



HILLINGDON

LONDON

Date : 13/05/2024

Our Project Reference: 2023/D343

PLANNING SUPPORTIVE STATEMENT TO DISCHARGE CONDITION 3

Location: 95-97 Willow Tree Lane, Hayes UB4 BL

Consent Date: 18 October 2023

Consent Reference: 70575/APP/2023/1743

Condition Heading: Landscaping Scheme

Item	Condition 3- Required to discharge prior to occupation	
1.	Details of Soft Landscaping: <i>Refer to drawing no. 2023/D/343/08 -Proposed site plan showing the final soft landscaping.</i>	
1.a	Planting plans: <i>Refer to drawing no. 2023/D/343/08- Proposed site plan showing the final planting areas.</i>	
1.b	Written specification of planning and cultivation works to be undertaken: <i>Refer to drawing no. 2023/D/343/08-Proposed site plan showing location and specification of plants.</i>	
1.c	Schedule of Plants, etc. <i>Refer to drawing no. 2023/D/343/08 -Proposed site plan showing species, plants sizes, spacing etc all carried out by specialist landscaping contractor.</i>	
2	Details of Hard Landscaping: <i>Refer to drawing no. 2023/D/343/08 -Proposed site plan showing hard landscaping.</i>	
2.a	Means of enclosure/boundary treatment: <i>Refer to drawing no. 2023/D/343/08 -Proposed site plan showing design, type, colour materials description, finishes, sizes, etc of the boundary treatment to the rear private gardens and front forecourt with electric sliding gate to match the metal fencing.</i> <i>NB: For the safety and protection of the children, the private garden timber fence is designed with trellis including over the side gates to deter climbing over and escaping.</i>	

2.b	<p>Full details of the proposed vehicular access gates:</p> <p><i>Refer to drawing no. 2023/D/343/08- Proposed site plan showing the final location, design, type, size, method of operation and colour.</i></p>	
2.c	<p>Hard Surface Material:</p> <p><i>Refer to drawing no. 2023/D/343/08 proposed site plan showing the final design and description of all hard surfaces including the colour.</i></p>	
2.d	<p>External Lighting</p> <p><i>The are no specific light fitting within the forecourt due to the small size. The main source of lighting is fixed on front wall by the main entrance. This is considered sufficient in addition to a lamp post in the public footpath which captures and provide sufficient lighting to the front forecourt.</i></p>	
2.e	<p>Other Structures:</p> <p><i>The private gardens have free standing proprietary timer table with bench constructed using in black metal framework and grey stained timber planks.</i></p> <p><i>The garden has a dark grey powder coated metal shed with dual pitch to securely store bicycles for the staff members and garden equipment, etc. so to be out of reach of the children.</i></p>	
3.0	Details of Landscape and Maintenance:	
3.a	<p>Landscape Maintenance Schedule for minimum period of 5 years:</p> <p><i>The soft landscaping is minimal and domestic in scale. The private garden is laid in combination of paving slabs and grass.</i></p> <p><i>The front boundary is screened with laurel hedge which requires minimal maintenance except for the time to time trimming back to maintain 1.5m height.</i></p> <p><i>The homes are corporate assets managed by Social Services therefore there is a regime put in place to request Green Spaces section to maintain the soft planting as and when required.</i></p>	
3.b	<p>Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased:</p> <p><i>The properties are corporate assets therefore in the event of damage to the laurel hedge, Green Spaces will be requested to replace soft planting.</i></p>	
4	<p>Schedule for Implementation.</p> <p>Thereafter the development shall be carried out and maintained in full accordance with the approved details.</p> <p><i>Noted</i></p>	
5	Any other supportive information.	
	<p><i>Refer to drawing no. 2023/D/343/09 -Showing the proposed site with the final record of photos of the completed hard and soft landscaping.</i></p>	