
DISCHARGE OF CONDITION 4C

THE FACTORY

REF. 119890/VO/2018

PUBLIC REALM



DOCUMENT CONTROL

FILE NAME
PL1803-ID-024-00 THE FACTORY - DISCHARGE OF CONDITION 4C

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COST CONSULTANT GARDINER & THEOBALD/TURNER & TOWNSEND	PLANNING DELOITTE	

INTRODUCTORY DOCUMENT
TO ACCOMPANY DISCHARGE OF
PLANNING CONDITION 4C

4C

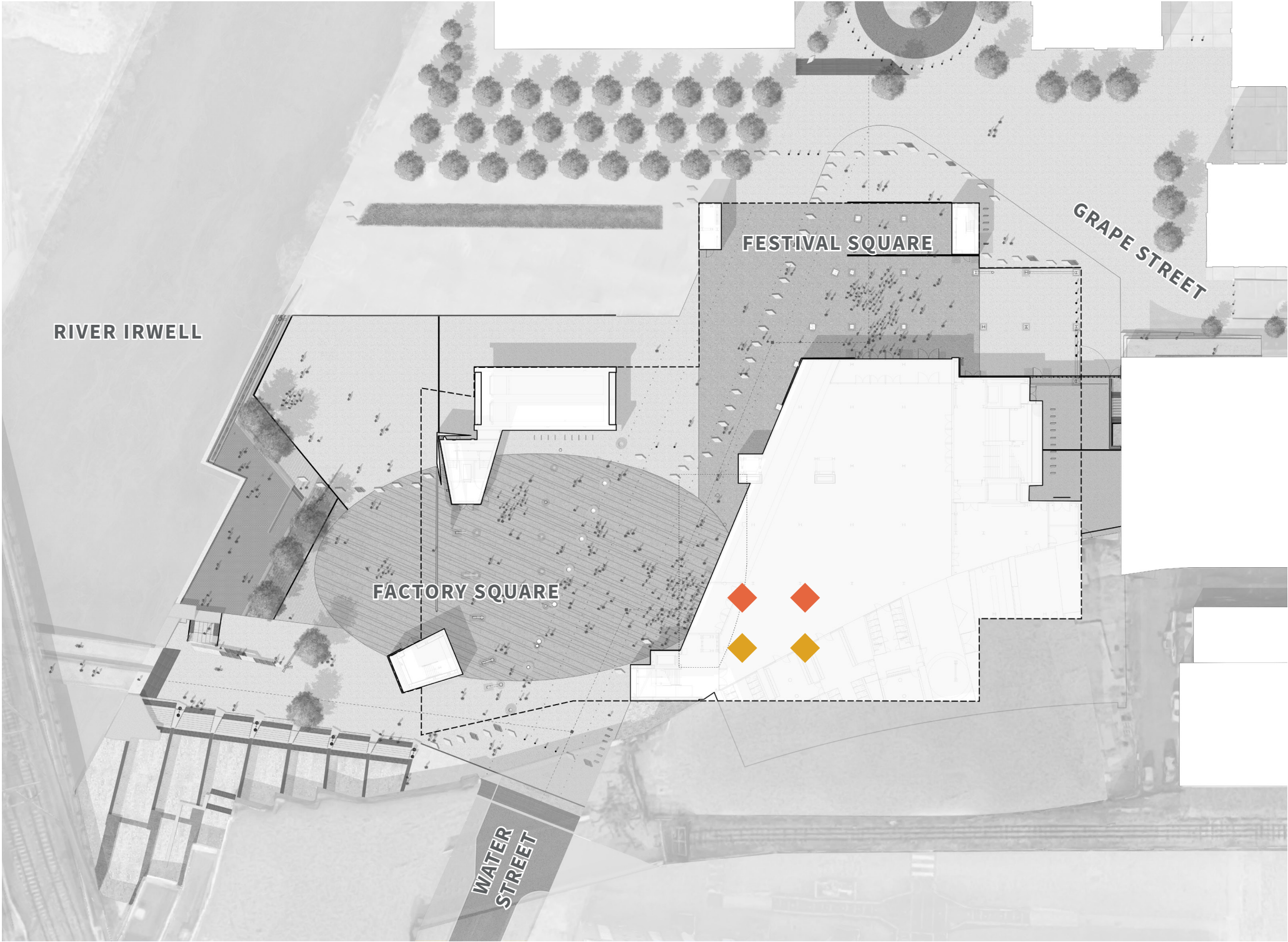
Condition 4C

Notwithstanding the details submitted with the application within 6 months of the granting of this consent a programme for submission of final details of the public realm works as shown in Factory Public Realm Design Document dated December 2016 by OMA and dwg numbered XX200 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

(c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes (minimum 2 of each) and appropriate planting;

and details shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

The approved scheme shall be implemented prior to the proposed building being first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

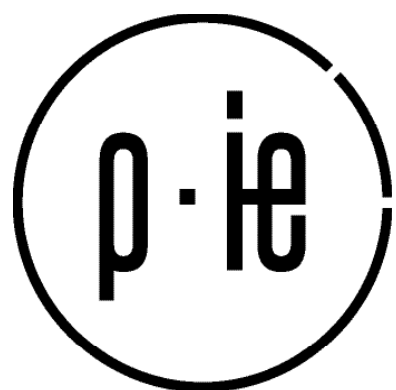


To attract wildlife and increase biodiversity a minimum of two bat boxes and two bird boxes will be installed within the site. These are currently proposed to be installed on top of the roof structure. The final design of the boxes will be developed through public engagement exercise run by MIF.

Tree planting has been proposed along the rivers edge to Factory Square that will link into a wider tree planting strategy along the river creating species rich wildlife corridors and habitats for various animals, such as birds that use the river as a food source.

A small area of grass planting is proposed along the river between the concrete paving. This area will allow smaller micro habitats to form suitable for insects and invertebrates.

- KEY
- Bat boxes
 - Bird boxes



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