

**Planning**

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 4: please find enclosed drawing 05 Landscaping Plan, which illustrates the proposed hard and soft landscaping treatment scheme. The hard landscaping includes paving to provide a patio area and border for the new ground floor dwelling. The paved footpath to the front of the dwellings provides level access and an approach route in accordance with Approved Document M guidance. There is an existing footpath to the rear of the adjacent properties, starting at number 5 and continuing southeast around the neighboring properties - the new dwelling will be integrated within these semi-private communal gardens, which are an integral feature of the Mayes Gardens almshouses site. The bin store area will be paved to provide a level and robust surface, with a small connecting path in setts to match the existing setts within the parking area. The parking space will be tarmac to provide a robust, durable surface.

As outlined by the arboricultural assessment submitted with the planning application, the development involves the removal of two low quality/value trees, including a modest birch (7.2m high) and a small laurel (2.4m high). There is not sufficient space to replant trees within the application boundary, however, two new trees are proposed in the surrounding Mayes Gardens site (which falls under ownership of the applicant), on the grass verge between the parking area and hedgerow facing Harrison Street. Considering the quality and size of the laurel which was removed, and the constraints to accommodate new planting, we consider that this tree planting is appropriate for the site; 2for1 (i.e. 4 new trees) would not be feasible. The proposed Sorbus Aria and Rowan trees will compliment the existing Willow, Birch and Plum trees, which provide an attractive frontage for the residents and contribute to the streetscape. In addition to the proposed tree planting, laurel shrubs are proposed to provide screening and evergreen cover around the new bin store and dwelling. Climbing plants were also considered along the fence facing Harrison Street, however, the client decided that they would prefer to leave the fence open to allow natural surveillance for security. The proposed planting scheme will enhance the amenity and biodiversity of the site, provide nesting opportunities for birds, and integrate the new development within its surroundings as part of the Mayes Gardens neighborhood.

Condition 6: please find enclosed the Construction Management Plan by Multi Build UK, which outlines working practices, construction methodology, compound layout and other measures proposed by the contractor to maximise safety during construction and minimise disruption to the neighbouring dwellings and roads.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

RE: 124229/FO/2019

Date (must be pre-application submission)

21/02/2022

Details of the pre-application advice received

Following an email sent on 3/2/22 inquiring about condition 4, the agent had a phone discussion with the planning officer on 21/2 to discuss the requirements for condition 4 with regards to the tree planting and detail required on the landscaping plan. The planning officer recommended that native species should be used where appropriate and that the general target for replacement tree planting is 2for1 where feasible.

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Barry Murphy

Date

18/03/2022