

DISCHARGE OF PLANNING CONDITION 5 – LANDSCAPING

- a) Levels – with the exception of the excavation for the basement patio (see dwg 501/032) no change to the existing levels are proposed.
- b) The existing black powder coated railings to the Broadwater Rd frontage will be extended up to the Otto Rd footpath as indicated on the landscape drawing. No other boundary treatments are required or proposed.
- c) The proposed landscaped seating area is indicated on Aspect Landscaping dwg 6004HSP.4.1
- d) The car parking layout is indicated on dwg 501/046B. The new parking to the northern frontage will be delineated in contrasting blocks
- e) The vehicle and pedestrian access and circulation are indicated on dwg 501/046B
- f) Hard surfacing – the proposed new hard surfacing and planters are indicated on Aspect Landscape dwg 6004.HSP.4.0F and 1F. Samples of the proposed paving may be inspected on site (approved in relation to the listed building consent)
- g) The trees to be retained are indicated on Aspect Landscape dwg 6004.PP.3.1. The trees are outside of the site hoarding and in an area currently used by residents and therefore require no protection
- h) The cellular root system for the new trees to the northern boundary are indicated on Aspect Landscape dwg 6004.TPD.5.0
- i) The planting plans are indicated on Aspect Landscape dwg 6004.PP.3.0E & 1E
- j) Biodiversity – the additional planting to the embankment to the sunken patio together with the landscaped amenity area and new tree planting will provide an enhanced environment for invertebrates, birds and small mammals. The emphasis of the proposed landscaping scheme has been to enhance the setting of the listed building which has limited the opportunities for further biodiversity enhancement.
- k) Any new services are being laid into the building beneath the hard surfacing to the north of the building and therefore do not threaten existing trees or other landscape areas
- l) The building including landscape will be managed by Trinity property Management along with the surrounding buildings. Oakbridge will agree a detailed landscape maintenance plan with Trinity on completion of the works.