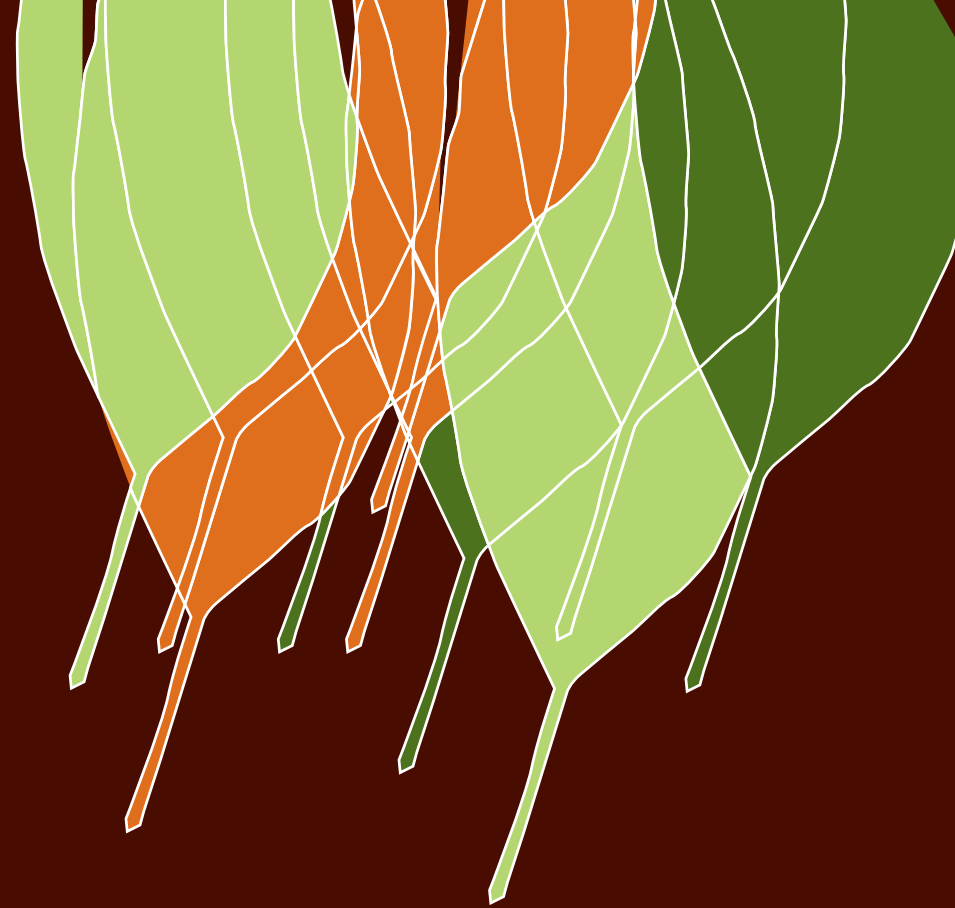


newlands

Moston Vale
Project development images



Newlands at Moston Vale



BRIDLEWAY/MOSTON RIDING SCHOOL
 -Pedestrian access barrier with horse stile and gate at entrance to Moston Vale from Riding School
 -1-metre wide coarse sand horse track allows horses from Riding School to get to mown grass bridleway circuit in Moston Vale
 -Pedestrian path runs adjacent to the horse track

WOODED RAVINE AREA
 -Two 1-metre wide granular footpaths lead down to the valley of the woodland ravine from the Moston Riding School and Ravine Avenue entrances
 -Concrete pipe bridges allow the footpaths to cross the streams
 -All litter and tipped objects removed and a management plan to bring the wooded ravine back to its natural state

UNITED UTILITIES AREA
 -Poorly landscaped United Utilities area remediated with new soil importation
 -New soil planted with wildflowers
 -Pumping and monitoring station visually screened with tree and shrub planting
 -Road to the monitoring station remains open for access to the station

BOUNDARY WORKS
 -Boundary works installed along edge of Walderton Estate to stop vehicle driving onto the site
 -Old boundary works in bad repair removed
 -Entrances accessible for buggies and wheelchairs

GRASS FOOTBALL PITCH
 -Junior-size (ages U11-U16) grass football pitch suitable for official league play
 -Includes vandal-proof goals, benches and pitch markings
 -Existing ground altered to create flatter pitch and allow underground drainage

SPORTS CHANGING ROOMS
 -One-story high, brick-clad, pitch-roofed, steel-framed building to accommodate team changing rooms, showers and toilets
 -Includes vandal-proof doors and finishes
 -Doors kept locked and keys held by Moston Valley Football Club
 -Changing rooms ready for use from Spring 2006

AREA FOR COMMUNITY EVENTS
 -Natural bowl-like shape of the ground, trees and proximity to Church Lane makes this spot ideal for community events

CHURCH LANE
 -Potential pedestrian crossing where Moston Brook Way crosses Church Lane
 -Tree planting along both sides of the road creates an avenue
 -Potential marked on-street parking for sports facilities

SOIL IMPORTATION/PLANTING
 -Since Moston Vale is the site of a former land fill, an extensive soil survey was carried out, showing the presence of assorted industrial and domestic waste materials buried just below ground level as well as the occurrence of contamination hotspots
 -The provision of a clean soil cover was highly recommended, particularly targeted at contamination hotspots
 -Clean soil brought in where proposed tree planting and wildflower planting is shown on the plan and mostly placed about 250mm thick
 -80% of the planting is wildflowers as opposed to trees or shrubs
 -The soil operation, which was based on the use of a six-wheel tipper lorries were carefully managed in order to minimise disruption and nuisance to residents – some of the measures to be taken to reduce disruption were:
 -Maximum of 30 lorry movements per day
 -Systems of traffic management to provide safe entry/exit on Church Lane, Ashley Lane and Potters Lane
 -Vehicles routed away from local schools – where this is not possible, lorry movements suspended 30 minutes before and after school opening/closing
 -Spoil spread on-site with tracked excavators – no bulldozers used
 -All vehicles fitted with silencers

MOSTON BROOK WAY/ SOLAR LIGHTS
 -Moston Brook Way is the major recreational route through Moston Vale, allowing pedestrians and cyclists to connect to Lightbowne Country Park and the linear parkway to Manchester City Centre
 -Since the path follows the route of the old Moston Brook, which lies buried in a culvert beneath the ground (due to the site being formerly used as a land fill), the path has a bitmac surface with 'blue marking'
 -Solar-powered lights § erected every 30 metres along the path, allowing the path to be lit at night for safety
 -Proposed lighting hours to be Dusk til 10pm or Dusk til Midnight (this is still to be determined)
 -Solar panels on the light posts will feed electricity back into the national grid during peak times

CENTRAL BUSINESS PARK AREA
 -Central Business Park visually screened with tree and shrub planting along the park boundary
 -Potential gated access between Moston Vale and Central Business Park in the future

WET AREAS DRAINED OR REMEDIATED
 -Two existing wet areas drained
 -One existing wet area remediated

EARTH-MOUNDED SCULPTURE
 -Soil imported created earth mound sculpture of animal on the ground

Moston Vale

Pre-development images

Moston Vale Pre-development 01



Moston Vale Pre-development 02



Moston Vale Pre-development 03



Moston Vale Pre-development 04



Moston Vale Pre-development 05



Moston Vale Pre-development 06



Moston Vale

Under development images

Moston Vale Under development 01



Moston Vale Under development 02



Moston Vale Under development 03



Moston Vale Under development 04



Moston Vale Under development 05



Moston Vale Under development 06



Moston Vale Under development 07



Moston Vale Under development 08



Contact

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