

23/504905/FULL

Conditions

A condition requiring specific details of the landscaping scheme is needed as follows:

No development above floor slab level shall take place until a detailed landscaping scheme, which shall be designed in accordance with the principles of the Council's landscape character guidance, has been submitted to and approved in writing by the local planning authority. The scheme shall include a planting specification and a 5 year management plan and include the following:

- a) Retention of existing trees and the provision of new native trees across the site frontage.*
- b) Provision of a native double staggered hedgerow across the site frontage.*

The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance and setting to the development.

Condition 6 (Landscaping Implementation) is amended as follows:

All planting, seeding and turfing specified in the approved landscape details shall be carried out in the first planting season (October to February) following the occupation of the building and any trees or plants which, within five years from the first occupation of a building, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the local planning authority gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting to the development.

Condition 10 (Contamination) needs to be removed as it is a duplication of condition 12.

RECOMMENDATION

Officer recommendation remains the same subject to changes to the conditions as set out above.