Heritage Technical Note is also in relation to a full planning application for the proposed construction of surface water outfall associated with Moneystone Park Leisure Development (planning application reference: SMD/2019/0725).

A planning application has been submitted for:

A channel/cutting shall be made through the existing landbridge between Q3 Lake and Stream A at a level of 153.8m AOD through the existing bedrock, reducing to a level of 153m AOD where joining Stream A. A flat bed weir shall then be constructed in line with the existing outfall, to maintain lake levels at or close to 154m AOD.

Purpose and Structure

This Technical Note has been written in support of two full planning applications. Specifically, it seeks to describe the proposed developments and to comment on any potential impacts to archaeology and heritage as part of them.

The remainder of this document is set out in the following structure:

- Section 2 sets out the existing site characteristics, the planning history of the surrounding development and the proposed developments;
- Section 3 comments on the potential impacts to archaeology and heritage of the proposed developments; and
- Section 4 provides conclusions.

Existing and Proposed Development

Existing Development

The site is located to the south-west of the former Moneystone Quarry site, which closed in April 2012.

The villages of Whiston and Oakamoor are approximately 1.2 km to the north-west and to the south-east respectively.

The former Moneystone Quarry site borders both of the development sites. On that land, there is a permitted planning application (planning application reference: SMD/2016/0378) for the Moneystone Park Leisure Development.

Planning History

Moneystone Outline Planning Permission

An outline planning application with all matters reserved except for means of access was submitted in June 2016 (planning application reference: SMD/2016/0378) for the adjacent Moneystone Park Leisure Development which the developments are now proposed to form part of.

An Archaeological Desk-Based Assessment, Heritage Assessment and an Archaeology/ Heritage Environmental Statement Chapter were submitted in support of the outline planning application.

The Local Planning Authority administering the application was Staffordshire Moorlands District Council (SMDC), and the County Archaeologist and Conservation Officer to SMDC were consulted as part of the application. The outline planning application was determined, and planning permission was granted subject to conditions in October 2016.

The conditions to which the planning permission is subject are set out in the Decision Notice. The conditions relating to Archaeology/ Heritage are Conditions 47 and 48.

Proposed Developments

Proposed Redevelopment of Existing Laboratory Building

The proposed development is for the change of use of the existing laboratory building to provide the following facilities:

- 320sqm sports hall with climbing wall;
- 85sqm children's soft play area;
- 50sqm two-lane mini bowl;
- 80sqm informal screen room;
- 32sqm craft room and craft store;
- 126sqm bike hire facility;
- Maintenance and office;
- Café;
- Viewing area; and
- Plant rooms.

There are three small extensions proposed to the existing building footprint; these are as follows:

- Feature entrance and lobby set within the opening formed by the existing roller shutter door on the north-west elevation;
- Small extension to the rear of the lean-to to create sufficient length for the bowling alley; and
- Small extension to the side of the stair within the link corridor to enable the inclusion of a wheelchair platform lift.

The existing car park to the west of the laboratory building is proposed to be reconfigured to provide 24 parking spaces. An increase of 3 parking spaces compared to the existing provision.

There is no proposed change to the area of surfaced car parking.

There is no proposed change to the site access from existing conditions. Vehicular and pedestrian access is proposed to be provided from the north of the site, from the overall Moneystone Park Leisure Development site.

Proposed Construction of Surface Water Outfall

A channel/cutting shall be made through the existing landbridge between Q3 Lake and Stream A at a level of 153.8m AOD through the existing bedrock, reducing to a level of 153m AOD where joining Stream A. A flat bed weir shall then be constructed in line with the existing outfall, to maintain lake levels at or close to 154m AOD.

Heritage Considerations

Baseline

Following a review of the June 2016 ES there have been no further archaeological and heritage designations within the study area for the proposals. In addition, the outfall and CoU sites formed part of the archaeological desk-based assessment to determine the likelihood of any archaeological resources. Accordingly, there is a low potential for archaeological remains within these sites.

Little Eaves Farmhouse and Barn (both of which are Grade II Listed) are located beyond the western boundary of the original outline planning application. These formed parts of the heritage desk-based assessment to determine the likelihood of any effects upon the Farmhouse and Barn. This assessment concluded there would be a negligible/neutral effect from the outline planning application on the contribution that the setting provides to the significance of the buildings. This is also corroborated by the recent Landscape and Visual Impact Assessment Technical Note (Planit-IE April 2020) which states that there are no changes to the landscape or visual effects predicted in the 2016 assessment as a result of the proposed conversion of the existing laboratory buildings and the construction of the new water outfall.

The baseline conditions are therefore consistent with the June 2016 ES.

Potential Effects

For both the CoU and outfall applications there are not anticipated to be any additional effects on archaeology and heritage assets as a result of these proposals. There are no archaeological assets within the CoU and outfall sites which would be impacted upon by the proposed development. Therefore, the potential effects remain as presented in the June 2016 ES.

Mitigation Measures

No mitigation is required in respect of heritage. In respect of archaeology, condition 47 can be applied to deal with any as yet to be discovered remains. Condition 47 states:

'No phase of the development agreed under Condition 5 shall be commenced, including demolition and site clearing, until and Archaeological Watching Brief, Walkover Earthwork Survey specification for that phase has been submitted and approved in writing by the Local Planning Authority.'

Residual Effects

The residual effects on archaeological resources and heritage assets are anticipated to remain negligible/neutral and reflect those presented in the June 2016 ES. Therefore, the June 2016 ES remains valid in respect of archaeology and heritage effects.

Conclusions

Orion Heritage Limited has been appointed by Avison Young on behalf of Laver Leisure to provide specialist heritage advice for the proposed redevelopment of the existing laboratory building and the proposed construction of surface water outfall associated with the approved Moneystone Park Leisure Development site, south of Whiston village, Staffordshire.

This Heritage Technical Note has reviewed the baseline conditions and confirmed there would be no further impacts on heritage assets or archaeological resources. It is recommended that Condition 47 of the outline permission is reflected on the decision notices for the CoU and outfall applications to mitigate any effects on unknown archaeological resources.

The June 2016 ES therefore remains valid and is adequate to assess the archaeological and heritage effects of the development.

Based on the above, the proposed developments should be acceptable on archaeology and heritage grounds.

Yours faithfully

Dr Rob Smith
Company Director – Orion Heritage Limited