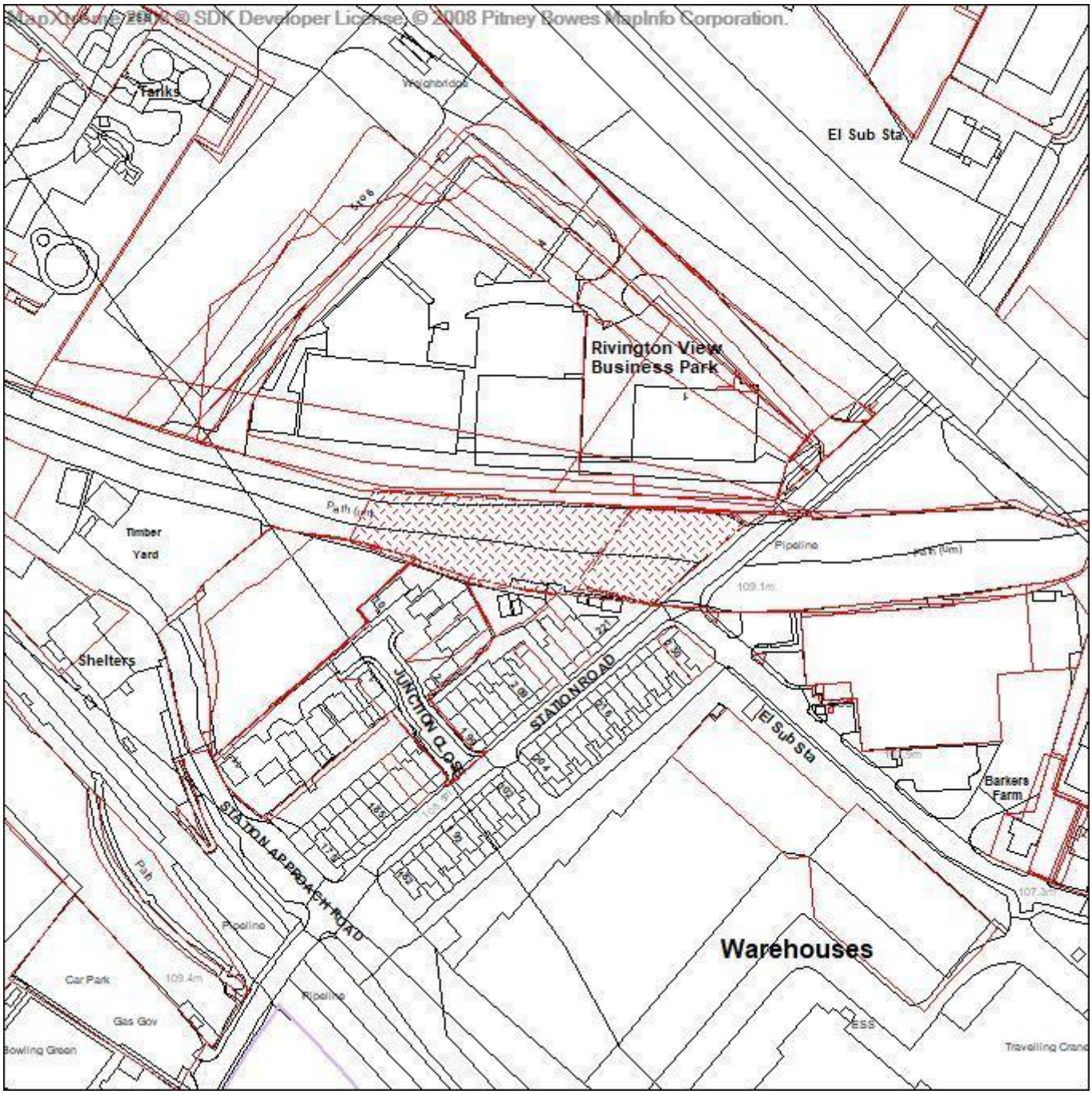
Application number 11438/21



Directorate of Place
Development Management Section

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Bolton Council

Date of Meeting: 06/01/2022

Application Reference: 11438/21

Type of Application: **Full Planning Application**
Registration Date: **04/06/2021**
Decision Due By: **02/09/2021**
Responsible Officer: **Helen Williams**

Location: **HORWICH LOCO INDUSTRIAL ESTATE, STATION ROAD, HORWICH, BOLTON, BL6 5UE**

Proposal: REGRADING OF THE SITE UP TO STATION ROAD WITH NEW LANDSCAPE PROPOSAL.

Ward: **Horwich and Blackrod**

Applicant: Morris Homes
Agent :

Officers Report

Recommendation: Approve subject to conditions

Executive summary

* This application is before Members as it is a major planning application that has attracted more than 6 objections.
* Approximately 6,000 cubic metres of Japanese Knotweed impacted soil from Morris Homes' development site at Rivington Chase (that is, material in excess of that required for the approved cut and fill/remodelling of the Rivington Chase site) is to be imported onto the application site, to create a 'knotweed cell'.
* The former railway cutting site is to be regraded to accommodate the material, so that the finished levels will create a slope upwards to the bridge on Station Road. The material will be encapsulated by knotweed barrier membrane and capped with a 2 metre deep topsoil layer. The site will then be fully re-landscaped with native trees and shrubs.
* The Environment Agency has raised no objection to the proposal. The pre-treatment of the material is to be covered under an Environment Permit.
* The proposed landscape scheme and biodiversity measures will result in a 22.95% biodiversity net gain on the site.
* It is considered that the completed site would enhance the character and appearance of the area.
* The material is to be imported to the site by HGVs via the new access road into Rivington Chase (off Station Road) then via the existing United Utilities access road to the north the application site. The proposed development therefore will not commence until the section 278 works for the new access road (including the stabilisation works for the Station Road bridge) have been completed.
* The applicant is proposing that the traffic movements will be banksman-controlled and officers are recommending that the importation works are subject to a Construction Management Plan condition to safeguard highway safety and also the amenity of neighbouring residents.
* The applicant has estimated that the proposed importation works will last 4 weeks.

* Officers consider that the proposed development would comply fully with policy and Members are therefore recommended to approve this application subject to the recommended conditions.

Proposal

1. Permission is sought for the proposed regrading and landscaping of the former railway cutting land to the west of Station Road. The infill material for the regrading works will come from knotweed impacted soil taken from the approved Morris Homes residential development (393 dwellings approved under application 06232/19) to the north east at Rivington Chase (the former Horwich Locomotive Works).

2. The current site investigations for the Morris Homes residential development (application 06232/19) have estimated a total volume of approximately 42,500 cubic metres of knotweed impacted soils on that site at Rivington Chase. Of this, approximately 36,000 cubic metres will be deposited/remodelled within the approved residential development ('cut and fill'), within the proposed open space areas: this has already been approved under application 06232/19. A further approximate 6,000 cubic metres is to be transferred to the application site (land to the west of Station Road) into a 'knotweed cell' (an encapsulation of knotweed impacted soil).

3. The material will be transferred to the proposed knotweed cell by wagons via the new access off Station Road into Rivington Chase (approved under application 06233/19, following the completion of the section 278 works), then via the existing United Utilities access road to the north of the application site. Wagons will then reverse down a 300mm 6F2 running layer which will be constructed along the length of the former railway corridor. The applicant has stated that all wagon movements will be subject to banksman control, to ensure no impediment is placed on the access for United Utilities traffic and that no congestion occurs on Station Road itself.

4. The material to be brought onto the application site will exclude material requiring secondary treatment for heavy metal contamination. Impacted material will be firstly transported to a staging area within the Bluemantle-owned part of the Loco Works site prior to re-loading onto the wagons, to ensure that there is no material requiring secondary treatment. These operations are to be subject to an Environment Permit and therefore subject to consent from the Environment Agency.

5. Placements of fill will be carried out in sections working from the bridge at Station Road towards the access point for the wagons. The former railing cutting will be lined with a knotweed barrier membrane, which will also be placed on top of the impacted material. On top of this will be a 2 metre 'cap' of topsoil. The finished levels will create a slope upwards to the bridge on Station Road (west to east) and slopes downwards to the north and south.

6. Trees on the site have already been felled as part of planning approval 06233/19 and these were identified as poor quality plantation woodland. Some remaining shrub is to be removed. A landscape scheme is proposed to replace the vegetation lost, which is to have a biodiversity net gain of 22.95%. This will include a mix of heavy standard, select standard and feathered native trees, native species transplants, shrubs, grass and woodland wildflower. Rabbit proof fencing is proposed around the site.

7. It is anticipated that the duration of the works will last 4 weeks. The proposed development commence following the already approved backfilling of the bridge at Station Road, on the application site/western side and the completion of the section 278 works for the new road into Rivington Chase (approved as part of the access road works under application 06233/19).

Site Characteristics

8. The application site is a portion of the former railway cutting to the west of Station Road (B5238). The former railing line ran under Station Road (under the bridge to the immediate east of the application site) and then into the former Loco Works site.

9. The trees on the application site have already been felled as part of the approval for the new access road into Rivington Chase from Station Road (approved under application 06233/19), as the arch of the bridge already has permission to be infilled and back supported as part of the approved highway works. Shrubs remain on the slopes of the cutting. The sloping topography of the site has caused the creation of areas of standing water within the centre (lowest parts) of the site at wetter times.

10. To the immediate north of the site is the access road to the United Utilities site to the west. To the north of this road is a line of trees and beyond these is Rivington View Business Park.

11. To the south of the application site are the dwellings on Station Road and Junction Close.

12. The new access road into Rivington Chase has been approved on the other side of Station Road to the application site (under application 06233/19).

13. The application site is allocated as being within the Horwich Loco Works Strategic Site (Core Strategy Policy M1).

Policy

14. The Development Plan

Core Strategy Policies: P3 Sustainable Waste Management; P5 Accessibility and Transport; S1.2 Road Safety; CG1 Cleaner and Greener Bolton; CG2 Sustainable Design and Construction; CG3 The Built Environment; CG4 Compatible Uses; M1 and M2 Horwich Loco Works; OA1 Horwich and Blackrod.

Blackrod Neighbourhood Plan Policies: DES1 Design Principles; NE1 Local Green Space and Green Infrastructure; NE2 Trees and Hedgerows

Greater Manchester Joint Waste Development Plan Document: Policy 9: Restoration and Aftercare

15. Other material considerations

National Planning Policy Framework (NPPF).

Supplementary Planning Documents (SPD): The Former Horwich Loco Works; Accessibility, Transport and Safety.

Analysis

16. Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with policies in the Development Plan unless material considerations indicate otherwise. Applications which are not in accordance with Development Plan policies should be refused unless material considerations justify granting permission. Similarly, proposals which accord with Development Plan policies should be approved unless there are material considerations which would justify a refusal of permission. It is therefore necessary to decide whether this proposal is in accordance with the Development Plan and then take account of other material considerations.

17. The main impacts of the proposal are:-

* impact on land contamination
* impact on biodiversity
* impact on the character and appearance of the area
* impact on flooding and drainage
* impact on highway safety
* impact on neighbouring uses

Impact on Land Contamination

18. Policy CG4.3 of the Core Strategy states that development proposals on land that is (or is suspected to be) affected by contamination or ground instability must include an assessment of the extent of the issues and any possible risks. Development will only be permitted where land is, or is made, suitable for the proposed use. Policy P3.1 states that the Council will keep to the principles of the waste hierarchy, giving priority to waste minimisation, and re-use and recycling of waste materials.

19. Policy 9 of Greater Manchester Joint Waste Development Plan Document states that application for landfill/landraise will be permitted where the Applicant can demonstrate that the site will be adequately restored, within an agreed time frame, to a satisfactory and beneficial after-use that is linked to opportunities and objectives within the Local Development Framework.

20. The proposed development would comprise the importation of some 6,000 cubic metres of Japanese knotweed impacted soils from the approved Morris Homes development site within the Rivington Chase development (the former Loco Works) into the former railway cutting site, to create a remodelled and landscaped site. The applicant has estimated that the importation and regrading works would take 4 weeks.

21. The material to be brought onto the application site will exclude material requiring secondary treatment for heavy metal contamination. Impacted material will be firstly transported to a staging area within the Bluemantle-owned part of the Loco Works site prior to re-loading onto the wagons, to ensure that there is no material requiring secondary treatment. These operations are to be subject to an Environment Permit (a separate process from Planning) and therefore subject to consent from the Environment Agency.

22. The proposed 'knotweed cell' would be created by lining the former railway cutting with a knotweed barrier membrane. This membrane would also be placed on top of the impacted material, then finished with a 2 metre deep 'cap' of topsoil, to encapsulate the contaminated soil.

23. Placements of the imported material would be carried out in sections, working back from the bridge at Station Road. This bridge will have already been backfilled as part of the section 278 works for the approved new access road into Rivington Chase, whose entrance would be on the other side of Station Road to the application site.

24. The Environment Agency has been consulted on the application and have raised no objection to the proposal following the submission of the applicant's proposed remediation and enabling works strategy and earthworks method statement. They have not suggested any planning conditions and as stated above, the pre-treatment of the material is to be covered by a Environment Permit.

25. The Council's Pollution Control Officers have requested a preliminary risk assessment, as the public would be able to access the site.

26. In accordance with Policy 9 of the Greater Manchester Joint Waste Development Plan, the Applicant has demonstrated that the site will be adequately restored with the submission of the proposed level plans, proposed site sections and a proposed landscaping scheme, which would see the application site restored and re-landscaped. The proposed end use would have waste management and biodiversity benefits and would comply with Strategic Objections 7 and 12 of the Core Strategy.

27. For these reasons, it is considered that the proposed development would comply with Policy CG4.3 of the Core Strategy and Policy 9 of the Greater Manchester Joint Waste Development Plan.

Impact on Biodiversity

28. Policy CG1.2 of the Core Strategy states that the Council will safeguard and enhance biodiversity in the borough by protecting sites of urban biodiversity including trees, woodland and hedgerows from adverse development, and improving the quality and interconnectivity of wildlife corridors and habitats.

29. Blackrod Neighbourhood Plan Policy NE1 (green infrastructure) states that a high quality green infrastructure network will be achieved [amongst other things] by improvements to the quality and accessibility of public open spaces and improvements to the connectivity between existing wildlife areas. Policy NE2 states [amongst other things] that local ecological habitats should be preserved and development should minimise impacts on and provide net gains for biodiversity. Development should not result in the overall loss of trees and hedgerows. Development proposals should retain trees and hedgerow of good arboricultural value, or which have a positive impact on local character. The planting of native trees and hedgerows will be supported.

30. Paragraph 174d) of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

31. The planning application has been supported by a Preliminary Ecological Appraisal, a Biodiversity Net Gain Assessment and the Biodiversity Metric.

32. Both local and national planning policy concerning biodiversity requires there to be enhancement and net gains for biodiversity. The Environment Act and Places for Everyone will eventually require (some time in 2023) a minimum biodiversity net gain of 10% for proposed development, but until that time there is no set percentage requirement, only a requirement for enhancement.

33. The trees that have already been felled from the site (approved under application 06233/19 for the new access road into Rivington Chase) were found to be poor-quality broadleaved plantation woodland. The applicant is proposing the following within their proposed landscaping scheme for the site:

* Planting of native trees to provide nesting and roosting opportunities for birds;
* Planting of wildflower meadows to provide foraging resources for foraging invertebrates, birds, bats and other mammals;
* Native shrub/scrub planting;
* Provision of a minimum of 3no. robin nest boxes or similar, to be affixed to retained or replanted mature trees;
* Provision of a minimum of 3no. starling nest boxes, to be affixed to retained or replanted mature

trees;

* Provision of a minimum of 3no. general purpose nest boxes, to be affixed to retained or replanted mature trees;
* Provision of a minimum of 3no. Avianex nest boxes, to be affixed to retained or replanted mature trees.

34. The submitted biodiversity metric has demonstrated that this would represent an increase of 22.95% (4.07 units). Greater Manchester Ecology Unit (GMEU) has concurred with this assessment and confirm that biodiversity net gain can be achieved through the development. GMEU recommend that the proposed net gain proposals and the proposed landscaping scheme are conditioned and also recommend a condition for a 10 year habitat creation and management plan. These conditions are therefore suggested by officers.

35. The Council's Tree Officer has raised no objection, given that a biodiversity net gain is to be achieved.

36. Natural England has raised no objection to the proposal, confirming that the development will not have adverse impacts on statutorily protected nature conservation sites or landscapes.

37. The Himalayan Balsam present on the application will need to be treated and removed prior to the proposed importation of material. This is suggested by a condition.

38. It is therefore considered that the proposed development complies with policy CG1.2 of the Core Strategy, Policies NE1 and NE2 of the Blackrod Neighbourhood Plan and paragraph 174 of the NPPF.

Impact on the Character and Appearance of the Area

39. Policy CG3 of the Core Strategy states the Council will [amongst other things] conserve and enhance local distinctiveness ensuring development has regard to the overall built character and landscape quality of the area. Policy OA1 refers specifically to developments in Horwich and Blackrod and states that the Council will [amongst other things] will conserve and enhance the character of the existing landscape and physical environment and ensure that new development does not harm the landscape setting and protects views from public areas to surrounding landscapes.

40. Blackrod Neighbourhood Plan Policy DES1 states that all new development should demonstrate good quality design and respect the character and appearance of the surrounding area. Development proposal should give consideration to [amongst other things] recognising and reinforcing the distinct local character, incorporating landscaping to adequately mitigate the visual impact of the development and ensure that proposals are in keeping with the existing village context (where appropriate landscaping schemes should seek to include native species), retaining mature or important trees, and ensuring new boundary treatments reflect the distinct local character.

41. The proposal would result in the regrading/remodelling of the former railway cutting to the west of Station Road through the importation of material. The finished levels will create a slope upwards to the bridge on Station Road (west to east) and slopes downwards to the north and south. The eastern part of the site will be at the same level as Station Road.

42. The application site be finished with a 2 metre topsoil layer and re-landscaped through a mix of heavy standard, select standard and feathered native trees, native species transplants, shrubs, grass and woodland wildflower. Rabbit-proof fencing is proposed around the site. As stated

above, the proposed landscape and biodiversity mitigation scheme will result in a 22.95% biodiversity net gain.

43. The applicant has also contended that the application site is currently used as a dumping ground for waste, and that the proposed development would discourage this, as well as anti-social behaviour.

44. Officer consider that the proposed development would enhance the character and appearance of the area, by creating a more varied and better managed landscaped area to the west of Station Road. It is therefore considered that the proposed development complies with Policies CG3 and OA1 of the Core Strategy and Policy DES1 of the Blackrod Neighbourhood Plan.

Impact on Flooding and Drainage

45. Policy CG1.5 of the Core Strategy states that the Council will reduce the risk of flooding in Bolton and other areas downstream by minimising water run-off from new development and ensuring a sequential approach is followed, concentrating new development in areas of lowest flood risk. Policy CG2.2c states on greenfield sites the rate of run-off should be no worse than the original conditions before development.

46. A flood risk assessment and drainage strategy has been submitted with the application. The application site is located within Flood Zone 1, meaning that it is at least risk of fluvial flooding. It is however noted that the site contains areas of standing water at wetter times, within the lowest parts of the site, and that the alterations to the land levels would affect existing surface water run-off from the site.

47. The applicant is proposing to use infiltration by soakaway, with surface water being directed to the proposed land drains to the immediate north and south of the site area and to a soakaway pit which would be constructed to the immediate west of the remodelled site. At the time of writing this report, the Council's Drainage Officers did not feel that sufficient information to support this soakaway proposal had been submitted by the applicant for officers to approve this approach at application stage. Drainage Officers therefore recommend that a standard surface water drainage condition be attached to any decision (for the proposed drainage scheme to be approved prior to commencement of development).

48. It is therefore considered, subject to the suggested condition, that the proposed development would comply with Policies CG1.5 and CG2.2 of the Core Strategy.

Impact on Highway Safety

49. Policy P5 of the Core Strategy states that the Council will ensure that developments take into account [amongst other things] servicing arrangements. Policy S1.2 states that the Council will promote road safety in the design of new development.

50. Paragraph 111 of the NPPF states that developments should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

51. The imported material will be transferred to the proposed knotweed cell (the application site) by wagons (HGVs) via the new access off Station Road into Rivington Chase (approved under application 06233/19, on the other side of Station Road from the application site) following the completion of the section 278 works. The wagons would then travel via the existing United Utilities access road to the north of the application site and then reverse down a 300mm 6F2 running layer, which will be constructed along the length of the former railway corridor through

the site.

52. The Council's Highways Engineers have raised no objection to the proposals

53. To ensure that the section 278 works have been completed prior to commencement of importation, as well ensuring the running layer through the site has been provided, a condition is suggested.

54. The applicant has stated that all wagon movements will be subject to banksman control, to ensure no impediment is placed on the access for United Utilities traffic and that no congestion occurs on Station Road itself. They have also estimated that the duration of the works would last 4 weeks.

55. Officers recommend that a Construction Management Plan condition is imposed on any approval, which would require confirmation of the proposed duration of the works (how many weeks/days) and hours of working, further details of how the banksman would control the vehicle movements, details of wheelwash facilities and measures for the suppression of dust and noise, and details of any compounds or parking required.

56. Subject to the proposed conditions, it is not considered that the proposed development would jeopardise highway safety, compliant with Policies P5 and S1.2 of the Core Strategy and paragraph 111 of the NPPF.

Impact on Neighbouring Uses

57. Policy CG4 of the Core Strategy states that the Council will ensure that new development is compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security, and states that development should not generate unacceptable nuisance, odours, fumes, noise or light pollution, nor cause detrimental impacts upon water, ground or air quality.

58. To the north of the application is Rivington View Business Park, which is separated from the site by a line of trees. To the south of the application site are dwellings along Station Road and at Junction Close. To the east, on Moss Lane, is a commercial/industrial building.

59. The completed development, a landscaped area, would not have an undue impact on the neighbouring uses and a landscaped buffer between the houses to the south and the commercial/industrial premises to the north would be retained and improved.

60. It is inevitable that there will be some disturbance to neighbouring residents during the construction/importation phase of the development, however this is only estimated to last 4 weeks and the proposed Construction Management Plan (as discussed above) would help to secure mitigation measures.

61. It is therefore considered, subject to the suggested conditions, that the proposed development would not unduly harm the amenity of neighbouring residents and would not generate unacceptable nuisance, odours, fumes, noise, light or dust pollution, compliant with Policy CG4 of the Core Strategy.

Conclusion

62. For the reasons discussed above it is considered that the proposed regrading and landscaping of the application site would safely encapsulate Japanese Knotweed impacted soils from Morris Homes' development site at Rivington Chase (former Horwich Loco Works) within the site without cross-contamination, would lead to a biodiversity net gain on the application site of over

22%, would enhance the character and appearance of the area, would not lead to increased flooding, would not jeopardise highway safety, and would be compatible with the neighbouring residential and commercial uses. It is therefore considered that the proposed development would fully comply with the Council's development plan policies.

63. Members are therefore recommended to approve this application subject to the suggested conditions.

Representation and Consultation Annex

Representations

Letters:- 15 objections have been received (12 being 'circular style' letters from neighbouring businesses), which raise the following concerns:

* The site is not suitable for more houses. The site is being prepared for more housing. Houses on the site would not be compatible with the neighbouring industrial uses *(Officer comment: the proposal does not relate to any residential development and there are no proposals for the site to be developed for housing in the future. The site does not form part of the developable area within the Rivington Chase masterplan);*
* Increase in traffic and road safety concerns;
* Works could hinder the access to neighbouring businesses;
* Increase in pollution *(Officer comment: with regards to increased pollution during the construction period, this would be temporary. The proposed completed development would help reduce carbon dioxide by the planting of trees);*
* The existing vegetation provides valuable screening between the business park and neighbouring residents on Junction Close *(Officer comment: the existing trees between the site and the neighbouring business is to be retained/are not within the development site. Replacement trees are proposed to be planted within the site);*
* Replacement vegetation would take more than 10 years to re-establish to the current condition *(Officer comment: the proposed landscaping scheme would represent a biodiversity net gain on site of over 22% and includes some heavy standard trees);*
* There are no benefits in removing vegetation from the site;
* The existing vegetation provides valuable uptake of carbon dioxide *(Officer comment: replacement planting is proposed);*
* The disposal cell for Japanese knotweed could be accommodated on the main site instead *(Officer comment: the majority of the knotweed impacted soil is to be retained within the Loco Works and used as cut and fill for the Morris Homes development);*
* Impact on doctors, dentists and schools *(Officer comment: the proposal does not include any new houses, therefore there will be no impact on local infrastructure);*
* Reduction in local property values *(Officer comment: this is not a material planning consideration).*

Blackrod Town Council:- raised an objection to the proposal at their meeting of 5th July 2021 for the following reasons:

* Wrong place for the road to emerge. Urge planners to rethink the situation *(Officer comment: the new road proposed from Station Road into Rivington Chase has already been approved under application 06233/19. This application relates to the other side of Station Road from the approved access)*;
* Risk to flooding;
* The railway bridge should be checked for what weight it can carry *(Officer comment: the arch of the bridge is to be infilled and back supported as part of the approved works under application 06233/19. This is to be completed before this latest proposed development commences);*
* Increase in traffic congestion and concerns about air quality during construction.

It is considered that concerns raised, without a specific officer comment in response, have been addressed within the analysis of this report.

Consultations

Advice was sought from the following consultees: Pollution Control Officers, Tree Officers, Greenspace Officers, Landscape Officers, Highways Engineers, Drainage Officers, Greater Manchester Ecology Unit, Natural England, the Environment Agency, Network Rail and the National Grid.

Planning History

Part of the application site was included in the following applications:

06233/19 – Creation of a new access to Station Road and associated works to serve the former Horwich Loco Works strategic site – approved July 2020

89722/13 – Creation of new access for vehicles, pedestrians and cycles – refused June 2013.

Associated approval:

06232/19 – Reserved matters application pursuant to outline application 91352/14 for the erection of 393 dwellings – approved at Committee in November 2020.

Recommendation: Approve subject to conditions

Recommended Conditions and/or Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason

   Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. **Land contamination**
   Prior to commencement of development a site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority, to assess the nature and extent of any contamination on the site. The investigation and risk assessment must be undertaken in accordance with Model Procedures for the Management of Land Contamination (CLR 11) and a written report of the findings must be produced. The written report shall include:
   (i) a survey of the extent, scale and nature of contamination;
   (ii) an assessment of the potential risks to human health, property or the environment;
   (iii) an appraisal of remedial options and proposal for a preferred option. This should include details of testing methodology for any soil or soil forming materials to be brought onto site.

   Prior to first use/occupation of the development hereby approved:

   (iv) A Verification Report shall be submitted to, and approved in writing by, the Local Planning Authority. The Verification Report shall validate that all remedial works undertaken on site were completed in accordance with those agreed by the LPA.

   Reason

   To safeguard the amenity of the future users of the development and to comply with Core Strategy policy CG4.

   Reason for Pre-Commencement Condition: Any works on site could affect contamination which may be present and hinder the effective remediation of any contamination causing a risk to the health of future users and harm to the environment, hence the initial investigation must be carried out prior to the commencement of any works on site.

3. **Surface water drainage**
   Prior to the commencement of any groundworks, full details of the proposed surface water drainage works shall be submitted to and approved in writing by the local planning authority. Before these

details are submitted an assessment shall be carried out to investigate the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage system is to be provided, the submitted details shall:

1) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters.
2) Include a timetable for its implementation, and
3) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime

The approved works shall be implemented in full prior to the occupation of the buildings hereby approved and those works as approved shall be retained thereafter.

Reason

To ensure the site provides satisfactory means of surface water drainage and to comply with policies CG1.5 and CG2.2 of Bolton's Core Strategy.

Reason for pre-commencement condition: The solution for surface water disposal must be understood prior to works commencing on site as it could affect how underground works are planned and carried out.

4. **Himalayan Balsalm**
Development shall not commence until a scheme for the eradication of Himalayam Balsam on the application site has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for implementation. Should there be a delay of more than one year between the approval of the scheme and its implementation or the commencement of development then a new site survey and, if necessary, further remedial measures shall be submitted for the further approval of the Local Planning Authority. The scheme shall be carried out as approved and retained thereafter.

Reason

To ensure the safe development of the site and eradication of an invasive species and to comply with policy CG1 of Bolton's Core Strategy.

Reason for pre-commencement condition: A scheme for the eradication of Himalayan balsam must be understood prior to works commencing on site as it could affect how works are planned and carried out.

5. **Commencement of importation of materials**
The importation of material hereby approved shall not commence unless and until the Section 278 works approved under planning application 06233/19 have been fully completed, or, with the formal written approval of the local planning authority, completed to such as extent considered acceptable for the importation of material to commence.

Reason

To provide a acceptable access route into the site, to ensure the stability of the bridge on Station Road and to prevent flooding, and to comply with policies P5 and CG1.5 of the Core Strategy.

Reason for pre-commencement conditions: The applicant is intending to use the access road approved under application 06233/19 to transport the material to the application and as structural works have been proposed for the Station Road bridge. These therefore need to be in place prior to works commencing.

6. **Running layer and knotweed barrier membrane**
Prior to the commencement of the importation of material the 300mm 6F2 running layer shall be constructed within the site and the Knotweed Barrier Membrane shall be in place in accordance with

the details contained within the approved Earthworks and Remediation Method Statement by Urban Regen Limited, ref. no. 003, UR_HS_31 30.11.16.

Reason

To provide safe access into the site and to ensure the encapsulation of the knotweed, and to comply with policies P5 and CG4 of Bolton's Core Strategy.

Reason for pre-commencement development: The running layer and knotweed barrier membrane need to be in place before knotweed impacted soils are brought onto the site.

7. **Construction Management Plan**
Prior to the commencement of any importation of material a Construction Management Plan (CMP) shall be submitted to and approved in writing by the local planning authority. The CMP shall include the following details:

a) Proposed duration of the works;
b) Proposed hours of working;
c) Details of how the operation will be controlled by a banksman;
c) Details of the precautions to guard against the deposit of mud and substances on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances prior to entering the highway;
d) Dust suppression measures;
e) Noise emission suppression measures;
f) Construction routes in and around the site;
g) Compound locations together with details of the storage facilities for any plant and materials including off-site consolidation if appropriate, the siting of any site huts and other temporary structures, including site hoardings and details of the proposed security arrangements for the site;
h) Any parking of vehicles associated with construction, deliveries, site personnel, operatives and visitors;
i) Sheeting over of construction vehicles.

Development shall be carried out in accordance with the approved CMP.

Reason

To ensure that adequate consideration is given to the need to minimise the impact on the road network and reduce pollution, in accordance with Policies P5 and CG4 of Bolton's Core Strategy.

Reason for Pre-Commencement Condition: The site is close to residential properties and therefore considered to be sensitive to potential disturbances during the construction process and these need to be kept to a minimum to minimise any impact on the sensitive neighbouring uses.

8. **Importation of soils**
No soil or soil forming materials, including the topsoil/organic layer cap, shall be brought to the site until a testing methodology including testing schedules, sampling frequencies, allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information has been submitted to and approved in writing by the Local Planning Authority. The approved testing methodology shall be implemented in full during the importation of soil or soil forming material.

Prior to the development being first brought into use or occupied a verification report including soil descriptions, laboratory certificates and photographs shall submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the site is safe for use and in order to comply with Core Strategy policy CG4.

9. **Landscaping scheme**
Trees and shrubs shall be planted on the site in accordance with the approved drawings 32-165-L-100 Rev a; "Landscape and Biodiversity Proposals Plan"; revision dated 2/6/2021 and 32-165-L-200; "Planting Plan"; dated 15/5/2021 within the first planting season following the

completion of the regrading works hereby approved. Any trees and shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.

Reason

To reflect and soften the setting of the development within the landscape and in order to comply with Core Strategy policies CG1 and CG3.

10. **10 year habitat creation and management plan**
Prior to the first planting of the landscape scheme hereby approved, a 10 year habitat creation and management plan shall be submitted to and approved in writing by the local planning authority. The plan should set out how the on-site habitat creation will be managed for at least ten years following completion of the development and who will be responsible for this management. The management of the habitat shall be carried out in accordance with the approved plan.

Reason

To safeguard and enhance biodiversity and to comply with policy CG1.2 of Bolton's Core Strategy.

11. **Completion of the knotweed cell**
The completed knotweed cell/area of imported material hereby approved shall be encapsulated in a Knotweed Barrier Membrane and capped with a 2000mm topsoil/organic layer in accordance with the details contained within the approved Earthworks and Remediation Method Statement by Urban Regen Limited, ref. no. 003, UR_HS_31 30.11.16.

Reason

To prevent the spread of the invasive species and to safeguard the amenity of the future users of the development and to comply with Core Strategy policy CG4.

12. **Biodiversity net gain proposals**
The biodiversity net gain proposals within approved drawing reference: 32-165-L-100 Rev a; "Landscape and Biodiversity Proposals Plan"; revision dated 2/6/2021 shall be implemented in full and retained thereafter.

Reason

To protect and enhance biodiversity and to comply with policy CG2.1 of Bolton's Core Strategy.

13. **Approved drawings**
The development hereby permitted shall be carried out in complete accordance with the following approved plans:

N283/P/LP04; "Location Plan"; dated 25.05.2021
UR/HORWICHRC/RC; "Railway Cutting Layout"; dated Aug 2020
32-165-L-100 Rev a; "Landscape and Biodiversity Proposals Plan"; revision dated 2.6.2021
32-165-L-200; "Planting Plan"; dated 17/5/202
"Method Statement: Earthworks & Remediation including JApanese Knotweed Management"; by Urban Regen Limited; Ref. no. 003 UR_HR_31 30.11.16; August 2021

Reason

For the avoidance of doubt and in the interests of proper planning.

north

Area for landscape and biodiversity proposals and soiling works

Proposed entrance to residential development, footpath and cycleway

Site Location

0 10 20 30 40 50 60 70 80 90 100

SCALE 1:1000 (A1)
SCALE 1:2000 (A3)
METRES

north

Proposed soiling works

0 10 20 30 40 50

SCALE 1:500 (A1)
SCALE 1:1000 (A3)
METRES

Legend

- EXISTING SITE LEVELS
- PROPOSED SITE LEVELS
- PROPOSED HEAVY STANDARD TREE
- PROPOSED SELECT STANDARD TREE
- PROPOSED FEATHERED TREE
- PROPOSED SHRUB MIX
- PROPOSED LIGHT DEMANDING EDGE MIX
- PROPOSED WOODLAND MIX
- PROPOSED WILDFLOWER AND GRASS SEEDING
- JAPANESE KNOTWEED STAND
- PROPOSED RABBIT PROOF FENCE
- AREA OF PROPOSED SOILING WORKS
- POLE MOUNTED BIRD BOXES
- RESERVED MATTERS BOUNDARY

north

Proposed light demanding mix

Proposed woodland mix

Proposed shrub edge to planting

Proposed post and wire rabbit proof fence to extent of planting and seeding

Proposed maintenance access to habitat creation area

Japanese knotweed stand

Proposed grass and woodland wildflower seeding to edge of planting and to form a glade to the middle of the planting area, indicating to original line of the railway.

Proposed heavy standard, select standard and feathered trees

Native species transplants and container grown shrubs

Proposed soiling works

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards / risks normally associated with the types of work on this drawing, note the following:

Construction:

R1 - JAPANESE KNOTWEED STAND
Extent of stand to be marked on site and a 7m buffer established from the edge of the visible growth to form an exclusion zone. Chemical treatment of the plant is recommended in accordance with Environment Agency guidance.
R2 - HIMALAYAN BALSAM
Himalayan balsam is present throughout the area. Treatment is recommended prior to plant flowering and setting seed and before any planned disturbance of ground to prevent spread

Maintenance and operation:

R1 - JAPANESE KNOTWEED STAND
Ongoing management to control Japanese knotweed may be required after initial treatment
R2 - HIMALAYAN BALSAM
Himalayan balsam is present throughout the area. Ongoing treatment through the establishment maintenance period is recommended prior to plant flowering and setting seed to avoid new habitat area from becoming infested and to prevent spread off site.

Decommissioning/demolition:

R1 - JAPANESE KNOTWEED STAND
Rhizomes may be present in the soil even after treatment; excavations in his area in the future may should be avoided.
R2 - HIMALAYAN BALSAM
Seed may continue to be present in the soil depending on continued presence or success of treatment.

Landscape and Biodiversity Proposals Plan

0 5 10 15 20

SCALE 1:250 (A1)
SCALE 1:500 (A3)
METRES

Landscape Notes

The site is a former railway cutting in an area known as Loco Works, Station Road, Blackrod NGR: (SD) 362537 410726 . A Preliminary Ecological Appraisal (PEA) UES03284/01 by UES Ltd, identified the dominant habitat to be poor quality plantation woodland.

The area has been cleared as part of a wider development scheme, in accordance with the Arboricultural Impact Assessment by Ascerta, P.1178.21, with the partial removal of G15 and G16, consisting of mixed deciduous species.

As mitigation, the area will be partially infilled to raise existing ground levels and will be planted and seeded in accordance with these landscape and biodiversity proposals.

The landscape scheme has been designed to mitigate for tree removal, benefit birds and invertebrates and enhance biodiversity. The planting scheme will consist of British native deciduous and evergreen species planting, including shrub species as recommended within the UES Ltd PEA. The proposals include the creation of wildflower and grass areas, to the centre of the planting in recognition of the historic railway line, and will form a ride/glade feature to further enhance the mosaic of habitats.

The tree species selection is restricted to shallower rooting tree species due to the presence of a membrane to the ground profile.

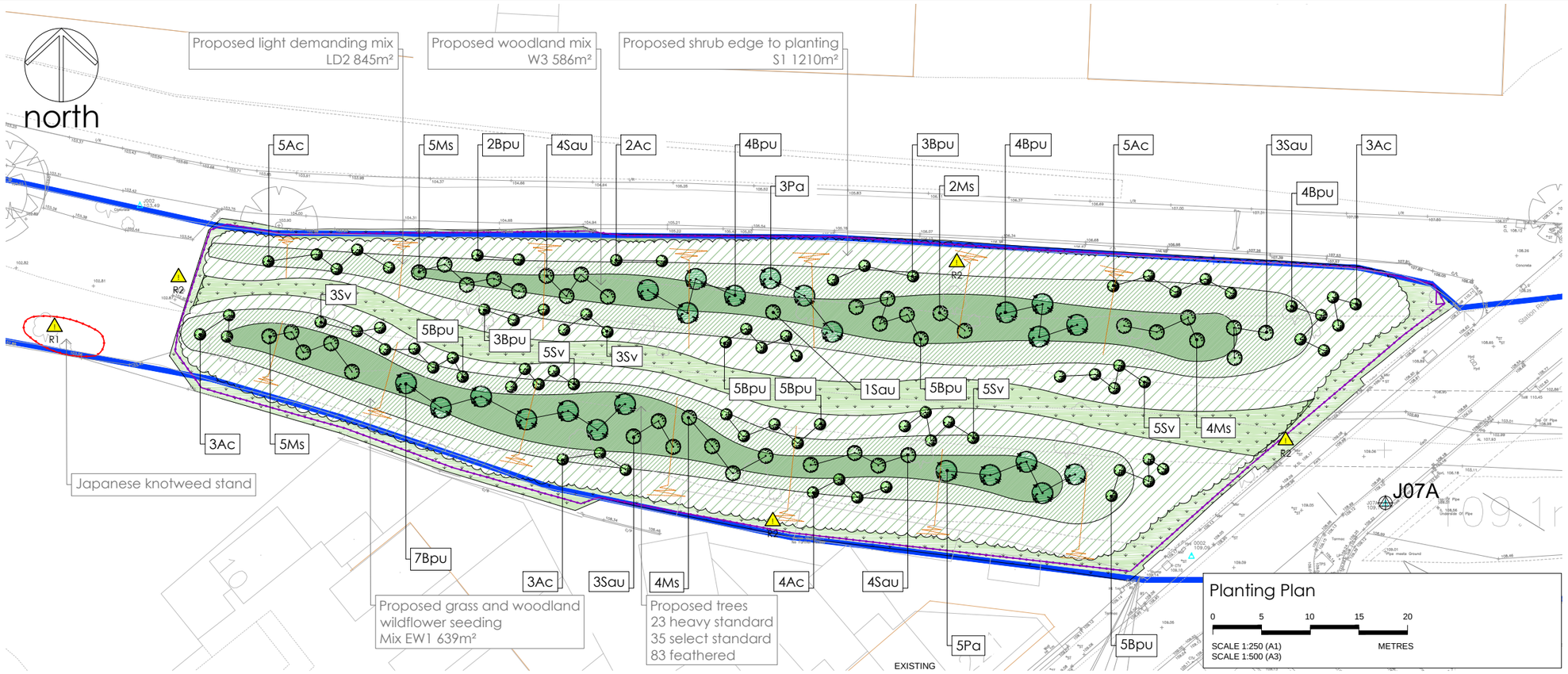
To benefit nesting birds, the following bird boxes are proposed to be mounted on minimum 4m high poles within the woodland planting zone, and positioned at least 3m above ground level and shall be installed under the supervision of an Ecologist:

3 Schwegler 1B nest box
3 Schwegler 2H robin nest box
3 Schwegler 3S starling nest box
3 Schwegler 1MR Avianex box

A landscape maintenance and management regime is recommended to control invasive species during establishment of the new habitat areas, refer to drawing 32-165-L-200 Planting Plan

Project		Dwg No		Rev	Date	Reason	Initials
	LOCO WORKS, STATION ROAD, BLACKROD		32-165-L-100	a	2.6.2021	Amendment to notes	MD
Title	LANDSCAPE AND BIODIVERSITY PROPOSALS PLAN	Scale	1: 250 @ A1 1: 500 @ A3	Date	17 / 5 / 2021	Drawn	MD

mdlandscape
6 Kinderton Close | High Legh | Knutsford
Cheshire | WA16 6LZ | 07710 498231



Legend

- PROPOSED HEAVY STANDARD TREE
- PROPOSED SELECT STANDARD TREE
- PROPOSED FEATHERED TREE
- PROPOSED SHRUB MIX
- PROPOSED LIGHT DEMANDING EDGE MIX
- PROPOSED WOODLAND MIX
- PROPOSED WILDFLOWER AND GRASS SEEDING
- JAPANESE KNOTWEED STAND
- PROPOSED RABBIT PROOF FENCE
- RESERVED MATTERS BOUNDARY

EXISTING

LANDSCAPE AND BIODIVERSITY PROPOSALS

GENERAL

All planting to comply with BS3936 Relevant parts for Nursery Stock.

1. All pre-planting, site preparation, planting and post planting maintenance shall be carried out in accordance with BS4428:1989 Code of Practice for General Landscape Operations.
2. All trees shall be positioned in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction and BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.
3. There are to be no trees planted within 5m of underground or overhead services.
4. Location of Japanese knotweed to be identified on site and a 7m construction exclusion zone established with post and wire fencing to prevent disturbance.
5. Japanese knotweed and Himalayan balsam are to be treated prior to disturbance of soils, to control and prevent spread within and outside of the site.

SCHEDULE OF IMPLEMENTATION

The landscape reinstatement shall be carried out in the first available season after completion of the soiling works when weather conditions are suitable:

Soiling in April - October; Seeding of wildflower and grassland in September; Planting in October - March

SITE CLEARANCE

Trees and vegetation within the area of soiling works has been removed. Topsoil and sub-soil for re-use in reinstatement will be managed in accordance with DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites and British Standards for Topsoil (BS3882:2015) and Subsoil (BS8601:2013) for the stripping, handling, storage and spreading of soils.

At reinstatement:

1. All stones over 75mm will be removed from the surface subsoil prior to placing topsoil.
2. Himalayan balsam to be monitored during construction and colonisation of the new bund and areas to be reinstated are to be controlled by a combination of hand pulling, mechnical cutting and herbicide application to prevent seeding.
3. Tree planting pits to be set out and dug, prior to placing of topsoils and monitored for drainage.
4. A minimum 300mm depth of topsoil to be retained per pit for planting, with the base backfill for the pit original subsoil, or imported clean sandy subsoil backfill to ensure free drainage. If waterlogging is evident, clean inert granular material to be imported and laid to broken up base of pit prior to backfilling and planting.
5. Areas for woodland wildflower and grass seeding to be subsoil, with topsoil concentrated to planting areas. All litter, debris and stone above 50mm in any dimension and any other unwanted material will be removed from the finished surface topsoil in planting areas and from the subsoil surface in areas to be seeded.

PROPOSED STANDARD AND FEATHERED TREE PLANTING

1. Excavate planting pits 1000mm dia and 600mm deep; thoroughly break up sides and base to 250mm depth.
2. Retain subsoils for backfilling lower 300mm depth of pit.
3. Mix excavated topsoils with proprietary tree and shrub compost at rate of 50/50 mix by volume to achieve total 300mm depth topsoil for backfilling; insert 4No slow release fertiliser tablets into backfill around roots per pit; backfill with ameliorated topsoil in 150mm layers; completely fill air spaces around roots; backfill to ground level.
4. All trees to be supported as follows:

Heavy standard tree 2No short 75mm diameter tree stake, with cross bar and biodegradable hessian webbing, fixed to windward side of tree, pointed one end, driven minimum 450mm into base of pit and cut off 600mm above ground level. Tree to be protected with biodegradable (non plastic) guard to protect from rabbit damage.

Select standard tree 1No short 75mm diameter tree stake, with biodegradable hessian tie or similar, fixed to windward side of tree, pointed one end, driven minimum 450mm into base of pit and cut off 600mm above ground level. Tree to be protected with biodegradable (non plastic) guard to protect from rabbit damage.

5. Spread medium grade bark mulch to 75mm depth to 1m dia to base of tree.

PROPOSED TREE, TRANSPLANT AND SCRUB PLANTING 2643m²

1. Tree heights and girths as per schedule.
2. Transplants to be 1+1 transplants and container grown shrubs up to 80-100cm.
3. Planting to consist of mixed deciduous and evergreen tree and shrub/scrub species planted at 1 - 2m centres in single species groups of 3-15No to form an understorey to the tree planting.
4. Shrubs to be planted in pits 100mm wider and deeper than pot size and bare root plants notch planted in an I, T, L or H shaped notch.
5. All plants to receive slow release fertiliser at time of planting.
6. All evergreen species to be treated with anti-desiccant before and immediately after planting.
7. All plants to be protected with stockproof fencing with rabbit proof mesh attached and dug into ground to form an L-shape to prevent burrowing.
8. Planting areas to be overseeded with a legume and clover mix in April/May to suppress weed growth and boost nitrogen levels in the soil.

PROPOSED SEEDING FOR WOODLAND WILDFLOWER AND GRASSES 639m² (add 15% for slopes)

1. Cut all vegetation to ground level and remove arisings off site. Harrow to encourage creation of 50% bare ground across the area.
2. Seed should be sown in the autumn or early spring. The seed must be surface sown and can be applied by machine or broadcast by hand in two equal sowings in transverse directions and overlapping sections. Do not incorporate or cover the seed.
3. Open or young woodland with higher light levels will produce more growth and grasses will be more prominent. In these conditions an annual cut mid summer may be worthwhile for a more managed appearance and to keep weeds of semi-shade such as nettles and brambles in check.
4. Newly planted woodland will take 10-15 years for the tree canopy to close and for light levels to drop. During this initial phase seed mixtures that have been sown should be managed as grassland. As ground cover declines and shade increases to 50% woodland plants will have more opportunity to thrive.
5. Sow with Emorsgate EW1 Woodland Mixture to the edge of the shrub planting and glade.

Wild Flowers

%	Latin name	Common name
0.7	Alliaria petiolata	Garlic Mustard
1	Allium ursinum	Ramsons
1	Anthriscus sylvestris	Cow Parsley
0.5	Arctium minus	Lesser Burdock
3.2	Chaerophyllum temulum	Rough Chervil
0.5	Digitalis purpurea	Foxglove
1.5	Filipendula ulmaria	Meadowsweet
1.5	Galium album - (Galium mollugo)	Hedge Bedstraw
1	Hyacinthoides non-scripta	Bluebell
3	Prunella vulgaris	Selfheal
5	Silene dioica	Red Campion
0.1	Teucrium scorodonia	Wood Sage
1	Torilis japonica	Upright Hedge-parsley
20		

Grasses

%	Latin name	Common name
10	Agrostis capillaris	Common Bent
2	Anthoxanthum odoratum	Sweet Vernal-grass (w)
2	Brachypodium sylvaticum	False Brome (w)
25	Cynosurus cristatus	Crested Dogstail
1	Deschampsia cespitosa	Tufted Hair-grass (w)
28	Festuca rubra	Red Fescue
12	Poa nemoralis	Wood Meadow-grass
80		

TEMPORARY PROTECTIVE FENCING rabbit proof fencing 286m + 10% allowance for slopes

1. Protective fencing to be installed prior to planting to ensure exclusion of rabbit to planting area.
2. Planting to be protected during establishment with timber post and wire mesh fencing, with wire mesh dug into ground and buried to prevent damage from rabbits. A 1.2m wide timber pedestrian gate to height of fence is to be installed for maintenance access.

NON-NATIVE INVASIVE SPECIES

Japanese knotweed

Japanese knotweed is present to the edge of the embankment outside of the proposed soiling area.

A 7m exclusion zone is to be established from the edge of the stand and fenced to ensure the surrounding ground is not disturbed during the landscaping works.

Himalayan balsam

Himalayan balsam is present in areas of proposed planting.

Method statements will be required for the soiling works to detail appropriate treatment and management of Himalayan balsam on site and to prevent spread or disturbance off site.

PLANTING SCHEDULE

TREE SCHEDULE

SPECIES		FORM AND CONDITION	GIRTH	HEIGHT (cm)	ROOT CONDITION				TOTAL
Acer campestre	(Ac) Field maple	Feathered (2x)		120-150cm	Bare root				25
Betula pubescens	(Bpu) Downy birch	Feathered (2x)		120-150cm	Bare root				37
Salix viminalis	(Sv) Osier	Feathered (2x)		120-150cm	Bare root				21
Malus sylvestric	(Ms) Crab apple	Select standard (2x)	10-12cm	300-350cm	Bagged or Rootballed				20
Sorbus aucuparia	(Sau) Rowan	Select standard (2x)	10-12cm	300-350cm	Bagged or Rootballed				15
Prunus avium	(Pa) Gean	Heavy standard (x3)	12-14cm	350-425cm	Rootballed				8
Betula pubescens	(Bpu) Downy birch	Heavy standard (x3)	12-14cm	350-425cm	Rootballed				15

SHRUB AND TRANSPLANT SCHEDULE 2641m² at 1.5m centres (1700 plants with allowance included for slopes)

SPECIES		HEIGHT	AGE / CONDITION	ROOT CONDITION	S1 1210m² 745 plants	LD2 845m² 555 plants	W3 586m² 400 plants	TOTAL
Acer campestre	Field maple	80-100cm	1+1 Or 1/1	bare root	35	50	10	95
Betula pubescens	Downy birch	80-100cm	1+1 Or 1/1	bare root		125	185	310
Corylus avellana	Hazel	80-100cm	1+1 Or 1/1	bare root	150	25	25	200
Cornus sanguinea	Dogwood	80-100cm	1+1 Or 1/1	bare root	75	60	25	160
Crataegus monogyna	Hawthorn	80-100cm	1+1 Or 1/1	bare root	250	75	50	375
Ilex aquifolium	Holly	40-60cm	bushy 3 laterals	container grown 3litre pot	80		50	130
Malus sylvestris	Crab apple	80-100cm	1+1 Or 1/1	bare root	25	50	10	85
Prunus avium	Gean	80-100cm	1+1 Or 1/1	bare root	20	50	25	95
Salix viminalis	Osier	80-100cm	1+1 Or 1/1	bare root		35		35
Sambucus nigra	Elder	80-100cm	1+1 Or 1/1	bare root	110	15		125
Sorbus aucuparia	Rowan	80-100cm	1+1 Or 1/1	bare root		70	20	90
					745	555	400	1700

MAINTENANCE

1. All litter and arising stone larger than 50mm in any dimension to be removed from grassed areas.
2. Verify stakes and ties to upright position and loosen ties as necessary to allow continued healthy tree growth.
3. Remove weeds growing to base of tree stems by hand pulling. Replenish mulch to base of trees in year two of maintenance to suppress weed growth.
4. Himalayan balsam is present on site and shall be hand weeded out of planting areas; H. balsam within new grassed areas shall be cut down at regular intervals to prevent flowering. These operations shall continue through the two year establishment maintenance period for these reinstatement areas.
5. Refirm trees and plants to maintain upright growth in first two years of maintenance until established.
6. Prune trees to remove weak or damaged branches and promote healthy growth.
7. Any trees or shrubs which are removed, damaged, dead or diseased within 5 years of planting will be replaced in the first available planting season with appropriate replacements of same or similar species and size of original plants.
8. Remove stakes and plant accessories after five years or when trees are self-supporting, whichever is the sooner.
9. Management of neutral grassland - to be managed as short grass between August - February with cutting down to 75mm height; cutting to be suspended during May through to July/August with the area managed as a meadow allowing the grasses to grow tall, flower and seed from May through to July/August. The grass meadow should be cut back and mowing resumed in late summer.
10. Management of wildflower areas - manage as hay meadow with August/September cut after seed has set; rake off and remove cuttings. Cut and remove in February/March to remove winter growth.
11. Legume and clover seeding should require little maintenance establishment. Vigorous weeds should be cut with a hand-operated strimmer or similar to suppress growth.
12. Fence to be maintained to prevent rabbit damage.

Landscape Notes

Refer to drawing

32-165-L-100 Landscape and Biodiversity Proposals Plan

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards / risks normally associated with the types of work on this drawing, note the following:

Construction:

R1 - JAPANESE KNOTWEED STAND
Extent of stand to be marked on site and a 7m buffer established from the edge of the visible growth to form an exclusion zone. Chemical treatment of the plant is recommended in accordance with Environment Agency guidance.
R2 - HIMALAYAN BALSAM
Himalayan balsam is present throughout the area. Treatment is recommended prior to plant flowering and setting seed and before any planned disturbance of ground to prevent spread

Maintenance and operation:

R1 - JAPANESE KNOTWEED STAND
Ongoing management to control Japanese knotweed may be required after initial treatment
R2 - HIMALAYAN BALSAM
Himalayan balsam is present throughout the area. Ongoing treatment through the establishment maintenance period is recommended prior to plant flowering and setting seed to avoid new habitat area from becoming infested and to prevent spread off site.

Decommissioning/demolition:

R1 - JAPANESE KNOTWEED STAND
Rhizomes may be present in the soil even after treatment: excavations in his area in the future may should be avoided.
R2 - HIMALAYAN BALSAM
Seed may continue to be present in the soil depending on continued presence or success of treatment.

Project: LOCO WORKS, STATION ROAD, BLACKROD

Dwg No: 32-165-L-200

Rev	Date	Reason	Initials
a	2.6.2021	Species mix updated	MD

Title: PLANTING PLAN

Scale: 1: 250 @ A1; 1: 500 @ A3

Date: 17 / 5 / 2021

Drawn: MD

mdlandscape
6 Kinderton Close | High Legh | Knutsford
Cheshire | WA16 6LZ | 07710 498231

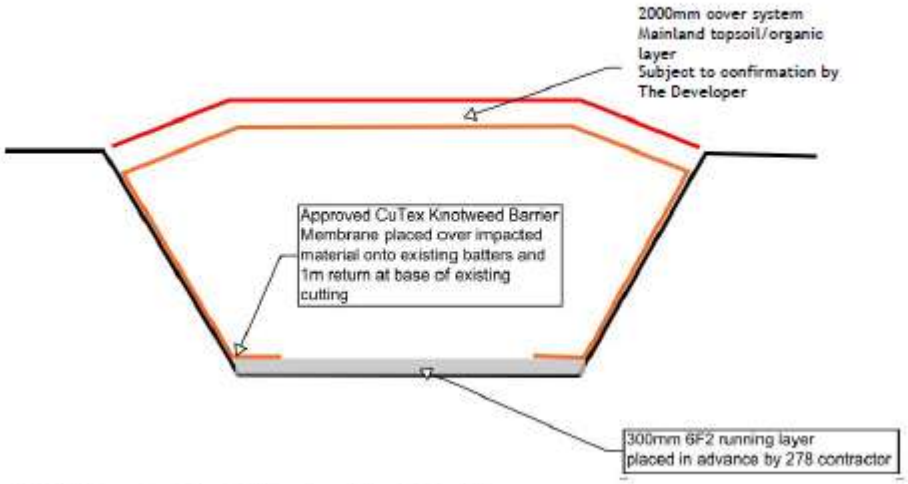


Fig 11: Cell Construction Station Road / 278 Corridor

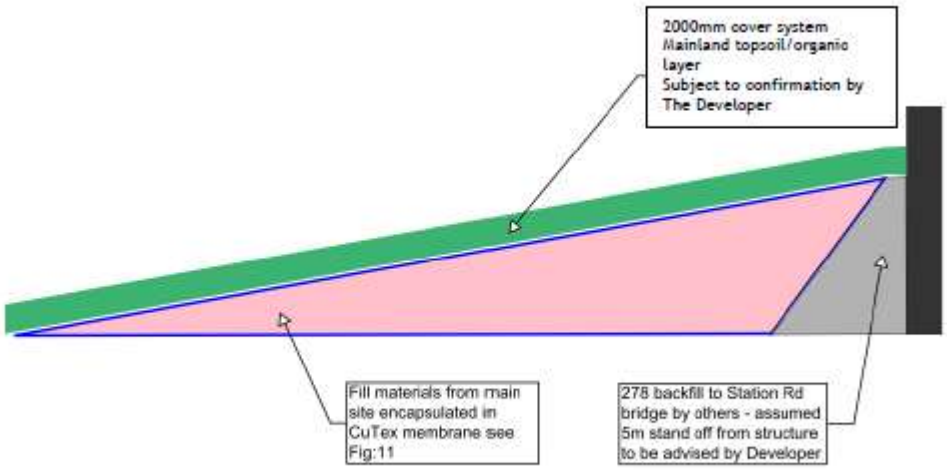


Fig 12: Long Section of Station Road Fill Area

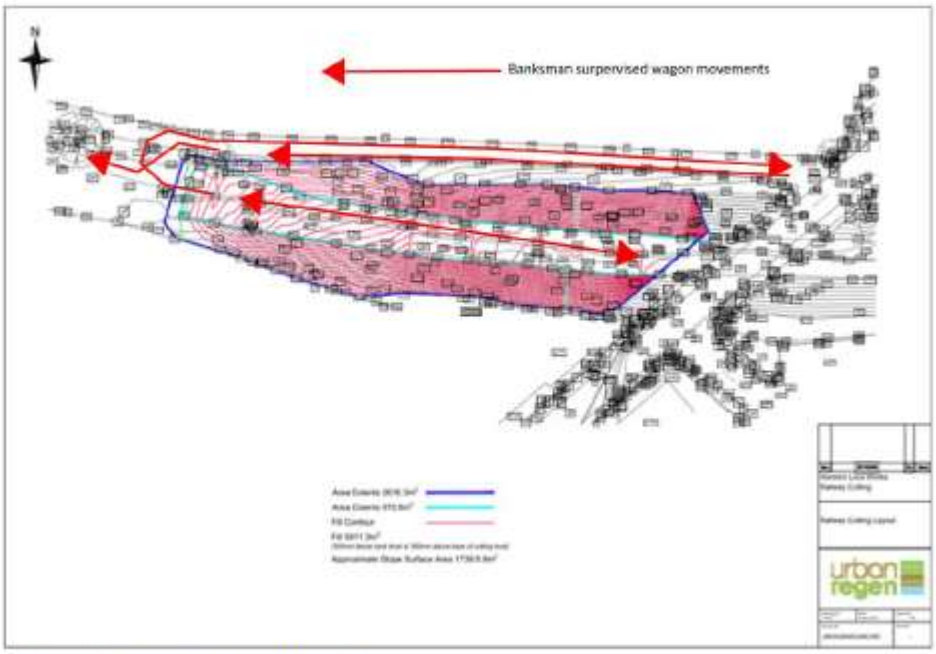


Fig 9: Location of Cell at Station Road

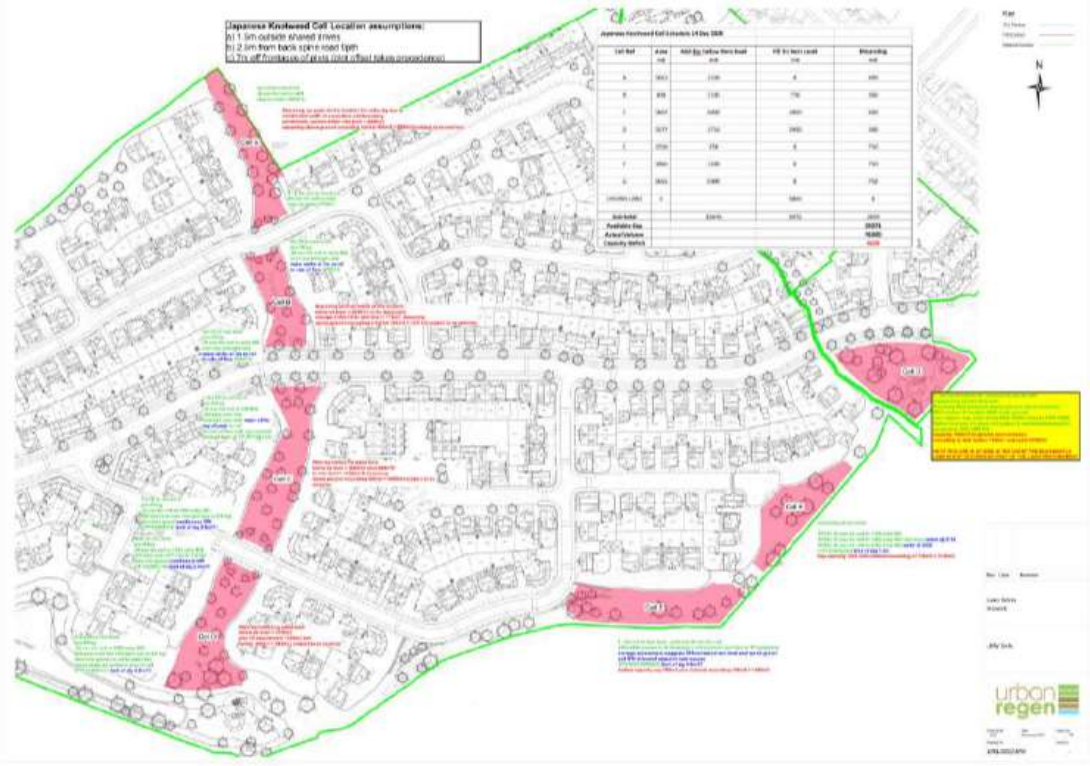
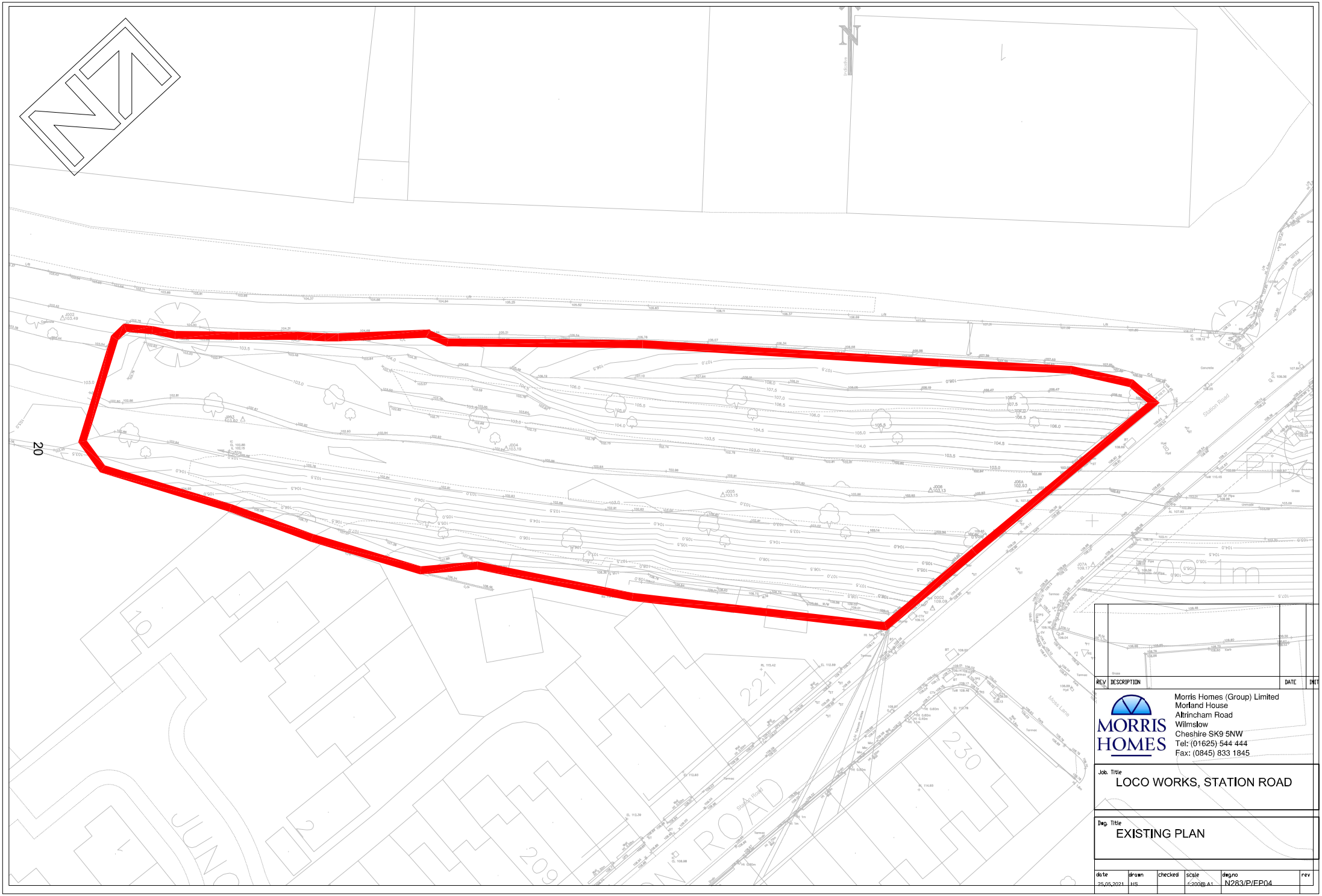


Fig 8: Location of proposed Knotweed Cells on main site



REV	DESCRIPTION	DATE	INIT

Morris Homes (Group) Limited
Morland House
Altrincham Road
Wilmslow
Cheshire SK9 5NW
Tel: (01625) 544 444
Fax: (0845) 833 1845

Job. Title
LOCO WORKS, STATION ROAD

Dwg. Title
EXISTING PLAN

date	drawn	checked	scale	dwgno	rev
25.05.2021	HS		1:200@ A1	N283/P/EP04	