North

Footprint Total
Four Holiday Lodges
raised off ground
on screw piles 377 m2

Total Aggregate and Lodges ie unsealed unvegetated is 377 + 564 = 941m2

Free draining aggregate:

Sitting areas and paths	156m2
8 car parking bays	100m2
Driveway and Turning	308m2
Total aggregate areas	**564m2**

Creation of new woodland area 277 m2

Enhance existing grassland by seeding with wild flowers

existing bus stop and shelter

A523 Ashbourne Road

Hedging

Mixed hedge of
Crataegus monogyna
Rosa canina
Prunus padus
Ligustrum vulgare
Prunus spinosa

Distance apart for bare root plants
5 - 7 per m
(60-80cm ht plants)

12.00 m

Create new hedge in mixed species

Enhance existing grassland by seeding with wild flowers

1 3 bed

2 3 bed

3 2 bed

4 2 bed

All paths and sitting areas in free draining aggregate in Netlon trays to allow free drainage to tree roots

driveway in free draining aggregate in Netlon trays to allow free drainage to tree roots

Manager's Lodge 1 bed

Outline of Site for concurrent application for Manager's Lodge

existing gate removed

proposed bin stores

Existing tarmac in Holiday Lodge Application 174 m2

existing car park

existing sewage treatment plant

The Green Man

Creation of new woodland area 1105 m2 including existing trees of which **627m2** created by new planting

Legend

Existing Tree

Proposed Tree

There are 73 existing trees and saplings on site,
(within the red ,line) so it is proposed to give a 100% uplift by planting 75 No. standards, in the positions shown and create a mixed woodland area. These will be 14 no Field Maple (Acer campestre) 14 No English Oak (Quercus robur), 16 No Evergreen Scots Pine (Pinus Syvestris) 17 No Rowan (Sorbus aucuparia) and 14 No Blackthorne (prunus spinosa). The first two are chosen because they offer great general biodiversity, and the rowan offers berries for birds, and the blackthorne sloe fruit for general feeding.
The existing grassland will be enhanced as shown through the sowing of wild flowers. Also, night scented stock such as Jasmine and Honeysuckle will be planted in between which attracts moths, which in turn attract bats. Bat boxes can be hung on the rear of the lodges.

Tree Planting and Maintenance

Planting and years 1 - 2
Trees to be planted from pots, provide 1.5 m stakes fastened minimum 0.5 m into ground, and tree ties at 0.5 and 1.0 m high. Keep a 1 metre diameter around the tree clear of weeds and grass for the first 2-3 years to reduce competition for moisture and nutrients. Provide tree guards to height of 0.6m.
Suppress weeds with mulch (bark chips). Apply it to a depth of around 10cm
Check tree guards and stakes are upright and pushed firmly into the soil.
Pull up any grass growing inside the guard and carefully replace the guard.

Year 3-10
Remove tree guards
Remove guards as soon as they split and before they start to disintegrate (usually after 5-10 years). Dispose of the plastics responsibly to protect local wildlife. Recycle where facilities exist.
Pruning
This is not essential but will encourage trees to grow upwards rather than outwards once established and help to create a diverse canopy structure. Most native trees are best pruned in winter when dormant. However, species such as cherry and walnut need pruning in summer to reduce risk of disease and sap bleeding.

B5053 Bottom Lane

Scale 1:200 @A1

0 2 4 6 8 10 metres

Project	Lodge Project The Green Man Bottomhouse, Leek
Title	Proposed Site Plan A1
©	Pinelog Ltd
Client	Peak Venues
scale	1:200 @A1
date	July 2024
drawn	RL
job no.	Peak 7/22
drg. no.	D01
rev	A

Signed and Dated Approved	
Preliminary	
Planning	client
BuildControl	internal
Construction	contracts
As Built	internal

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