ENVIRONMENTAL STANDARDS STATEMENT

LAND ADJACENT TO VINCENT AVENUE

PRODUCED ON BEHALF OF

Private client

PREPARED BY: LEE WALSH

1. This statement has been produced to support the full planning application for the development of 8 dwellings
2. The proposed development is for the proposed erection of four five-bedroom detached houses and four five-bedroom semi-detached houses. The development will be accessed by forming an entrance off Vincent Avenue between plots nine and eleven. Access for the site will be a one way system existing on to Oswald Street.
3. For the site to be a viable development potential and considering its setting all other types of development such as mixed use development, B1 or other small commercial has been eliminated due to its inappropriateness to its surroundings. Elements such as highways and trip counts would greatly increase and add pressure to the local infrastructure.
4. The development will have a positive impact on the local environment. Currently there is a car mechanic garage and individual car garages, the site is likely to be contaminated due to its current use which will be having a negative impact on the local environment. By developing the site the spread of contamination will be stopped and cleaned up if required. The development does propose to remove some trees form the site to make way for the development but efforts have been made to avoid any trees of particular importance, the layout also takes in to consideration tree root zones to large trees along the southern edge.
5. In order to reduce environmental effects across the site we would include the planting of new trees as part of the landscaping design and where possible preservation of any existing tress and planting. Any other

environmental impact reduction would include the requirement for bat boxes and habitats of nesting birds

It is a key consideration and requirement that this development enhances the local environment by mitigating and reducing existing issues. Consideration has been given to the key elements which affect the local environment such as trees, contamination, bats and nesting birds; the proposal includes for the betterment of the local environment.