

28 March 2024
L 240220 EA DOC 12



Mr Chakadya,
Swindon Borough Council,
Planning Department,
Wat Tyler House,
Swindon,
SN1 2JH

Edward Adamson
E: edward.adamson@savills.com
+44 (0) 7816 184 018

Wytham Court
11 West Way
Oxford OX2 0QL
T: +44 (0) 1865 269 000
F: +44 (0) 1865 269 001
savills.com

VIA PLANNING PORTAL

Dear Mr Chakadya

**Full Planning Permission (Ref. S/22/1819/RACH)
Discharge of Condition 12 – Tree Pit Details
Development on land at G Park, Kingsdown Road, Swindon
On behalf of GLP Limited**

Planning Portal Reference: PP-12822543

Savills is instructed as agent for GLP Limited (hereafter ‘the Applicant’) to submit an application to discharge Condition 12 of the Full Planning Permission which was granted in relation to land at G Park, Kingsdown Road, Swindon (the ‘application site’).

The description of the proposed development identified in the Full Planning Permission is as follows:

“Erection of a warehouse (Use Classes B2 / B8) including ancillary office space, vehicular access, HGV and car parking, pedestrian / cycle access, sustainable drainage, and landscaping.”

The condition which GLP Limited requests is discharged reads as follows:

“Prior to the commencement of the development hereby permitted, a scheme detailing the tree pits for 8 (eight) individual Betula pendula trees, sized 8-10 cm stem girth (measured at 1m) to be planted within the car park island beds and 24 (twenty-four) individual Quercus robur trees, sized 1.75 - 2m height, to be planted adjacent to hard surfacing along the southern boundary, as defined on the EPD Soft Landscape Plan (21- 007_01 Rev PL07), shall be submitted to and approved in writing by the Local Planning Authority. The site-specific tree pits are to be of an engineered design that incorporates technology that will enable each tree to successfully establish and thrive to maturity in hard surface environments, via the provision and safeguarding of 11m3 of appropriate growing medium for the Betula and 25m3 for the Quercus.

Reason: To ensure the successful establishment and development of proposed trees within an area adjacent to hard standing.”

Included within this application are the following plans and reports:

Plans / Drawings	Reference	Revision
Condition 12 (Tree Pit Details)		
Engineered Tree Pit Location Plan	21-007-20	PL02
Engineered Tree Pits Section A-A Drawing	21-007-21	PL01
Engineered Tree Pits Section B-B Drawing	21-007-22	PL01

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Documents	Reference	Revision
Condition 12 (Tree Pit Details)		
Tree Pit Details Note	-	-

This package of information includes the necessary technical design and information needed to discharge Condition 12 in relation to the tree pit details for the site. The Section Plans and accompanying note provide design details of the 32no. tree pits, including engineering and incorporated technology, as per the requirements of the condition.

The Tree Pit Details Note confirms that the requirements outlined within Condition 12 for the 8no. Betula pendular tree pits and the 24no. Quercus robur tree pits have been met. Though the condition requires the provision and safeguarding of 11m³ of appropriate growing medium for the Betula and 25m³ for the Quercus trees, the note explains that design and engineering of the tree pits means these soil volumes can be reduced by 20%.

Consequently, the 22m³ of cells for two Betula pendula's in the same planting bed can be reduced to 18m³ and the 25m³ for the Quercus robur's reduced to 20m³. Safeguarding these soil volumes ensure that each tree will successfully establish in its position, complying with the requirements of the condition.

The planning application fee of £145 has already been paid by the applicant via the Planning Portal (plus the Portal service charge).

We trust that the above is sufficient to discharge the condition, but if you have any questions please contact me at the above address. We look forward to discussing the application with you in due course.

Yours faithfully

Edward Adamson
Planner

Enc.

cc. Lauren Whiteley - GLP