

Planning Department,
Thanet District Council,
Margate,
Kent,
CT9 1AY

19th February 2024

Dear Sir / Madam,

SITE ADDRESS: 130 Gladstone Road, Broadstairs, Kent, CT10 2JB, F/TH/22/1275.

We write on behalf of the applicant, Foreland Partnership, to submit an application to Thanet District Council for the approval of conditions 4, 5 and 12 attached to planning approval F/TH/22/1275.

Condition 4:

Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:

- *species, size and location of new trees, shrubs, hedges, and grassed areas to be planted*
- *the treatment proposed for all hard surfaced areas beyond the limits of the highway*
- *walls, fences, other means of enclosure proposed shall be submitted to, and approved in writing by, the LPA.*

In relation to the external hard and soft landscaping treatments please refer drawing no. 1826_020_Landscape Strategy. Please note that a significant amount of existing vegetation has been retained on site and the landscaping strategy has been to supplement the existing. The proposed landscaping will fill in gaps in the existing established hedgerows along the site boundaries, provide additional privacy along boundary edges and will soften the new borders between properties within the site.

Condition 5:

All hard and soft landscape works, including ecological enhancement features, shall be carried out in accordance with the approved details. The works shall be carried out prior to the first occupation/use of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Following completion of the landscape and enhancement works, photographic evidence of implementation shall be submitted to and approved in writing by the Local Planning Authority in order to verify the works have been completed in accordance with the approved plans, and to enable the full discharge of this condition. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species as those originally planted, unless written approval to any variation is provided by the Local Planning Authority. All ecological enhancement features shall thereafter be maintained.

We seek to partially discharge condition 05 to provide a program of works for the hard and soft landscaping (including ecological enhancement features) as follows;

- Hard and soft landscaping works have been completed and photographic evidence is supplied in Appendix A
- Within two weeks of the ecological enhancement features being installed, photographs will be supplied to the council.

The ecological enhancements will be in accordance with information supplied for approved Condition 11, including

drawing 1826 – 015 A Ecological Enhancement Plan.

Condition 12:

Prior to the installation of any external lighting a "lighting design strategy for biodiversity" for the site boundaries has been submitted to and approved in writing by the local planning authority. The lighting strategy shall;

- a) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory.*
- b) Details of the types of lighting to be used including their fittings, illumination levels and spread of light*

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.

There are three no. external lights which will be mechanically fixed to the side of the main entrance for each of the units. The lighting product is Edit crook outdoor lantern wall light and the proposed external lighting position has been indicated on drawing 1826_020_Landscape Strategy. The external lighting will be positioned so that they will not disturb any of the proposed bird, sparrow or bat boxes (refer to drawing 1826 – 015 A Ecological Enhancement Plan) and the bulb will be a 6-4W warm LED with a warm colour temp <3000K. For further product information please refer to Appendix B

Yours sincerely,

Andrea Risvold ARB
Architect

For & on behalf of

TURNER
JACKSON+DAY
ASSOCIATES

Appendix A – Photographic Evidence of Landscape Works



















Appendix B – Photographic Evidence of Landscape Works



Edit Crook Outdoor Lantern Wall Light - Black

KEY FEATURES

- ✓ Outdoor hanging wall lantern manufactured from ABS plastic in a black finish with clear polycarbonate diffuser
- ✓ **Colour:** Black, Clear
- ✓ **Material:** Plastic, Polycarbonate
- ✓ **IP Rating:** IP43
- ✓ **Power Source:** Mains Voltage
- ✓ **Bulb Requirement:** Max 60W Decorative Filament Screw Squirrel Cage Bulb, sold separately.
- ✓ **Guarantee:** 5 years guarantee.
- ✓ **Dimensions:**
Overall - H 408 x W 218 x D 327mm

PRODUCT SPECIFICATION		VOLTAGE TYPE	Mains Voltage
SUPPLIER CODE	45645	FINISH	Black
BRAND	Edit	MATERIAL	Plastic, Polycarbonate
GUARANTEE	5 Years	DIFFUSER FINISH	Clear
COLLECTION NAME	Eden	FEATURES	Double Insulated
HEIGHT	408mm	NO. OF BULBS	1
WIDTH/DIA	218mm	BULB INCLUDED	No
DEPTH	327mm	REPLACEMENT BULB	Decorative Filament Screw Squirrel Cage Bulb
TYPE	Outdoor Wall Light		
FORMAT	Lantern		
ORIENTATION	Hanging		
TECHNOLOGY	Universal		
IP RATING	IP43		
MAX WATTAGE	60W		

Envirolight 6W Warm White LED

KEY FEATURES

- ✓ Dusk to dawn sensor will operate when light level falls below 25 lux.
- ✓ Wattage: 4W equivalent to 30W.
- ✓ Light Colour: Very Warm White (2200K).
- ✓ Guarantee: 2 years guarantee.
- ✓ Dimmable: Non-Dimmable.
- ✓ Cap Type: Screw (ES E27).
- ✓ Energy Rating: G.
- ✓ Dimensions:
Overall - L 142 x Dia 64mm.

6W-4W Warm White LED bulb < 3000K