

Application reference: 15845/APP/2019/1430

DISCHARGE OF CONDITION 8

Discharge of planning conditions- supporting documentation

The following conditions are addressed in this package:

Condition 8: Submission of materials and external surfaces

1. Details of Soft Landscaping --- attached plan **613-L100, 613-L100.1, 613-L100.2 & 613-L900, 613-L900.1**

1.a Planting plans (at not less than a scale of 1:100). --- attached plan **613-L900, 613-L900.1**

1.b Written specification of planting and cultivation works to be undertaken:

All new planting is to comply with BS 3836 (1992) Nursery Stock, Part 1, Specification for Trees and Shrubs. Remedial work should be carried out to BS 3998: 2010 "tree work recommendations" and BS 4428 (1989) 'code of practice for General Landscape Operations (excluding hard surfaces). The agreed work shall be completed in the first planting season following the development of the occupation of the buildings, whichever is the earlier.

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate --- attached Schedule **613-L950**

2. Details of Hard Landscaping --- attached plan and schedule **613-L300, 613-L300.1, 613-L350**

2.a Refuse Storage --- location shown as per the attached plan **613-L100**

2.b Cycle Storage --- location shown as per attached plan **613-L100.1**

2.c Means of enclosure/boundary treatments --- attached plan **613-L100, 613-L100.1 & 613-L900, 613-L900.1**

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points) --- location shown as per attached plan **613-L100**

2.e Hard Surfacing Materials --- attached plan **613-L350**

2.f External Lighting --- attached plan **613-L500, 613-L500.1, 613-L550**

2.g Other structures (such as play equipment and furniture) --- attached plan **613-L100, 613-L100.**

3. Schedule for Implementation

All soft landscaping works (trees and shrubs and lawn) to be implemented at the earliest opportunity after the completion of all construction works - First root ball season Sept 2019.

The contractor shall ensure that all seeded areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure healthy establishment of all planted areas.

All planting works shall be in accordance with the Specification.

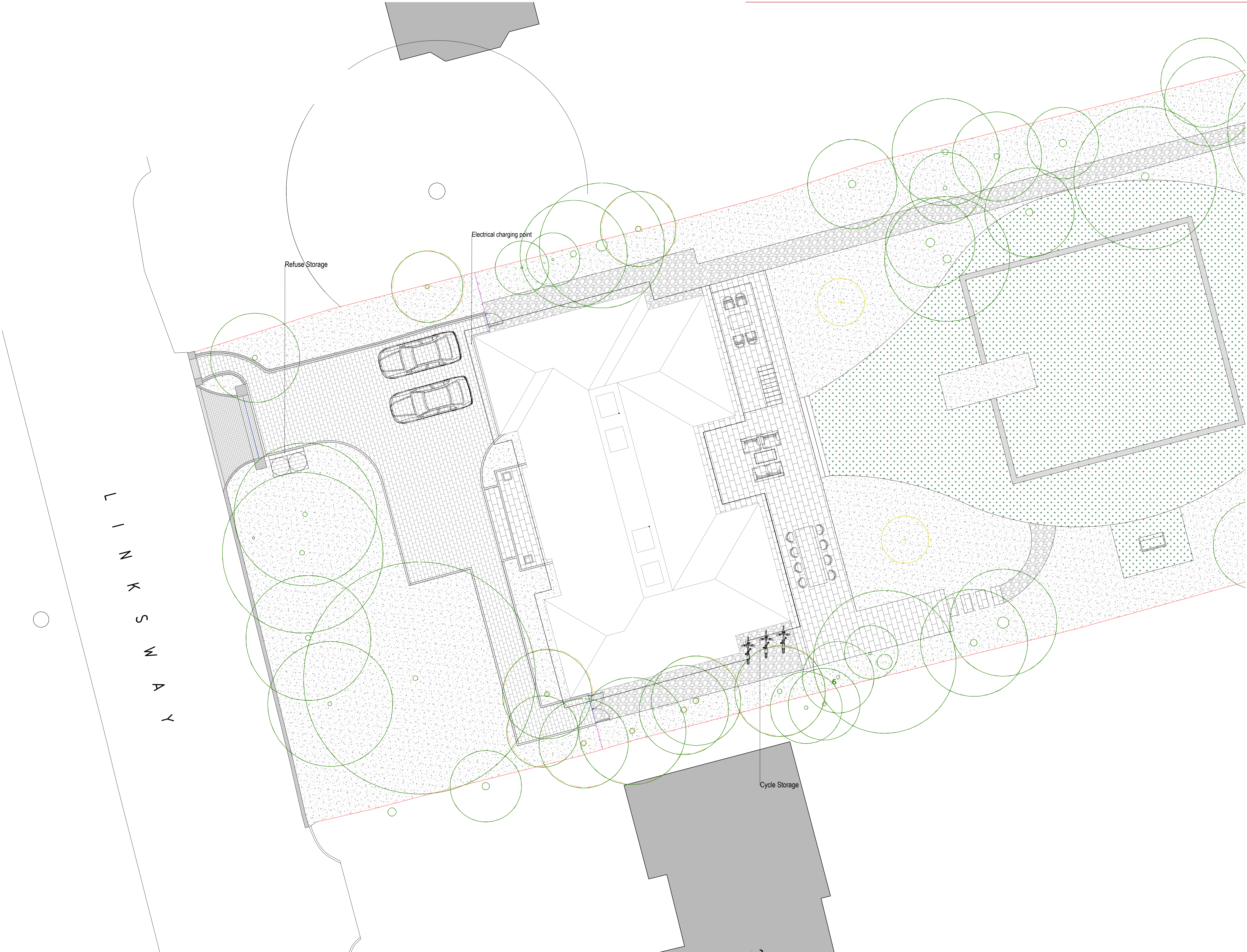
Condition 9: Scheme to protected

It is hereby confirmed that trees and shrubs shown to be retained on the approved plans shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged or dying during or after construction it shall be replaced in the same place (unless this is contra-indicated as a result of disease, in which case a new position shall be agreed with the Planning authority in writing,) and shall be of a size and species agreed in writing with the planning authority, and shall be planted within the first planting season following the completion of the development or the occupation of the buildings whichever is first.

Where damage is less severe, a programme of remedial works is to be agreed in writing with the Planning Authority.

All new planting is to comply with BS 3836 (1992) Nursery Stock, Part 1, Specification for Trees and Shrubs. Remedial work should be carried out to BS 3998: 2010 "tree work recommendations" and BS 4428 (1989) 'code of practice for General Landscape Operations (excluding hard surfaces). The agreed work shall be completed in the first planting season following the development of the occupation of the buildings, whichever is the earlier.

- 1) All trees shown on approved planning drawings are to be retained and protected during works as per attached drawing **613-L300, 613-L300.1**
- 2) The trees provide a natural habitat for a wide range of birds and invertebrates, and It is proposed that 2 no bat boxes are placed in the larger trees around the site. The boxes will be made of woodcrete and will attract bat species that already occur within the local area such as the common Pipistrelle, Noctule and Daubenton's bats
- 3) The attached landscaping plans (see General Arrangement plan **613-L100, 613-L100.1** and Planting plans and Planting schedule **613-L900, 613-L900.1 and 613-L950**) include significant increases in planting areas, including a diverse mix of shrubs and perennials, with woodland underplanting and new shrub and hedge planting.
- 4) The relatively dense cover of mixed shrub and perennial planting adjacent to tree lined boundaries will provide nesting and feeding sites for many bird species.
- 5) New trees to be procured, handled, planted and maintained in accordance with BS 8545:2014 'Trees: from nursery to independence in the landscape – Recommendations'.

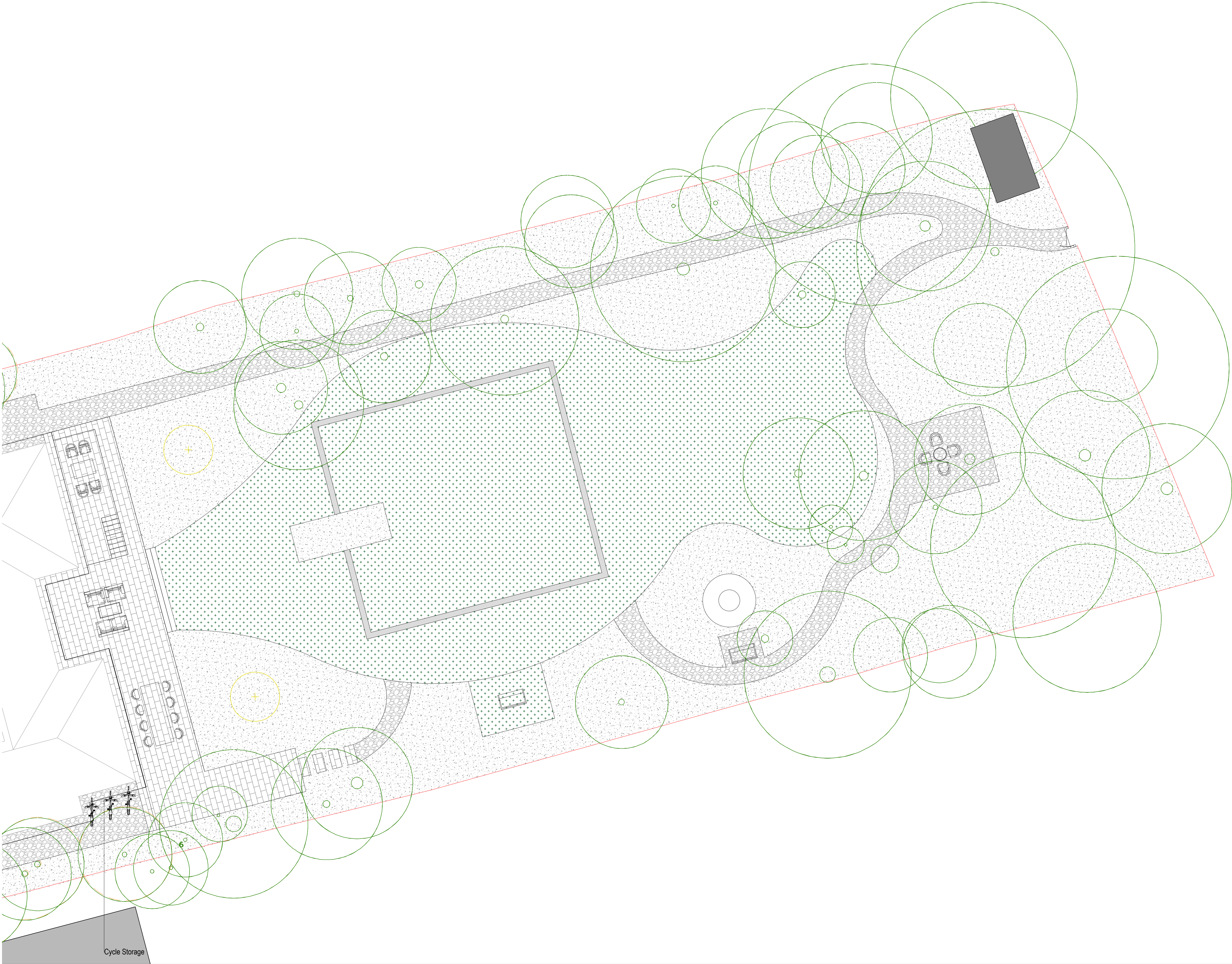


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LEGEND	
	Site Boundary
PAVING	
	P01. Porcelain Tile Refer to 613-L350-Materials Schedule
	P02. Granite Sett Refer to 613-L350-Materials Schedule
	P03. Render wall to match house Refer to 613-L350-Materials Schedule
	P04. Permeable block paving Refer to 613-L350-Materials Schedule
	P05. Permeable Edging Sett Refer to 613-L350-Materials Schedule
	P06. Permeable Edging Sett Refer to 613-L350-Materials Schedule
	P07. Loose Gravel Refer to 613-L350-Materials Schedule
	P08. Fence Refer to 613-L350-Materials Schedule
	P09. Garden Gate Refer to 613-L350-Materials Schedule
	P10. Driveway Gate Refer to 613-L350-Materials Schedule

PLANTING	
	P11. Planting Area
	Existing Trees to Remain
	Proposed Tree
	Hedging 1. Refer to 613-L950-Planting Schedule
	Hedging 2. Refer to 613-L950-Planting Schedule
	Lawn. Refer to 613-L950-Planting Schedule





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P02. Granite Setts
Refer to 613-L350-Materials Schedule

P03. Render wall to match house
Refer to 613-L350-Materials Schedule

P04. Permeable block paving
Refer to 613-L350-Materials Schedule

P05. Permeable Edging Setts
Refer to 613-L350-Materials Schedule

P06. Permeable Edging Setts
Refer to 613-L350-Materials Schedule

P07. Loose Gravel
Refer to 613-L350-Materials Schedule

P08. Fence
Refer to 613-L350-Materials Schedule

P09. Garden Gate
Refer to 613-L350-Materials Schedule

P10. Driveway Gate
Refer to 613-L350-Materials Schedule

PLANTING

P11. Planting Area

Existing Trees to Remain

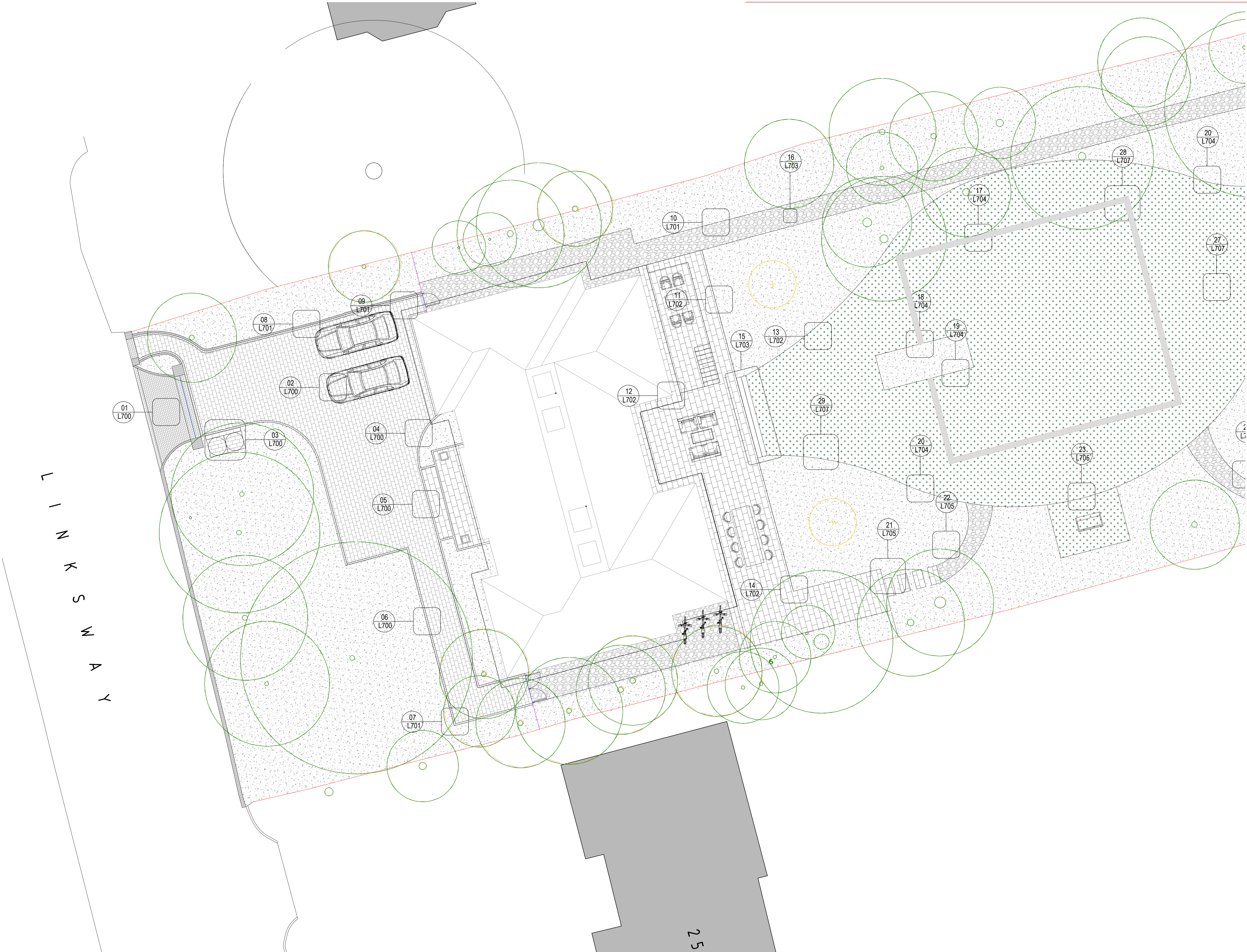
Proposed Tree

Hedging 1. Refer to 613-L950-Planting Schedule

Hedging 2. Refer to 613-L950-Planting Schedule

Lawn. Refer to 613-L950-Planting Schedule

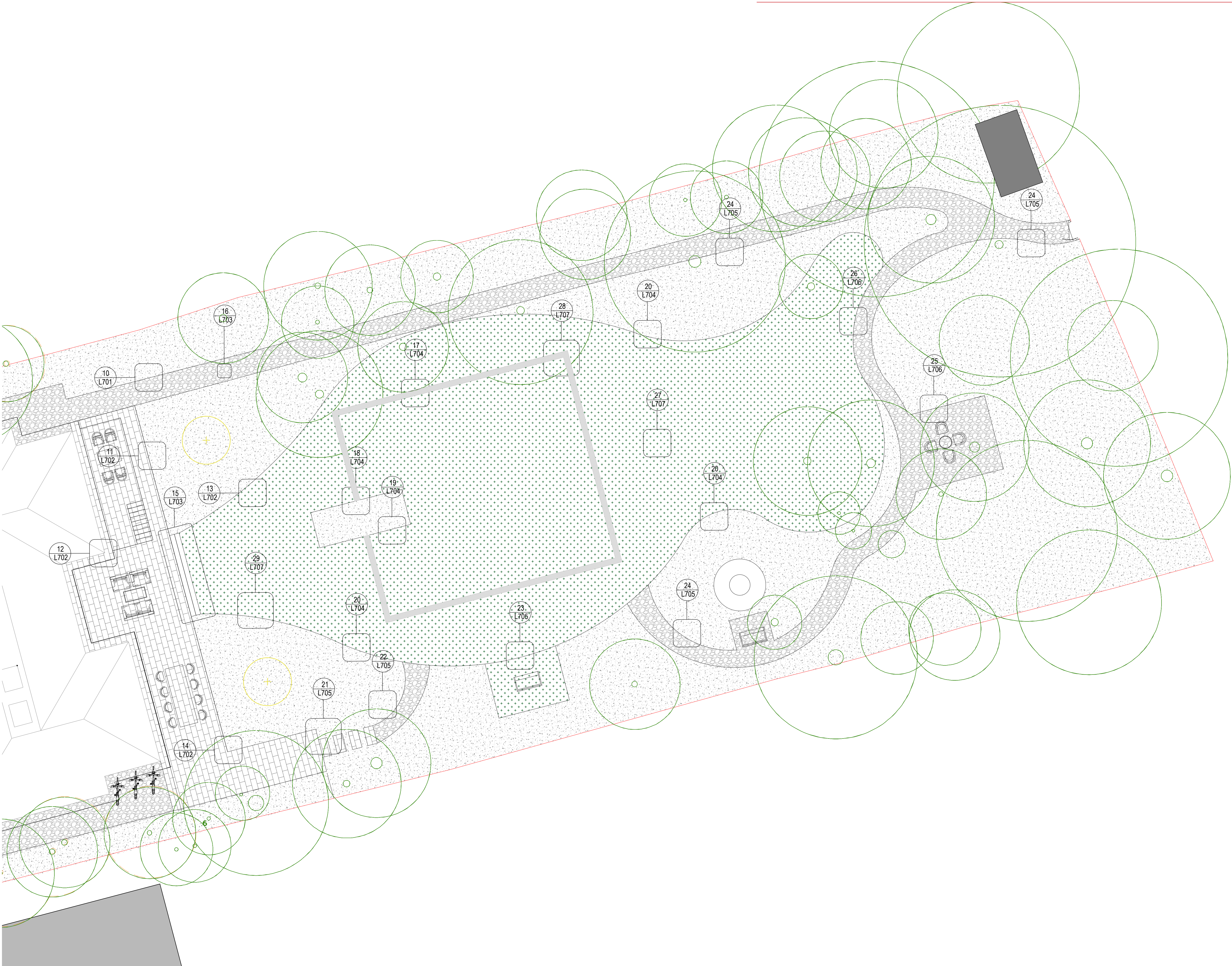




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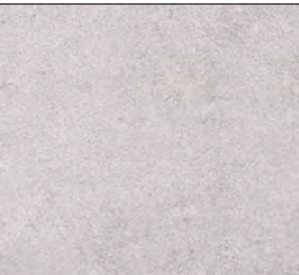
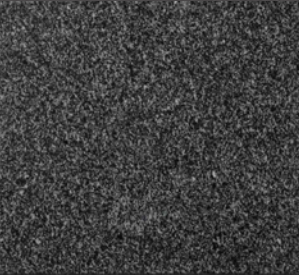




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HARD LANDSCAPING									
Material No.	Function	Material	Colour	Finish	Dimensions (mm)	Image	Ref. dwg No.	Supplier	Notes
P01	Paving	Porcelain Tile	Silver Grey	Rectified	900 × 600 × 20		613 - L701	www.londonstone.co.uk	or equal or approved
P02	Edging	Granite Sett		Swan	200x100x30		613 - L703	www.cedstone.co.uk	or equal or approved
P03	Pillar Wall	Render	Dark Grey To match house	To match house	As per manufacturer spec		613 - L700	To match house	To match house
P04	Driveway Paving	Permeable block paving	Drivesett Argent Priora Graphite	As per manufacturer spec	Mix sizes 240,160,80 x 160 x 60		613 - L700	www.marshalls.co.uk	or equal or approved
P05	Driveway Edging	Permeable block paving	Drivesett Argent Priora Light	As per manufacturer spec	Mix sizes 240,160,80 x 160 x 60		613 - L700	www.marshalls.co.uk	or equal or approved
P06	Driveway Edging	Permeable block paving	Drivesett Argent Priora Dark	As per manufacturer spec	Mix sizes 240,160,80 x 160 x 60		613 - L700	www.marshalls.co.uk	or equal or approved
P07	Path	Gravel	Cream/Grey	As per manufacturer spec	10 - 12 mm		6013 - L703 6013 - L704	www.cedstone.co.uk	or equal or approved
P08	Fence	Wood - Slatted	Black	Smooth	Max Height 2m		613 - L702	www.gardentrellis.co.uk	or equal or approved
P09	Gate	Wood - Slatted	Black	Smooth	Max Height 2m		613 - L702	www.gardentrellis.co.uk	or equal or approved
P10	Electric Sliding Gate	Steel	Black	Smooth	3600 x 1500		613 - L702	www.livfuture.com	or equal or approved
P11	Cultivation & mulching	Organic compost	Black				613 - L700 613 - L701 613 - L702 613 - L703 613 - L704 613 - L705	www.springbridge.co.uk	or equal or approved

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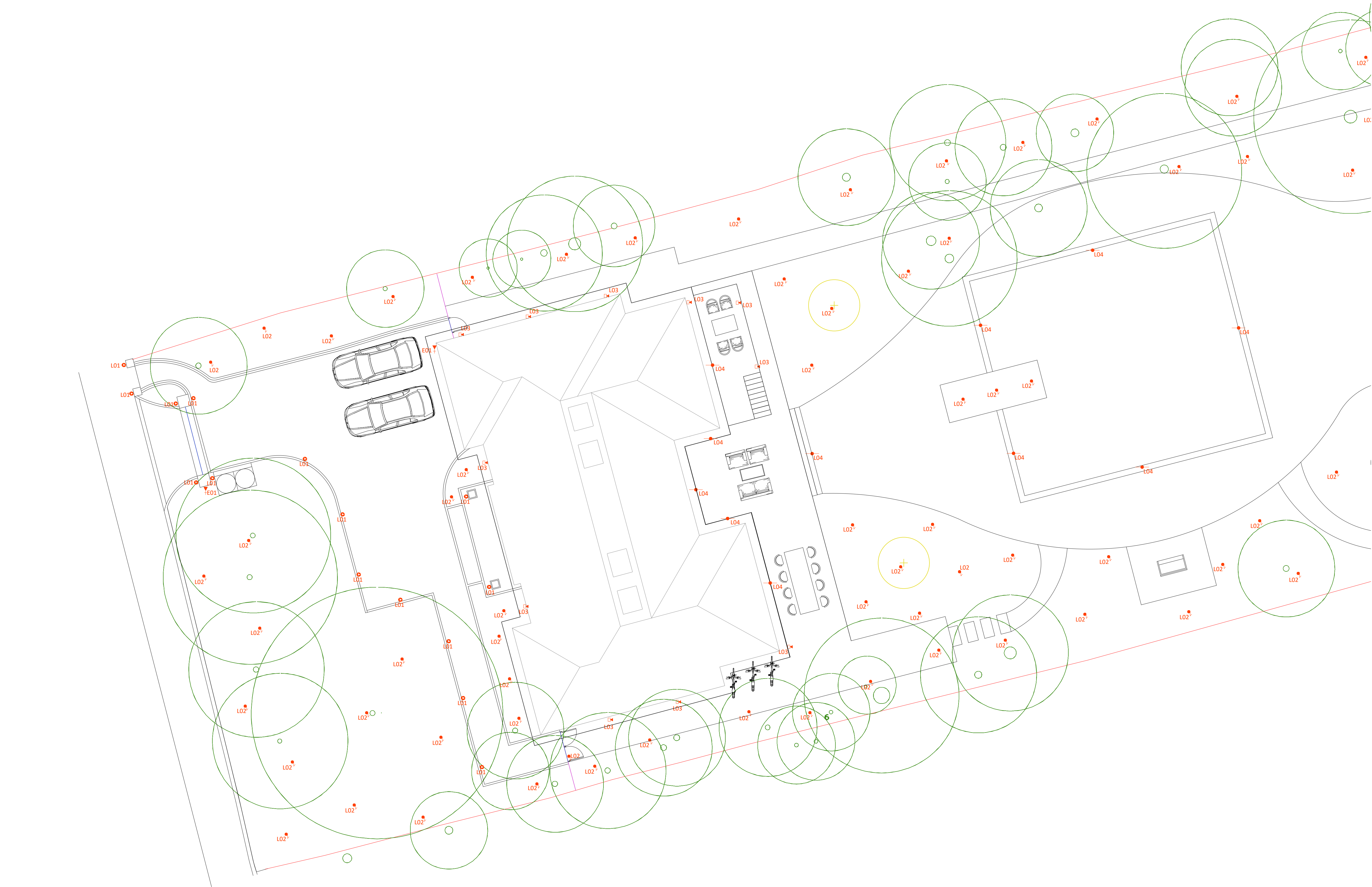
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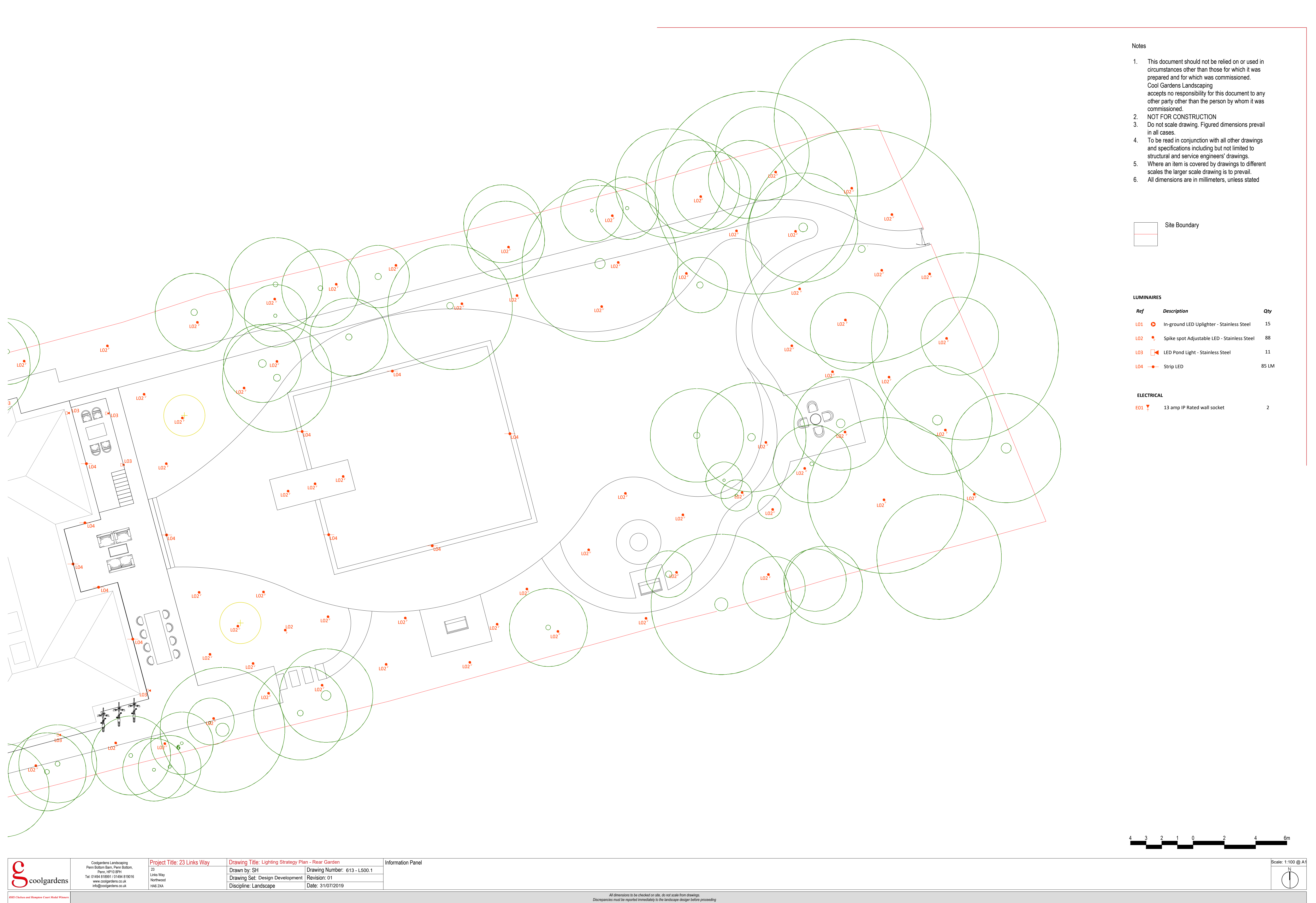


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LUMINAIRES		
Ref	Description	Qty
L01	In-ground LED Uplighter - Stainless Steel	15
L02	Spike spot Adjustable LED - Stainless Steel	88
L03	LED Pond Light - Stainless Steel	11
L04	Strip LED	85 LM
ELECTRICAL		
E01	13 amp IP Rated wall socket	2

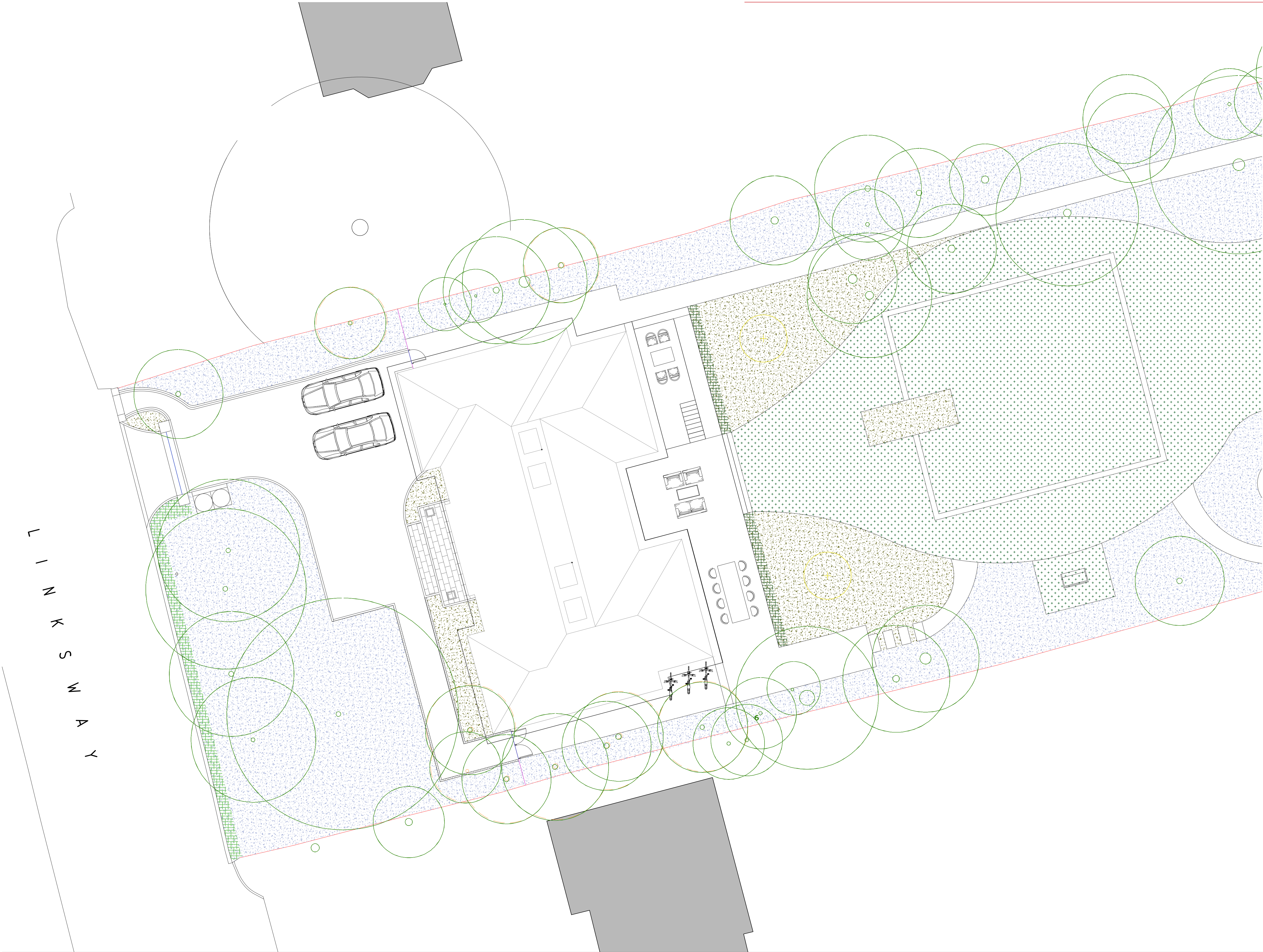




LIGHTING SCHEDULE

Code	Symbol	Function / Location	Colour	Product Code	Material	Image	Ref. dwg No.	Specification	Application Character Example
L 01		In-ground LED Uplighter	Stainless Steel	LD LEDPRO50B	Solid Powdercoated Aluminium		613 - L500	Beam Angle Assymetric Size: H 57 x W 110 LED - Warm White (9W)	
L 02		Spike Spot Adjustable LED	Stainless Steel	LD 121970	Solid Powdercoated Aluminium		613 - L500	Bean Angle 15, 25, 38, 60 degrees Size: H 145 x Dia 63.5 x D 75mm LED - Warm White (6W)	
L 03		Pillar up & Down Light	Stainless Steel	LD 54317	Solid Powdercoated Aluminium		613 - L500	Beam Angle 15, 25, 38, 60 degrees Size: H 82 x Dia 77mm LED - Warm White (6W)	
L 04		Strip LED Light	Stainless Steel	LD 7952-310	Solid Powdercoated Aluminium		613 - L500	LED - Ground light Size: L 155 x W 135 x D 110mm Warm White (6W)	

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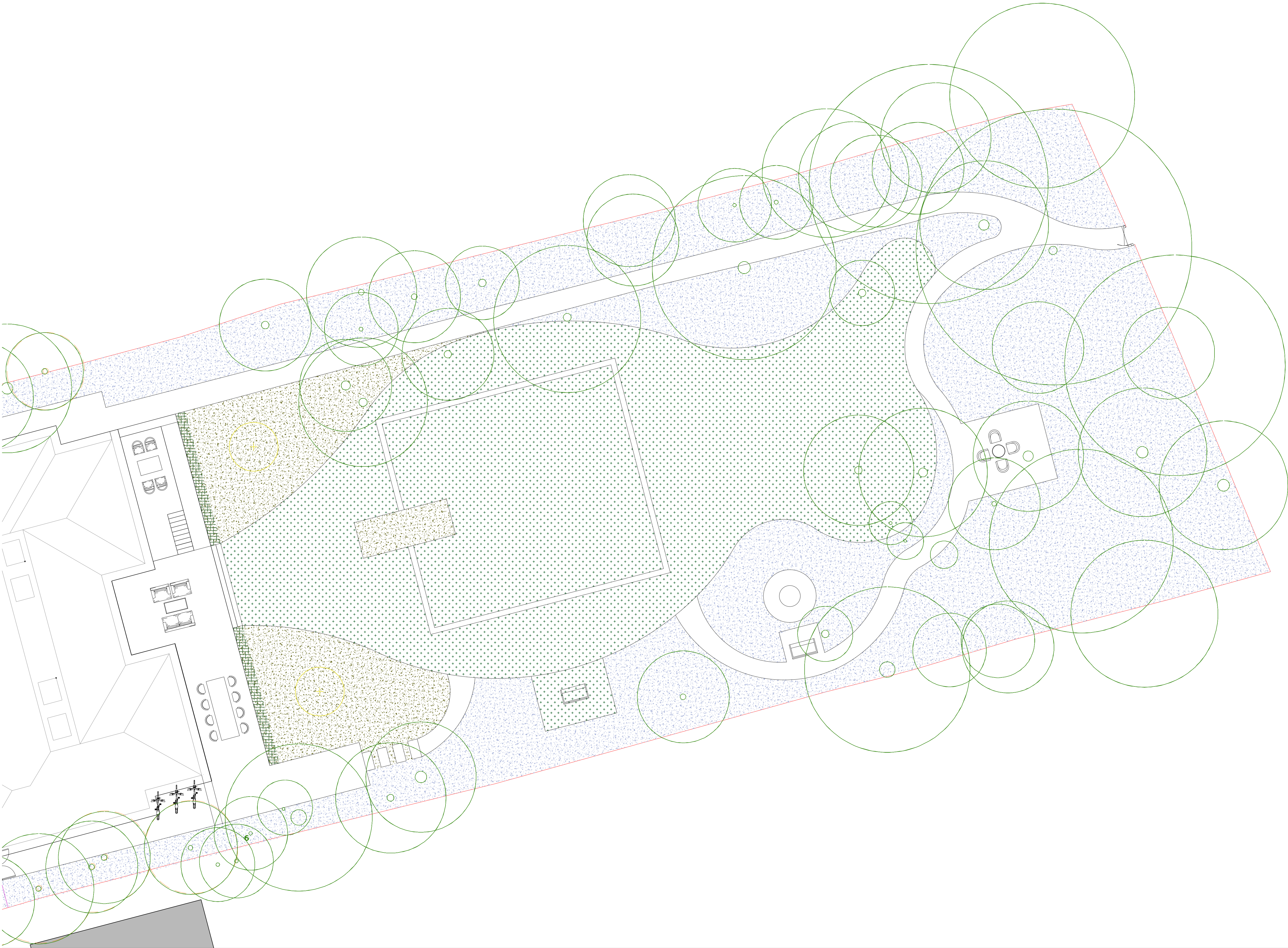
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LEGEND

- SITE BOUNDARY
- Existing Trees
- Proposed Trees
T01. Refer to 613-L950-Planting Schedule
- Proposed Trees
T02. Refer to 681-L950-Planting Schedule
- Hedging - Rear Garden
PL01. Refer to 613-L950-Planting Schedule
- Hedging - Front Garden
PL02. Refer to 613-L950-Planting Schedule
- Lawn
PL03. Refer to 613-L950-Planting Schedule
- Woodland Planting
PL04. Refer to 613-L950-Planting Schedule
- Mix Herbaceous & Perennial
PL05. Refer to 613-L950-Planting Schedule





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LEGEND

	SITE BOUNDARY
	Existing Trees
	Proposed Trees T01. Refer to 613-L950-Planting Schedule
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	Hedging - Rear Garden PL01. Refer to 613-L950-Planting Schedule
	Hedging - Front Garden PL02. Refer to 613-L950-Planting Schedule
	Lawn PL03. Refer to 613-L950-Planting Schedule
	Woodland Planting PL04. Refer to 613-L950-Planting Schedule
	Mix Herbaceous & Perennial PL05. Refer to 613-L950-Planting Schedule



SOFT LANDSCAPING							
Material No.	Function	Species	Size / Area	Height	Pot Size	No. Plants	Notes
PL01	Hedging - Rear Garden	Taxus baccata	Total 8 lm	0.4 - 0.6 m	Root ball	32	
PL02	Hedging - Front Garden	Prunus lusitanica	Total 25 lm	1.5 - 1.75 m	Root ball	50	
PL03	Lawn	Rolawn Arena Turf	Total 472 sqm 141 sqm - Formal	-	-	-	
PL04	Woodland Planting	Refer to table 1	Total 910 sqm	Refer to table 1	Refer to table 1	Refer to table 1	
PL05	Mix Herbaceous & Perennial	Refer to table 2	Total 90 sqm	Refer to table 2	Refer to table 2	Refer to table 2	
T01	Proposed Trees	Acer Palmatum Bloodgood	-	3 - 4 m	Root ball	1	
T02	Proposed Trees	Hornbeam - Boxhead	25 - 30 Girth	2.5 m clear stem	Root ball	4	

TABLE 1Woodland Planting - Typical mix per 10 sqm					
Species	Pot Size	Height	No. Plants (per 10 sqm)	No. Plants (Total)	Notes
Hydrangea paniculata	10 L	1 m	1	90	
Tiarella cordifolia	3 L	60 cm	10	900	
Viola labradorica	3 L	60 cm	10	900	
Matteuccia struthiopteris	3 L	60 cm	10	900	
Cornus canadensis	3 L	60 cm	5	450	
Euphorbia characias	10 L	1 m	1	90	
Viburnum carlcephalum	10 L	1 m	1	90	
Polystichum setiferum	3 L	60 cm	3	270	
Dryopteris filix-femina	3 L	60 cm	3	270	
Helleborus orientalis	3 L	60 cm	3	270	
Brunnera 'Jack Frost'	3 L	60 cm	5	450	
Salvia hot lips	3 L	60 cm	2	180	
Digitalis pam's split	3 L	60 cm	3	270	
Philadelphus 'belle Etoile"	10 L	1 m	1	90	
Hosta regal splendour	5 L	80 cm	3	270	
Hosta 'sum and substance'	10 L	80 cm	2	180	
Hosta 'Fire and Ice'	5 L	80 cm	5	450	

TABLE 2Mix Herbaceouse & Perennial Planting - Typical mix per 10 sqm					
Species	Pot Size	Height	No. Plants (per 10 sqm)	No. Plants (Total)	Notes
Hosta ventricosa	3 L	40 - 60 cm	3	27	
Heuchera 'Orange Dream'	3 L	40 - 60 cm	3	27	
Fagus dome form	Rootball	70-80 cm	1	9	
Dryopteris erythrosora	3 L	60 cm	3	27	
Matteuccia struthiopteris	3 L	60 cm	3	27	
Alchemilla mollis	3 L	60 cm	3	27	
Geum totally tangerine	3 L	60 cm	3	27	
Pittosporum 'Golf ball'	10 L	1 m	1	9	

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