

# Single Storey Extension, Formation of Cottage and New Detached Dwelling at The Queen's Head

**Condition 8** of application ref: 20/00817/APP dated 21st September 2020


**Prior to the first use/occupation** of the new build dwelling hereby approved a scheme of hard and soft landscaping shall be completed in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority. As a minimum, the details shall include:



- samples/details of the hard-surfacing materials proposed to be used within the plot, associated parking areas and shared drive;
- full planting plans (new trees, hedgerows and shrubs);
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities;
- locations, heights and materials of all boundary enclosures (existing and proposed)

**Condition 9** of application ref: 20/00817/APP dated 21st September 2020

Notwithstanding the submitted details and prior to the first use/occupation of the public house and/or subdivided dwelling hereby approved **a scheme of landscaping of the front forecourts shall be completed** in accordance with full details that shall first be submitted to and approved in writing by the Local Planning Authority. As a minimum, the details shall include:

- samples/details of the hard-surfacing materials proposed to be used;
- full details of the proposed boundary wall (materials and construction details) to be constructed in a Flemish brick bond;
- full planting plans;
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities;
- details of external plant/machinery to be removed/relocated.

| Hard Landscaping |  |  |
|------------------|--|--|
| Driveway         | Limestone clippings with blue brick edging |  |

|               |   |  |
|---------------|---|--|
| Paving Slabs  | Marshalls Heritage Riven Old Yorkstone Paving Slab 300 X 300 X 38 Mm on sharp sand screed bed on minimum 150mm deep Type 1 sub base installed as per manufacturers procedures unless ground conditions dictate otherwise. |  |
| Cobbled Setts | Marshalls 'Drivesys Original Cobble' in Iron Grey on sharp sand screed bed on minimum 150mm deep Type 1 sub base installed as per manufacturers procedures unless ground conditions dictate otherwise.                    |  |

Please refer to drawing no. 4715/31 for the location of hard landscaping.

| <b>Trees</b> |                     |  |
|--------------|---------------------|--|
| 1 no         | Prunus Avium        | 1.25-1.5m<br>Plant shape: ½ standard<br>Trunk girth: 6-8cm<br>Pot size: 10 litres  |
| 1 no         | Amelanchier Arborea | 2.5-3m<br>Plant shape: Full standard<br>Trunk girth: 6-8cm<br>Pot size: 25 litres  |
| Hedge        | Euonymus Fortunei   | 56 no. 10-15cm ht planted 30cm apart   |
| Hedge        | Prunus Laurocerasus | 24 no. 30-50cm planted 60cm apart  |
| Turf         |                     | The soil (a minimum 100mm (4") depth of good quality top soil, free of vegetation) should be turned over, levelled, lightly consolidated and free from surface stone, other debris and perennial weeds. Do not compact the soil. (Compacted soil inhibits drainage of surface water which leads to permanent turf damage). Apply Lawn Establishment Fertiliser and rake into the top 25mm (1") of soil. Using a rake, obtain a fine tilth to ensure thorough contact between soil and turf roots when laid. Turf should always be inspected upon receipt and laid immediately when arrives on site. Do not lay turf when soil is frozen to a depth of 25mm or more, or when the ground is waterlogged. |

| <b>Boundary Enclosures</b> |   |   |
|----------------------------|---|---|
| Brick wall                 | Please refer to RCP drawing no. 4715/31 | 1.2m ht, using brick to match existing property ( |

|              |   |  |
|--------------|---|--|
|              |   | Forterra Hampton Rural Blend Brick) in Flemish Bond                          |
| Timber fence | Please refer to RCP drawing no. 4715/31 | 1.8m ht timber closeboard fence between timber fence posts and gravel boards |