

Planning Design & Access Statement

Project: Use of land for Self-Storage
Site: Land at Marl Road, Knowsley L33 7UH
Reference: 2143
Date: October 2025
Revision: 01

One Campbell Street
Stanningley
Leeds
LS28 6DP

Tel: 0113 518 1010

Email: info@domusarchitecture.co.uk

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This scheme defines the species, stock size, planting method and five-year maintenance requirements for the 48 replacement trees, native hedge, wildflower verge and low planting shown on Proposed Site Layout drawing 2143-A1-03. The tree mix responds to the trees recorded before the current application in the Biora Arboricultural Impact Assessment dated 15 September 2021.

Principal Proposal

Plant 48 standard trees at 8-10 cm girth in the positions shown on the site layout. The total is approximately twice the 24 trees stated as removed in the current planning submission. Complete the hedge, wildflower verge and low sign planting at the rates in this scheme. All planting is subject to a five-year establishment and replacement regime.

Scheme Basis

The 2021 survey recorded 21 individual trees and four groups. It identified 17 individual trees, three complete groups and part of one group for removal. The report's written total refers to two complete groups, but its schedule and removal list name G1, G2 and G3. This scheme therefore relies on the named tree and group references rather than that reported group total.

Former Trees Recorded for Removal

Former species	Survey references	Recorded loss	Scheme response
Alder	T1 T2 T4 T6 T14 G1 and G2	At least 14 stems	Dominant replacement species
Birch	T8 T10 T17 T19 and part G4	At least 4 trees	Downy and silver birch included
English oak	T11 T12 and one stem in G2	3 trees	English oak included
Goat willow	T3 T5 T9 and part G4	At least 3 trees	Not repeated due to utility clearance and mature spread
Ash	T15 and part G4	At least 1 tree	Field maple used as a resilient native substitute

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Former species	Survey references	Recorded loss	Scheme response
White poplar	T18	1 multi stem tree	Not repeated due to utility clearance and mature spread
Crack willow	T20	1 tree	Not repeated due to utility clearance and mature spread
Hazel sycamore and hawthorn	G3 and part G4	Group and understorey	Hawthorn included and field maple substitutes for sycamore

The proposed mix restores the site's former alder birch and oak character. Willow and poplar are excluded because Cadent guidance requires a 10 m stand off from the outside edge of a gas pipe and because these species are too large for the constrained perimeter. Ash is excluded because of ash dieback. Rowan and hawthorn retain the former mixed boundary character, while field maple replaces the lost ash and sycamore component with a smaller native tree.

Planting Schedule

Code	Botanical name	Common name	Number	Plant size	Reason
AG	<i>Alnus glutinosa</i>	Common alder	14	8-10 cm girth standard	Dominant site character and screening
BP	<i>Betula pubescens</i>	Downy birch	6	8-10 cm girth standard	Former site species and damp ground tolerance
BPE	<i>Betula pendula</i>	Silver birch	4	8-10 cm girth standard	Former survey component and visual diversity
QR	<i>Quercus robur</i>	English oak	8	8-10 cm girth standard	Long-term native canopy and direct replacement

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Code	Botanical name	Common name	Number	Plant size	Reason
SA	Sorbus aucuparia	Rowan	6	8-10 cm girth standard	Smaller native tree and seasonal interest
CM	Crataegus monogyna	Hawthorn	6	8-10 cm girth standard	Former understorey and wildlife value
AC	Acer campestre	Field maple	4	8-10 cm girth standard	Native substitute for ash and sycamore
		Total	48		

All trees shall be nursery grown, healthy, well balanced and free from pests, disease, bark damage and major pruning wounds. Stock shall comply with BS 3936-1. Trees shall have a clear stem appropriate to standard stock, a single dominant leader where characteristic of the species, and a fibrous root system supplied root balled or container grown. Substitutions require the written agreement of the local planning authority.

Stock Size Rationale

The 2021 arboricultural assessment recommended heavy standards. This scheme uses 8-10 cm girth standards because the proposal provides 48 trees, approximately two replacements for each of the 24 trees stated as removed, and because smaller nursery stock establishes more reliably on exposed or disturbed ground. Knowsley Council has also accepted 8-10 cm standard alder, birch and hawthorn in the approved landscape scheme for application 24/00562/COND2 at Kings Business Park. The five-year replacement obligation below secures the planting outcome.

Other Soft Landscape Schedule

Code	Species or mix	Element	Stock	Density	Location
H1	Crataegus monogyna	Native hawthorn hedge	60-80 cm bare-root transplants or 2 litre containers	Double staggered row 450 mm apart at 450 mm centres equal to 5 plants per linear metre	Proposed hedge shown along the Marl Road frontage

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Code	Species or mix	Element	Stock	Density	Location
WF1	Low flowering lawn mixture	Wildflower verge	Emorsgate EL1 or equivalent at 4 g per square metre	Sow into a clean firm low-fertility seedbed in spring or early autumn	Wildflower verge shown beside the access and within visibility areas
OP1	Sesleria autumnalis 40 percent Geranium macrorrhizum Spessart 35 percent Salvia nemorosa Caradonna 25 percent	Low sign planting	3 litre containers	Plant at 5 plants per square metre in an even mixed matrix	Planting bed associated with the proposed signage structure

The final hedge length and planting areas shall be measured from the coordinated construction drawing. The stated rates govern the required quantities. Keep all vegetation within visibility splays at or below 600 mm above the adjacent carriageway level unless the highway authority agrees otherwise. Maintain the hawthorn hedge at approximately 1.2 m outside visibility splays.

Planting Layout

- Use the 48 tree positions shown on drawing 2143-A1-03. Plant the boundary belt in two staggered rows at 5 m centres within each row, with 3 m between rows and the second row offset by 2.5 m.
- Keep each trunk at least 1.5 m from fences and hardstanding. No tree shall obstruct a visibility splay, gate, sign, drainage feature or maintenance access.
- Distribute species as an intimate mix in groups of one to three trees. Do not plant more than three trees of one species consecutively. Spread the eight oaks through the belt rather than forming a single block.
- The tree symbols on the drawing show planting positions only. A 4 m canopy circle must be labelled as indicative and must not be described as the ultimate mature spread. The crowns will merge progressively to form a managed boundary belt.

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- The final setting out may move a tree by up to 1 m where a verified service or construction constraint is encountered, provided the stated spacing and boundary clearances remain substantially unchanged. Any greater change requires written approval.

Utilities and Safe Setting Out

The utility search available for the site is a record search and does not prove that every proposed planting position is free of apparatus. Before excavation, the contractor shall review current statutory undertaker plans, scan the work area, mark services on the ground and use trial holes where necessary.

- Measure Cadent planting distances from the outside edge of the pipeline. Keep the proposed alder, birch, oak, rowan, hawthorn and field maple trees at least 6 m from a Cadent asset unless Cadent gives written consent to a reduced distance.
- Do not carry out dense mass planting within 10 m of the outside edge of a Cadent pipe. No poplar or willow is proposed; those species require a 10 m stand off.
- Obtain Cadent's written consent before planting within the vicinity of an asset or easement. Keep access to apparatus available at all times.
- Hand dig or use an agreed non destructive excavation method within the tolerance zone of any verified service. Follow the service owner's current requirements where these are more onerous.

Ground Preparation

1. Appoint a competent landscape contractor and confirm the planting positions before ordering trees.
2. Inspect the planting areas after construction. Remove rubble, concrete, contaminated material and other obstructions from the rooting zone. Do not bury construction waste in planting beds.
3. Test representative planting areas for soil texture, pH, organic matter, drainage and contamination. The former survey described made ground and previous earth movement, so planting shall not proceed where soil is waterlogged, severely compacted or contaminated.
4. Relieve compaction across the planting bed without damaging services. Provide at least 750 mm of usable rooting depth, comprising suitable subsoil beneath approximately 300 mm of topsoil. Imported topsoil shall comply with BS 3882 and imported subsoil shall comply with BS 8601.
5. Provide a connected rooting volume of at least 10 cubic metres per tree where the boundary belt permits shared soil. If this cannot be achieved at a constrained position, obtain arboricultural advice before planting.
6. Excavate each pit no deeper than the rootball and at least 150 mm wider on all sides. Break up glazed sides and the base. Set the root flare level with the finished soil surface. Do not place compost or fertiliser in direct contact with roots.
7. Cultivate hedge and ornamental beds to at least 450 mm depth and remove perennial weeds. Prepare the wildflower verge as a firm fine seedbed using low-fertility soil; do not add fertiliser or rich compost.

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Planting Method

- Plant during the first available season from November to March while the ground is workable. Container grown trees may be planted outside that period only with an agreed irrigation regime.
- Handle and plant trees in accordance with BS 8545. Keep roots and rootballs moist and protected from frost, sun and wind between delivery and planting.
- Backfill with excavated suitable soil, firming in layers without over compaction. Water each tree immediately after planting with at least 50 litres.
- Support each tree with two short untreated or suitably treated timber stakes and a crossbar, or an equivalent low support system. Fix flexible ties no higher than one third of the clear stem. The rootball shall remain stable while the stem can flex.
- Apply 75 mm settled depth of coarse organic mulch over a weed free area at least 1 m in diameter. Keep mulch 100 mm clear of the stem. Do not mound mulch against the trunk.
- Fit guards only where needed for rabbit, deer, vandalism or machinery damage. Guards must allow stem movement and ventilation and shall be removed when no longer required.
- Do not install a circular root barrier around a tree. Where protection of hardstanding or a service is required, use a linear deflector designed for the verified constraint and preserve sufficient soil volume on the opposite side.

Five Year Maintenance

The five-year period starts on practical completion of planting. The owner shall retain a competent landscape contractor and keep dated inspection, watering and replacement records.

Operation	Requirement	Timing
Watering	Water immediately after planting. From April to September in years 1 and 2, inspect weekly during dry weather and apply about 50 litres per tree when required. In years 3 to 5, water during prolonged dry periods.	Years 1 to 5
Weed control	Maintain a weed free area at least 1 m in diameter by hand weeding or an approved non residual method. Do not strim against stems.	At least monthly April to September
Mulch	Top up to a 75 mm settled depth and keep 100 mm clear of the stem.	Each spring and after disturbance

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Operation	Requirement	Timing
Stakes ties and guards	Check stability and prevent rubbing or constriction. Adjust or replace as needed. Remove supports when the tree is self supporting, normally by the end of year 3.	Three visits in year 1 then twice yearly
Pruning	Remove dead damaged diseased or crossing branches using clean cuts. Carry out formative pruning only; do not top trees.	Annual dormant season and after damage
Health and defects	Inspect for drought stress pests disease vandalism and settlement. Correct defects promptly and seek arboricultural advice where decline is unexplained.	At every maintenance visit
Replacement	Replace any tree that dies is removed or becomes seriously damaged or diseased with the same species and the same 8-10 cm stock size, or another size or species agreed in writing by the local planning authority.	First available planting season within five years

Hedge Wildflower and Bed Maintenance

Element	Requirement	Period
Hedge	Water during establishment, maintain a weed-free strip 600 mm wide and top up mulch. Trim outside the bird nesting season to a dense form at about 1.2 m, except within visibility splays where growth shall not exceed 600 mm. Replace failed or missing plants at the original density.	Five years
Wildflower verge	During the first year, cut to about 50 mm whenever growth reaches 100-150 mm and remove arisings. Once established, cut in early spring and again after flowering in late August or September, remove arisings and control pernicious weeds. Make additional cuts where needed to keep visibility areas below 600 mm.	Five years

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Element	Requirement	Period
Low sign planting	Water during dry weather, keep free of weeds and litter, remove dead growth in late winter and replace failed plants with the same species and container size. Keep plants clear of the sign face and visibility areas.	Five years

Implementation and Completion

- Complete planting in the first available planting season following approval of this scheme and before the development is first brought into use, unless the local planning authority agrees a different programme in writing.
- At completion, provide photographs, delivery notes and a schedule confirming the species, quantities and stock sizes planted.
- Protect all planted areas from storage, vehicle movements, salt, fuel, cement washout and subsequent construction damage.
- Maintain the full quantity of 48 trees throughout the five-year establishment period. Replacement planting restarts the maintenance requirements for the replacement tree for the remainder of the original five-year period, subject to any planning condition requiring a longer period.
- Maintain the hedge, wildflower verge and low sign planting for the same five-year period and replace failures during the next appropriate planting or sowing season.