

Condition No. 8

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting, size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of the management and maintenance of the landscaping within the site

Boundary details

External levels - No levels are changed from existing

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Planting Specification:

- Plants to be between 60-90cm when planted
- Main Matrix (Transplants/Quicks)
- 70% of planting stock
 - Hawthorn Crataegus monogyna
 - Blackthorn Prunus spinosa
- Interplant (Whips/Transplants)
- 30% of planting stock
 - Hazel Corylus avellana
 - Holly Ilex aquifolium
 - Dog Rose Rosa canina
 - Field Maple Acer campestre
 - Dogwood Cornus sanguinea
 - Spindle Euonymous europaeus
 - Wild Privet Ligustrum vulgare

Hedging should be planted in two staggered rows at a density of not less than 5 per metre, with approximately 450mm between plants in the same row, and 300-400mm between rows.

All hedgerow planting should be carried out in accordance with BS4428:1989, Code of practice for general landscape operations.

Hedgerow shrubs should either be notch planted or trench planted. Hedge trenches should be dug to a minimum depth of 400mm and width of 600mm, with the plants put into the ground at the same depth at which they had been previously grown in the nursery.

All plants need to be well heeled in after planting and watered in during dry weather.

Hedges to be planted between November and March while plants are still dormant. Avoid planting in very cold or wet weather.

Turf:

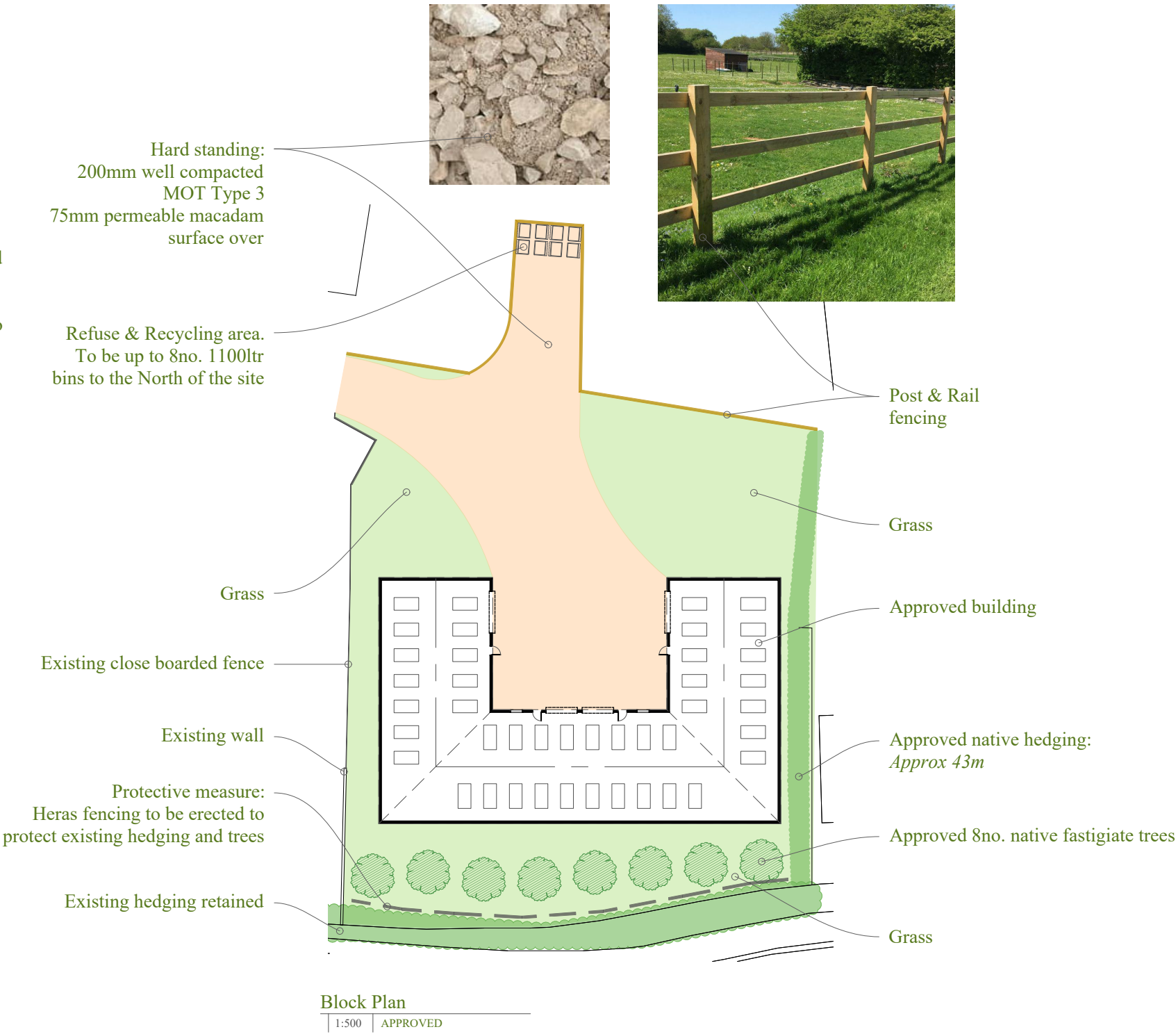
Rolawn - 'Madallion' garden turf

Planting Specification for new trees:

- 2no. Carpinus betulus 'Fastigiata'
- 2no. Fastigate Hornbeam
- 2no. Quercus robur 'Fastigiata'
- 2no. Cypress Oak

Condition No. 9

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.



This drawing is the copyright of Manorwood Construction Ltd but may be used for planning purposes by the Local Authority without breach of copyright.

Do not scale from this drawing unless for Local Authority planning purposes.

All dimensions must be checked on site prior to commencement of works.

Construction (Design and Management) Regulations 2015

This drawing is intended for Planning purposes only and as such does not highlight residual design related health and safety risks.

This information can be provided on request; however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.



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Checked By	BK
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Submission	Conditions
Revision	

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Indicative: 0.0°

