

Discharge of Conditions

This Landscape Plan has been prepared in relation to the relevant part of the Discharge of Conditions 8 (as set out below) for a Planning Approval (Ref: 42570/APP/2015/2790) at Astral House, The Runway, Ruislip, HA4 6SE. The approval is for 6 new build apartments on the site.

Condition 8

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping
- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Hard Surfacing Materials

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
3. Schedule for Implementation

5. Other

- 5.a Existing and proposed functional services above and below ground
- 5.b Proposed finishing levels or contours
- Thereafter the development shall be carried out and maintained in full accordance with the approved details.
- REASON: To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2015).

Note: Information on 5a), 5b) to be provided by others. The implementation of the scheme and its future maintenance will be undertaken by the owners or residents of the site.

Details of Soft Landscaping

Plant Schedule

Tree Specification

Prunus 'The Bride' – 1 no. – 10–12 cm and 300–350 cm at time of planting, Container Grown

Hedging Specifications

Escallonia Hedging (Escallonia 'Apple Blossom')

Plant as a hedge at 75 cm centres. Plants to be 5 Lt, 40–60 cm, Bushy. Prune as necessary to maintain vigour and hedge form. Maintain to height of 1.8–2.0 m. 15 no. plants to be used.

Euonymus Hedging (Euonymus japonicus 'Jean Hughes')

Plant in a single row at 30 cm centres. Plants to be 3 Lt, 20–30 cm. Prune as necessary to maintain vigour and hedge form. Maintain to height of 1.0–1.2 m. 40 no. plants to be used.

Photinia Hedging (Photinia x fraseri 'Red Robin')

Plant in a single row at 60 cm centres. Plants to be 5 Lt, 40–60 cm, Branched. Prune as necessary to maintain vigour and hedge form. Maintain to height of 1.8–2.0 m. 25 no. plants used.

Privet Hedging (Ligustrum ovalifolium 'Aureum')

Plant Privet as a hedge at 30 cm centres. Plants to be 60–80 cm and bare root. Prune as necessary to maintain vigour and hedge form. Maintain to height of 1.5–1.8 m. 9 no. plants used.

Prunus Hedging (Prunus x cistena)

Plant in a single row at 60 cm centres. Plants to be 3 Lt, 40–60 cm, Branched. Prune as necessary to maintain vigour and hedge form. Maintain to height of 1.0–1.2 m. 6 no. plants to be used.

Pyracantha Hedging (Pyracantha 'Orange Glow')

Plant as a hedge at 50 cm centres. Plants to be 5 Lt, 60–80 cm. Prune as necessary to maintain vigour and hedge form. 25 no. plants to be used.

Shrub and Herbaceous Areas

Bed A

- Plant Rosmarinus to back of bed away from building. Otherwise plant in groups with smaller growing species – Santolinia and Hebe – to front of bed.
- Cistus 'Creticus' – 2 no. – 5 Lt, 40–60, Bushy
- Hebe 'Autumn Glory' – 2 no. – 3 Lt, 30–40 cm, Bushy
- Phormium cookianum 'Cream Delight' – 2 no. – 3 Lt, 5 Leaves
- Rosmarinus officinalis – 1 no. – 3 Lt, 40–60 cm, Bushy
- Santolinia chamaecyparissus 'Lemon Queen' – 3 no. – 3 Lt, 20–30 cm, Bushy

Bed B

- Geranium macrorrhizum 'Bevans Variety' – 3 no. – 1 Lt, CG, Vegetative
- Potentilla 'Elizabeth' – 2 no. – 3 Lt, 30–40 cm, Branched

Bed C

- Maintain Hypericum as an informal hedge or screen to back of bed. Underplant with Geranium and Phlomis.
- Geranium psilostemon – 5 no. – 1 Lt, CG, Vegetative
- Hypericum 'Hidcote' – 4 no. – 5 Lt, 40–60 cm, Bushy
- Phlomis russeliana – 4 no. – 1 Lt, CG, Vegetative

Bed D

- Maintain Ceanothus as an informal hedge or screen. Underplant with Alchemilla and Phlomis.
- Alchemilla mollis – 4 no. – 1 Lt, CG, Vegetative
- Ceanothus 'Skylark' – 3 no. – 10 Lt, 60–80 cm, Branched
- Geranium psilostemon – 5 no. – 1 Lt, CG, Vegetative

Bed E

- Maintain as an informal screen or hedge
- Sarcococca humilis – 3 no. – 5 Lt, 20–30 cm, Bushy

Bed F

- Heuchera 'Bressingham Hybrids' – 2 no. – 1 Lt, CG, Vegetative
- Kniphofia 'Little Maid' – 2 no. – 1 Lt, CG, Vegetative
- Lavendula 'Hidcote' – 3 no. – 3 Lt, 20–30 cm, Bushy

Hard Surface Materials

Hard Material Specification

Materials are as to be used in the areas as shown on the Landscape Plan and as indicated on the Key.

Driveway Access, Car Parking Spaces and General Footpath

Tarmac surface laid to a standard construction.

Edging: Use Woburn Original (or similar) blocks by Charcon Ltd to define entrance to the site and the different parking bays. Also used to define between different areas such as driveway and bin storage. Use medium sized blocks: 134x134 mm and 60 mm depth.

Footpaths

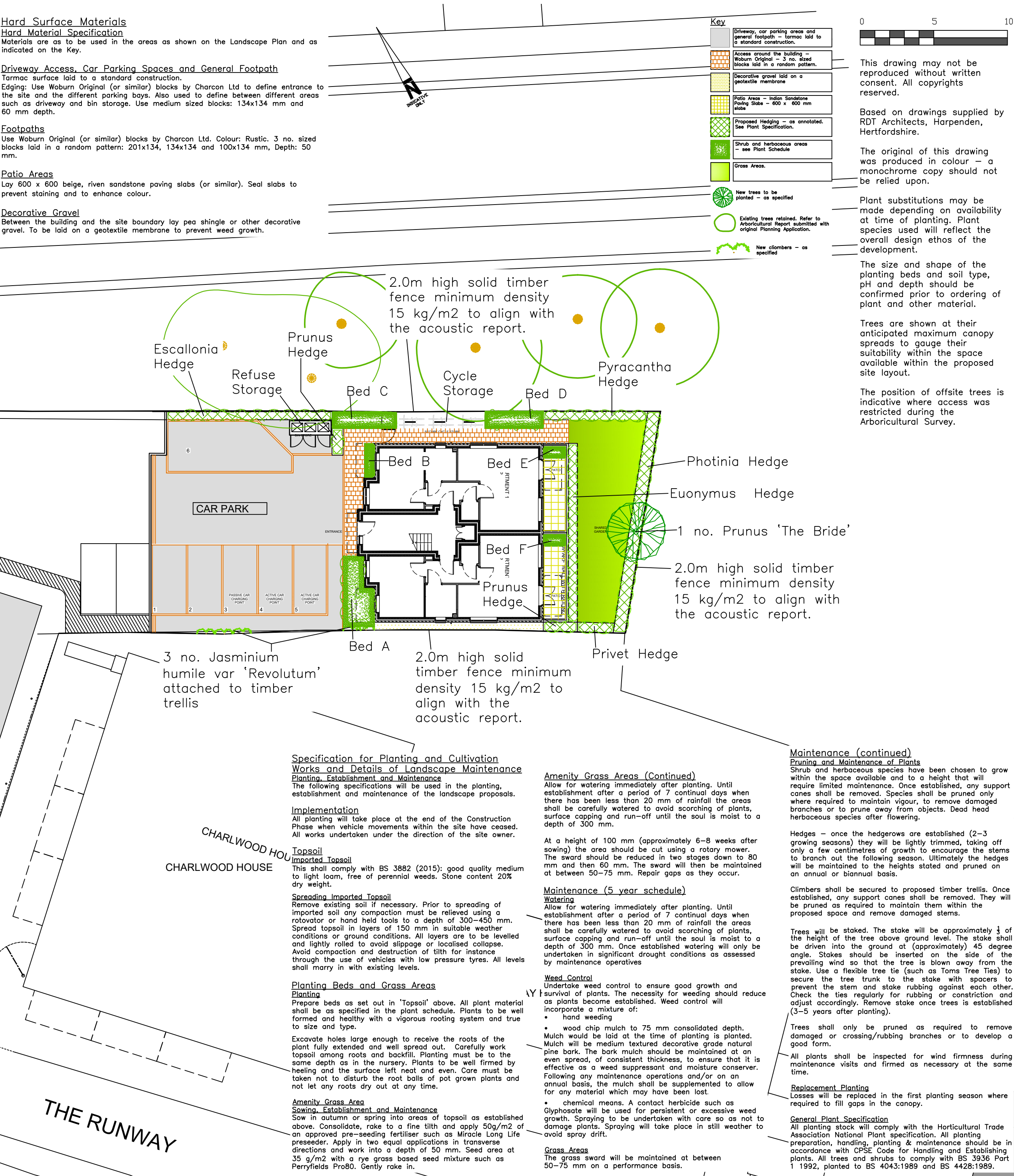
Use Woburn Original (or similar) blocks by Charcon Ltd. Colour: Rustic. 3 no. sized blocks laid in a random pattern: 201x134, 134x134 and 100x134 mm, Depth: 50 mm.

Patio Areas

Lay 600 x 600 beige, riven sandstone paving slabs (or similar). Seal slabs to prevent staining and to enhance colour.

Decorative Gravel

Between the building and the site boundary lay pea shingle or other decorative gravel. To be laid on a geotextile membrane to prevent weed growth.



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Plant substitutions may be made depending on availability at time of planting. Plant species used will reflect the overall design ethos of the development.

The size and shape of the planting beds and soil type, pH and depth should be confirmed prior to ordering of plant and other material.

Trees are shown at their anticipated maximum canopy spreads to gauge their suitability within the space available within the proposed site layout.

The position of offsite trees is indicative where access was restricted during the Arboricultural Survey.

Astral House, The Runway, Ruislip, HA4 6SE

Drawing Title: Discharge of Condition 8 - Landscape Plan

Drawing No: LP/AHTRV020 A
Client: Troutrise Developments Ltd
Scale: 1:200 @ A2
Drawn By: drc
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DCCLA

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