CDN/20/0619 report

Conditions 12 (hard landscaping),

The use of ‘Oakdale Centurion' buff flags to form the hard landscaped areas within the curtilage of the dwellinghouses, in the locations as shown on the approved drawing ref: 02 rev.D as received by the Local Planning Authority on the 15th May 2019 is considered to be acceptable. On the basis that the approved hard landscaping scheme is implemented not later than 12 months from the date of commencement of the works condition no.12 is discharged.

Condition no.14 (bio diversity),

Plan ref: 18-013 SK61 rev. A received on 16th November 2020 confirms that each house would have a bat or bird box, with 22 houses having bat boxes and 23 houses having bird boxes. Furthermore that the bat box would be in the form of a Free Access Bat Box Brick (A) and the bird nesting box , would be in the form of an Eco Habitats for Swifts brick (C), (as per the manufacturers specifications received on 16th November 2020) with both located on the rear faced of each dwellinghouse close to the eaves.

On the basis that the development is fully implemented in accordance with manufacturers specifications in the locations on plan ref:SK61 rev.A , condition no.14 is discharged.

Condition no.23 (lighting),

The proposed type and location of the street lighting to Leach Street and Crossley Street shown on plan ref: AC-MSL-5484 Rev A is considered to be acceptable. On the basis that the Philips Micro Luma NW lanterns are used in the locations shown on the submitted is implemented in full prior to the first use of the development and remains in operation for so long as the development is occupied, condition no.23 is discharged.

Condition no.29 (soft landscaping)

The originally proposed soft landscaping scheme raised concerns in relation to the proposed tree species . The revised planting scheme on plan refs: 15297-LD01D, 15297-LD-02A, & 15297-LD-03D has been examined, including the planting of 4No. Amelanchier lamarckii "Robin Hill" Standard; 3No. Amelanchier lamarckii Extra Heavy Standard; 5No. Crataegus laevigata "Pauls Scarlet" standard; 10No. Magnolia kobus Selected Standard; 6No. Malus Tschnoskii Selected Standard; and 2No. Sorbus aucuparia "Streetwise" Extra Heavy Standard; and is considered to be satisfactory

On the basis that the approved scheme shall be implemented not later than 12

months from the date the buildings are first occupied, and 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, condition no.29 is discharged .