

	Meeting (No)	Community & Environment (7)
	Date	25 November 2025
	Document	Ref No
	Friends of Marshlands Eco Park - Noticeboard Funding Request	CE7/66a

At the C&E meeting on 07.10.25, the Committee considered a grant request to fund the purchase of a noticeboard at the Marshlands Road Eco Park. It was decided to request two additional pieces of information before making a decision. The relevant extract from the minutes (39b) is copied below for ease of reference.

Friends of Marshlands Eco Park (Purchase and Installation of a Noticeboard)

It was agreed to defer consideration of this application until the applicant is able to provide written confirmation of permission to install a noticeboard and is also able to confirm the exact location for installation.

Permission to Install a Noticeboard

In answer to the question regarding permission to install, Helen Peters, Secretary to Friends of Marshlands Eco Park, stated:

Further to recent correspondence following our submission of a grant application last September, please find attached the Land Access Management Agreement between Friends of Marshlands Eco Park and Cheshire West and Chester council. Both parties have executed the Deed.

Schedule 1 to the Agreement allows for the installation of a noticeboard on the site. Please accept this as the necessary evidence of permission from CWaC in support of our grant application.

A copy of the Land Access and Maintenance Agreement signed by both parties on 30.10.25 was forwarded to Neston Town Council. Schedules to this Agreement are copied below – information relating to noticeboards highlighted in yellow.

SCHEDULE 1 – MAP OF THE LAND



Schedule 2 : MAINTENANCE ACTIVITIES TO BE UNDERTAKEN BY FRIENDS OF MARSHLANDS ECO PARK (BENEFICAIRY) ON THE LAND- Conditions and Obligations

1. To maintain the Land in accordance with this Agreement and to carry out the following Maintenance Activities.

Details of the maintenance is as follows:

- Clearance of overgrown shrubbery around perimeter of park to enable path installation and promote established tree health, re-use waste.
- Installation and maintenance of **1.5m width** accessible pathways linking all entry/exit points, **splaying into 2m width** at entry/exits points and at the pathway cross sections.
- Installation of Notice Board

Pathway specification

- **100mm** MOT Type 1 base.
- 50mm crushed limestone effect.
- Excavated spoil to be reused on site where possible.
- Relocation of goal posts, pitch levelling, re-grassing and pitch enclosure fence to allow establishment of edible hedging. To be maintained by the Beneficiary, the Friends of Marshlands Eco Park group.
- Planting and maintenance of: Woodland trust regional tree packs, indicative planting as shown on plan, species location to be confirmed prior to planting. Edible hedging, community food forest/garden and wildflower areas to follow path / pitch completion.
- Mowing interest paths through open grass areas.
- Hedges – Overhanging branches affecting the land will be cut back as and when needed. Hedge cutting to retain shape and size to be undertaken as part of winter maintenance.

3. It is essential that the Council as the owners of the Land, are notified of any new planting on the Land given the close proximity to the highway, junction and its potential impact on the visibility splay.

4. To conduct the Maintenance Activities under this Agreement to the Council's satisfaction. Specifically to be carried out with reasonable skill, care and diligence including best industry 7 practice. The Maintenance Activities should be performed in accordance with all applicable law and regulatory requirements.

5. The Maintenance Activities should be carried out by supervised, suitably experienced and competent Personnel and/or Contractors.

6. To keep the Council informed with any relevant information regarding the Land including any issues with conducting the Maintenance Activities.

7. To ensure that all equipment utilised by Personnel and Contractors is appropriate and safe to use to carry out the Maintenance Activities.

8. To take such reasonable steps as may be necessary to protect the Land.

9. To ensure all Personnel and Contractors conducting any Maintenance Activities have signed an appropriate Agreement including compliance with the terms of this Agreement.

10. Not to park vehicles on the Land or to conduct any activity so as to create an obstruction to the public used of the Land.
11. Not to permit persons other than duly authorised Personnel and Contractors to conduct the Maintenance Activities.
12. Not to cause a nuisance, annoyance, or damage to neighbouring property.
13. Ensure that during the whole period of this Agreement, any persons permitted under the terms of this licence to conduct Maintenance Activities on the Land are adequately covered by insurance in respect of the indemnity in clause 10 of this Agreement. The insurance should also cover any liability for any damage to the Land and third party liability for a sum of not less than £10 million and shall on request produce for inspection by the Council the policy and premium receipt.
14. Any Personnel or Contractors conducting any of the Maintenance Activities on the Land do so at their own risk and shall take out such insurances as it shall think fit in respect of any injury caused and/or loss or damage caused to the Land.
15. The Freedom of Information Act 2000 and the Environmental Information Regulations 2004 (the "Acts") gives a general right of public access to all types of recorded information held by the Council, subject to certain exemptions, and places a number of obligations on the Council with regard to the disclosure of information. The Council will allow public access to recorded information wherever possible and FRIENDS OF MARSHLANDS ECO PARK will agree to the Council using its absolute discretion to making disclosures in accordance with the Acts. If the Council asks for information, FRIENDS OF MARSHLANDS ECO PARK will provide the information requested within five working days at its own expense.

NB. Further guidelines with accordance to maintenance standards can be found online:

<http://westcheshireyourstreets.co.uk/wp-content/uploads/2015/07/Grounds-Maintenance-Standards.pdf>

Location of Noticeboard

In answer to the question regarding the positioning of the noticeboard, Ashlea O'Neill, Chairperson of Friends of Marshlands Eco Park, stated:

I have attached a drawing of the park. The drawing shows our pathways and the repositioned goal post with hedging surround, which we will be announcing a proposed start date once agreed. The noticeboard is the red mark. It will face towards the inside of the park and should have good visibility from all park entrances.

The notice board will be placed a minimum of 4-5 metres from the rear property line (the back of the houses of New Street) and there are existing trees, shrubs and hedging which sits within at least 3-4 metres of that 4-5 metre area. So as not to impact the residents or restrict any access they may have to the park (we could not see any gates from the properties, but if they were to have one, there is no restriction on their access, should they be permitted).

The notice board will also be positioned 17 metres away from the gate entrance (which is the track for vehicle access to the allotments and field). This will ensure there is plenty of access for the Council maintenance tractors to enter through the gate onto the field.



Audrey Duncan
Community & Environment Manager