

Reference number: 17/503091/FULL

- To ensure the landscaping scheme will provide good screening of the proposed development and in the interests of biodiversity, it is recommended that Larch is replaced with small-leaved Lime and that the cordwood arising from the proposed trees works is retained on site. As such, it is recommended to amend condition 2 as follows (changes in bold):

Amend condition 2 to read:

*The development shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and long term management. The landscape scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines and shall include a minimum of 4m depth of new planting along the north-eastern boundary of the site that shall include;*

- *Mixed native species hedgerow (double staggered row at 45cm spacings with 30cm between rows and minimum 45-60cm bare root stock at planting) along the north-eastern boundary of the site, consisting of 65% Hawthorn and 35% consisting of species Field Maple, Guelder Rose, Hazel, Sallow, Spindle and Sweet Gale;*
- *Replacement trees (such as Field Maple, Oak, Beech, **small-leaved Lime**, Scots Pine) of at least Nursery Select Standard size at planting (10-12cm girth, 3-3.6m height) planted within the native hedge along the north-eastern boundary of the site;*
- *Native shrub mix (double staggered row at 1.5m spacings with 1.5m between rows and minimum 45-60cm bare root stock at planting) consisting of species such as Field Maple, Guelder Rose, Hazel, Blackthorn, Dogwood, Spindle and Sweet Gale;*
- ***The cordwood arising from the proposed tree works retained on site.***

*The landscaping scheme shall also include a mixed native species hedgerow (as above) along north-western boundary of the site, to fill in the gap between the existing planting and the new planting.*

*Reason: To mitigate the loss of the trees being removed, to ensure a satisfactory appearance to the development **and in the interests of biodiversity.***

- Amended sectional drawings (A-A & B-B) have been received to correctly show the retaining wall. It is therefore recommended that condition 5 should be amended to read (changes in bold):

Amend condition 5 to read:

*The development hereby permitted shall be carried out in accordance with the following approved plans: 2527 **04 G; 05 G;** 06 E; and 14 C;*

*Reason: In the interest of visual amenity and to prevent harm to the residential amenity of neighbouring occupiers.*

**Recommendation remains unchanged.**