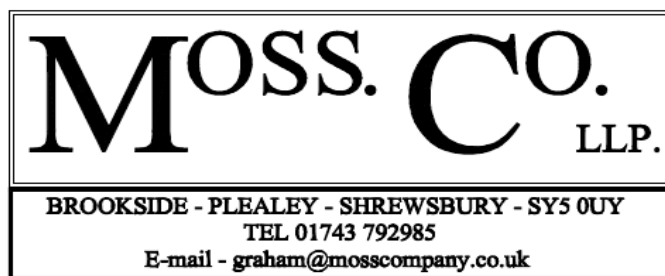


DEMOLITION, EXTENSIONS AND ALTERATIONS and REPLACEMENT STABLES AT ALTHREY WOODHOUSE



BIOSECURITY RISK ASSESSMENT



DETAILS

This desktop Biosecurity Risk Assessment has been prepared by Moss Co LLP on behalf of Mr and Mrs Jon Minshaw in support of the householder and listed building application for part demolition, extensions and alterations to the dwelling and replacement stables and tractor shed at Althrey Woodhouse, Overton Road, Bangor On Dee, Cheshire LL13 0DA.

Application P2019/0703 was granted on 17th January 2020.

Condition 6 of the above consent requests:

- No development with the potential to impact on invasive species shall commence until a site wide Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority.

BIOSECURITY RISK ASSESSMENT

Moss Co has considered the following issues in relation to the Biosecurity Risk Assessment:

- Dorlan Wood is a 19.14 acre broadleaved woodland to the south east of the application site. There is no intention to enter this part of the applicant's ownership.
- As far as is known there are no invasive non-native species (INNS) on site or in the immediately locality.
- The land with the application site is all within ownership of the applicant. There are no public footpaths or likely deliberate trespass of non-native material or species.
- The replacement stables and tractor shed are located on existing hardstanding and therefore no digging or removal of ground surface is to be disturbed or removed.
- There is little existing or proposed formal landscaping around the new stables and tractor shed and therefore the potential for accidental spread as a consequence of survey, import of materials such as soil and vegetation is limited
- The Construction Method Statement, written within the planning and access statement will be followed in association of the site preparation and working conditions.

This Bio-security Risk Assessment (BioRA) outlines the measures to be taken to try to ensure this continues to be the case.

- It will be given to all contractors and surveyors working at the site. In addition, all contractors will be asked for their bio-security policies.
- Each policy must include, at the very least, a protocol that matches the NRW "Clean check dry procedure" which can be found at <http://www.nonnativespecies.org/checkcleandry/biosecurity-for-everyone.cfm> (accessed June 2017).

Therefore is little likelihood of any inherent risk to aggravate the possibility of introducing invasive non-native species.

CONTROL MEASURES

This considers:

The well-being, safety and the protection of neighbouring properties, residents and local amenities as well as the general public to ensure they are not adversely affected by the construction works and site operations that may be taking place.

Site Traffic and Deliveries

The site has good access for heavy vehicles and the roadway to the site is capable of taking heavy vehicles in bad weather conditions.

The applicant has no knowledge of potential overland and underground services.

All deliveries will take place in a dedicated location as agreed on site. If necessary, to prevent traffic back log on the road, deliveries will be arranged at suitable times when least impact will be caused to neighbouring residents.

Site traffic, will due to the nature of the site, be limited to within the development boundaries and therefore have little risk to the general public.

Storage of plant and materials

On site storage will be kept to a minimum possible to reduce the attraction to thieves and vandalism. Materials will be stored in the designated area as agreed on site.

Measures to control emission of dust and dirt from site

During spells of dry weather if the site becomes dusty, a damping down procedure will be in place to prevent effect to neighbouring properties and the transfer of any material.

Due to the nature of the site construction plant will remain on site, reducing the risk of dust and mud being tracked onto the carriageway. Visitors and contractors will park on a hard surface car park as agreed on site.

If applicable, any excavations and other processes that will cause mud to be left on roads, a wheel wash facilities will be put in place. The roads around the site would also be swept on a regular basis to stop the build-up of dust/mud, as necessary.

Material use, waste and recycling

All materials used in the construction will be sourced as environmentally friendly and economically as possible.

All waste will be sorted into the appropriate skips for either preferably re-use, recycling or as a last resort disposal.

Any hazardous wastes will be dealt with by an appropriately qualified and competent person as shall be disposed of in the correct manor at a registered disposal plant for the particular waste; receipts of disposal shall be kept in the site office as proof of the correct disposal.

No waste materials generated as a result of the proposed construction operations will be burnt on site. All such refuse will be disposed of by suitable alternative methods.

CONCLUSIONS

- Private land with no public access or footpaths
- Construction work being carried out on existing hardstanding
- Contractors will be guided by the Construction Method Statement
- No work to be carried out near any freshwater – River Dee
- The main purpose of a biosecurity risk assessment is to prevent or reduce tree health risks both in the short and long term

REFERENCES

- <http://www.nonnativespecies.org/checkcleandry/biosecurity-for-everyone.cfm>
- <https://data.gov.uk/dataset/5ae2af0c-1363-4d40-9d1a-e5a1381449f8/ssi-impact-risk-zones-england>
- <https://magic.defra.gov.uk/MagicMap.aspx>