Peak East VIP Project (Application No. 2019/1013) Planning Condition Discharge BMBC15: Reinstatement of Access Point AP7

Introduction

This document describes the measures that will be implemented following the construction works at AP7 for the Peak District East VIP project to ensure that visual amenities of the locality are in accordance with Local Plan Policy D1.

Planning Condition

Planning Condition BMBC15 requires that:-

"Upon completion of the development the land utilised for access point AP7 shall be fully reinstated, including the dry-stone wall along its existing route, to the satisfaction of the Local Planning Authority. A timetable and detailed plans for these works shall be submitted upon commencement of the development.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1"

Access Point 07.

To construct the main Peak East VIP works a haul road is required to be constructed that runs from Brook Hill Lane, to the east of Townhead, through the farmers' fields down to the watercourse in the bottom of the valley. In order to carry out the construction of the haul road an access point bellmouth is required to be constructed off the main highway.

The existing highway boundary is currently demarked by a dry-stone wall and field gate at the proposed bellmouth location. In order to construct the haul road, the existing wall and gate will need to be taken down to gain access and for sight lines of vehicles exiting the works once constructed. Most of the wall will be taken down to a height of 300mm above existing ground level, however there are sections that will be taken in its entirety. See drawing PDD-33492-LAY-083.

Morgan Sindall intend to employ a local dry-stone wall specialist, who is well known in the area, to undertake these works. He has carried out most of the repairs and re-built walls for most of the landowners in the area.

The walls will be carefully reduced in height and the stones removed and stored in an area pre-confirmed with the landowner. The gate and posts shall also be removed from the proposed work area and set aside for future re-use.

On completion of the main Peak East VIP works, the proposed haul road shall be removed, and the land returned back to the original profile pre-construction. This will include the placement of the topsoil that was removed at the start of the works and placed in a storage bund adjacent to the

bellmouth, to ensure the native soils and grassland is retained. The existing walls shall be re-built to the original alignment and heights. This works shall be carried out once again by the local dry-stone waller. The existing gate shall be inspected and re-installed in the same location as it was originally. If the gate is found to be in a poor state, a replacement gate, to the same specification as the existing gate, shall be installed as a replacement. This will be pre-agreed with the landowner prior to being carried out.

Morgan Sindall have undertaken a pre-construction topographic survey of the area and this details the land contours plus the alignment and height of any feature, including the dry-stone wall, see figure 1 below. This survey shall be utilised when the works are being reinstated to the existing condition, to ensure that the ground levels and features are re-built to the existing heights. On completion of the reinstatement a further survey shall be undertaken as a record of the works.

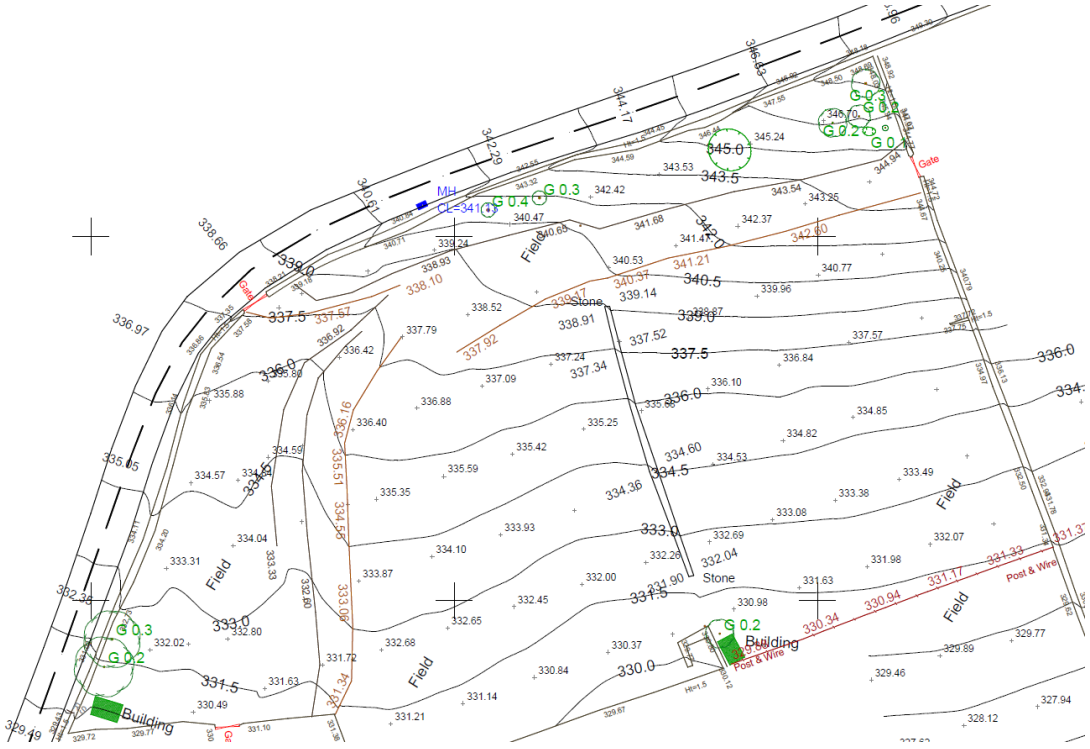


Figure 1 – Topographic Survey of Proposed AP07 Location

Anticipated Programme of works

From the works programme the following activities relating to the works in the area are summarised in the table below:

Activity Name	Date
Pre-Construction Works - AP07 Area Only	
Install stock proof fencing and wire fencing	April 2021
Construction Works - AP07 Area Only	
Remove initial part of the stone wall near - AP07	March 2021
Remove remaining part of the stone wall near - AP07	May 2021
Ground preparation - AP07	May 2021

Bell mouth construction - AP07	May 2021
Surfacing bell mouth - haul road (100m) - AP07	June 2021
Reinstatement Works - AP07 Area Only	
Excavate and dispose of existing surface	December 2022
Lift & dispose of geomembrane Lay and compact topsoil from bund	January 2023
Remove fence and re-install dry stone wall at the bell mouth	January 2023

Please note that these dates may change depending on first site access and subject to site conditions or amendments to the methodology of the works.

Conclusion

On completion of the works the ground profile shall be returned to the original levels as per Figure 1 above, all features and walls shall be reinstated to the existing alignments and heights. Morgan Sindall shall have survey information that will show what the walls were like pre-construction and these shall be used to ensure that the wall is reinstated to the same standard. Morgan Sindall intends to employ a local well-known dry-stone wall specialist who has carried out much of the works for the local landowners in the area previously, thus ensuring confidence within the landowners of a quality output.