



PLANTING AND MAINTENANCE SCHEDULE

rev2

For a minimum period of 5 years following the completion of the project.

Site Address: 14 Larne Road, HA4 8DR, Ruislip, Hillingdon, Middlesex

Planning Application Reference: 57311/APP/2023/322

Date: July 2023

1. Introduction

On the 9th of March a planning application was granted for *“Demolition of an existing 2-bed bungalow and erection of a new 4-bedroom bungalow with habitable roof space, including side dormer, raising the ridge of the main roof, roof lights and solar panels.”*

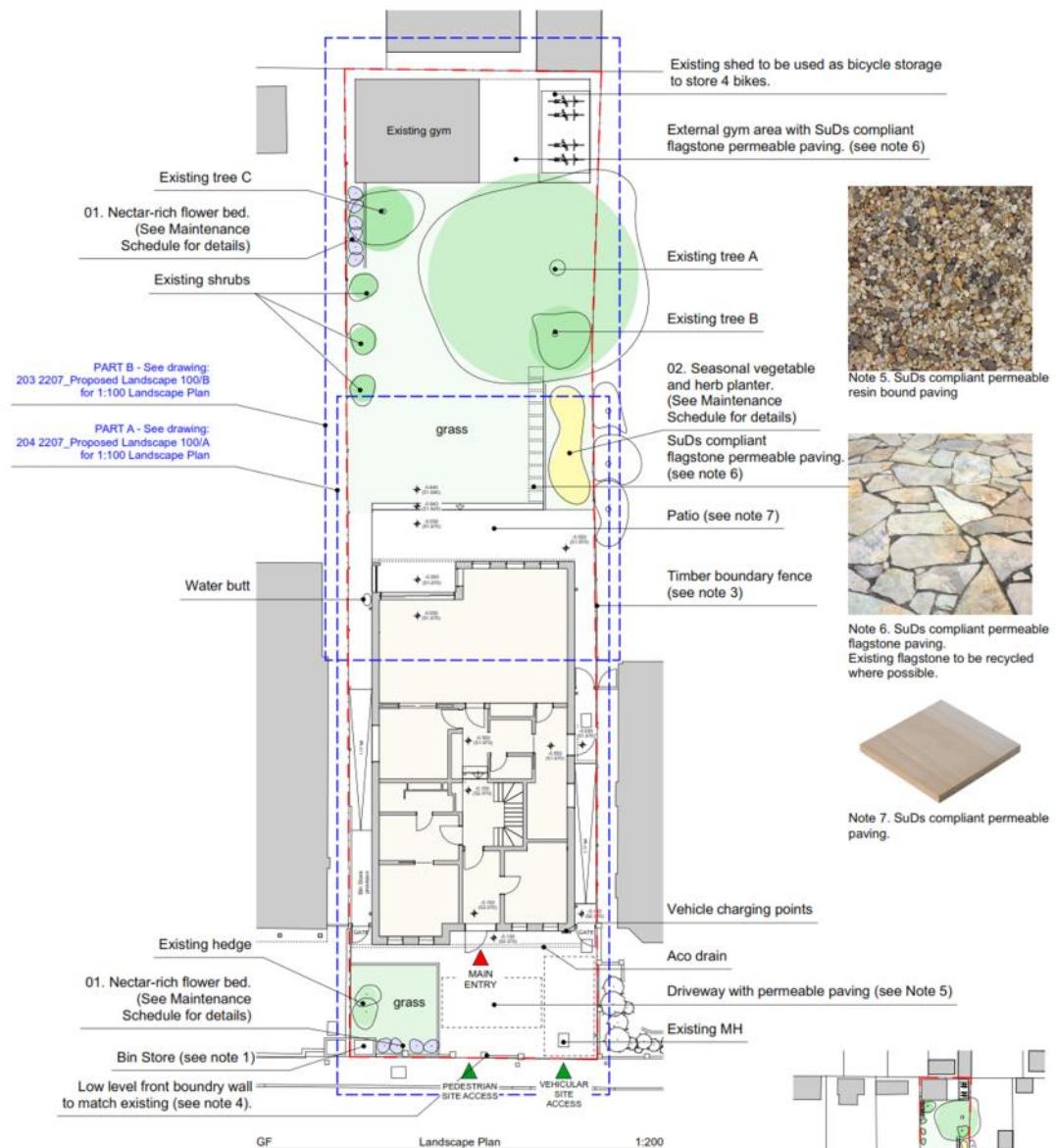
2. Description of Proposal Site & Surrounding Area

The Site is located at 14 Larne Road, within a quiet residential area in Ruislip. Larne Road is a relatively isolated street. A 2-bedroom detached bungalow with a detached garage currently occupies the site. There is a generous garden located to the rear of the house and a driveway with a small lawn located to the front. The property is not located within a Conservation Area nor an Area of Special Local Character. The site and the street do not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land.

The site does fall within a Critical Drainage Area.

3. Description of Proposal

This application proposes to erect a 4- bedroom, single storey residential dwelling with a habitable roof space directly over the location of an existing bungalow. Proposed landscape plan (see below) shows location of retained and proposed planting. Proposed landscaping is in keeping with existing site character and does not introduce dramatic changes.



Note 1. - proposed bin store to match existing Bin Store of neighbouring property.



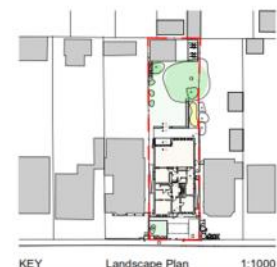
Note 2. Waste & Recycling and Garden Waste disposal is bagged. It is an owners responsibility to put out bags & containers out to the kerbside for collection on the indicated waste collection day.



Note 3. Timber, pressure treated lap fence panel (to match existing).



Note 4. Existing low level, brick boundary wall (to match existing).



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01	PL-04	Discharge of Condition	30/05/2023

4. Existing trees

There are three existing trees located within site boundaries.

- Cedrus Deodara (A)
- Plum tree (B)
- Apple tree (C)

See attached Landscape plan (Page 2) for reference.

Maintenance:

All trees shall be pruned as required to remove damaged, diseased or dead branches. Tree pruning to be carried out in accordance with industry good practice. Pruning cuts should always be made at a union or if necessary, against the main stem; avoid leaving stubs, which can die back, allowing disease to enter and the formation of cavities. Large branches should not be removed unless it is unavoidable. Tree maintenance works will be agreed with client prior to commencement on site.

5. Existing hedges and shrubs

Within the rear garden there are existing shrubs along the South boundary line. These are to be retained.

Maintenance:

Regular pruning shrubs after the blooming period is a standard practice.

Green hedge within the front lawn is to be retained in quantities as shown in Landscape Plan.

Maintenance:

Regular pruning is recommended.

6. Proposed planting

A new 'Nectar-rich' flower bed (Landscape Plan Ref no. 01) is proposed by the Existing Gym (outbuilding) at the rear of the garden (see Landscape plan Page2) and to the front lawn. A mix of seasonal nectar-rich flowers will be planted there. A recommended flower species are listed at the end of this schedule. It is at the owner's discretion which flower species will be planted there.

A seasonal 'vegetable and herb' planter (Landscape Plan Ref no. 02) is proposed along the North boundary line (see Landscape Plan Page 2). A seasonal vegetables and herbs selected by the owner will be planted there.

Proposed development is a private family house. New flower bed and vegetable planter are designed to change with seasons and years. These areas will be forming a 'live' area for the owner's development.

Front and rear grass lawn – is to be rebuilt following building completion.

Grass planting and maintenance:

Grass seed planting should happen in spring or early summertime. Grass planting should happen in first planting season following completion.

Prepare the soil for grass seed by clearing the area and removing any large stones, weeds and other debris. Cultivate the soil to a depth of 15cm (6") to aerate the soil and break up compaction. Level the surface then allow the soil to level for about one week. Adding a Pre-seeding Lawn Fertiliser ensures the soil contains all of the nutrients required for grass seed to develop healthily. When spreading grass seeds, it is important to sow the seed evenly at the recommended sowing rate for grass seed. The new grass seeds must be in good contact with the soil to ensure they germinate properly. Treading or rolling the surface will ensure that emerging roots find their way into the soil. Grass seed should germinate within 14-21 days. Once it reaches 3 - 4 inches long, start to cut the grass. Gradually reduce the height by ½ inch (1cm) each time you mow the lawn until ideal mowing height is achieved.

7. Topsoil

The pH of the topsoil used should be between 5.5 and 7.5. It is to be free from bricks, rubble, wood, subsoil, roots, seeds and toxic substances. The recommended depth of topsoil for creating lawns from turf or seed is 100 to 150mm.

8. Damage to existing vegetation

Accidental damage to existing vegetation which occurs during the execution of works shall be carefully repaired without delay. Any such repair work shall be carried out to conform with BS 3998 (2010) Tree Work and to the satisfaction of the Client.

9. 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.

Trees:

- There are no TPO trees identified on site. If a tree is identified as dying or diseased, a tree surgeon should be consulted prior to any works being carried on. A cause for death or type of disease should be identified if possible. A dead or diseased tree must be cut down by a specialist team to make sure no damage is being done to the adjacent properties or other trees and vegetation.
- If an existing tree must be cut down, if possible, a new tree should be planted to replace the old one.

Shrubs & Surfing/seeding:

- If a shrub or surfing/seeding is identified as dying or diseased it should be carefully removed from site to make sure no damage is being done to other healthy vegetation. A cause for

death or type of diseases should be identified if possible. A new shrub should be planted to replace the old one.

10. Planting schedule (recommended but not limited to)

Following plant species should be considered for planting within nectar-rich flower beds:

Spring flowers:

- Allium
- Bluebells
- Bugle
- Daffodil
- Grape hyacinth
- Primroses

Summer:

- Buddleja
- Coneflower (echinacea)
- Dahlia
- Foxglove
- Lavender
- Sunflower
- Thyme
- Verbena

Spring and Summer flower plants are to be planted when the last frost have passed. Usually around March.

Autumn:

- Asters
- Anemone
- Single-flowered dahlias
- Salvia
- Sedum
- Goldenrod

Autumn flower plants are to be planted late summer August – September.