DISCHARGE OF PLANNING CONDITIONS

N.H.D.C.
20 APR 2018

On behalf of

MR.MRS N SHERGILL

PROPERTY CONCERNED:

8 – 8A Sandover Close
Hitchin,
HERTFORDSHIRE. SG4 9PY.

PLANNING APPLICATION No. 17/02407/1:

Proposed Extensions & Alterations to existing Residential Property & New Residential Dwelling.

THIS DOCUMENT PREPARED BY:

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ON BEHALF OF:

MR.MRS N SHERGILL
8-8A SANDOVER CLOSE,
HITCHIN,
HERTFORDSHIRE.
SG4 9PY.

PROJECT No: 17/4143 & 17/4144 – NOVEMBER 2017

CONDITIONS FOR DISCHARGE

PLANNING APPLICATION: 17/02407/1/ APPROVED: 29th November 2017

This Planning Application Approved with 9 x named Conditions of which 6 x Conditions are Pre Commencement Conditions all of which will be Discharged within this Application

This Planning Application is to Discharge Conditions 03, 04, 05, 06, 07 & 08, of the Planning Approval 17/02407/1 Approved 29TH November 2017 all of which are Conditions required to be Discharged Pre Commencement of works starting on site. This Planning Approval was a Variation of Conditions 02 & 07 of a previous Planning Approval granted for the same site under Application No 17/00525/1 Approved on 19th May 2017- Outstanding Conditions have been carried over onto latest Approval.

• Condition 03:

No development shall take place until Landscaping details have been submitted to & Approved in writing by Local Planning Authority & details shall include the following:-

- *which, if any of the existing vegetation is to be removed & which is to be retained*
- *what new trees, shrubs, hedges & grassed areas are to be planted together with species proposed, size & density of planting*
- *the location type of any new walls, fences or other means of enclosure & Hardscaping proposed*
- *details of any earthworks proposed*

The Landscaping scheme shall be implemented as Approved

REASON:

To ensure the submitted details are sufficiently comprehensive to enable proper consideration

• Condition 04:

The Approved details of Landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the dwellings, or completion of the development whichever is sooner, & any trees or plants which within a period of 5 years from the completion of the development, die, removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size & species, unless the LPA agrees in writing to vary or dispense with this requirement.

REASON:

To safeguard & enhance the appearance of the completed development & visual amenity of the Locality

• Condition 05:

None of the trees to be retained on the Application site shall be felled, lopped. Topped, uprooted, removed or otherwise destroyed or killed without prior written agreement from the LPA.

REASON:

To safeguard & enhance the appearance of the completed development & visual amenity of the Locality

Condition 06:

Before commencement of any other works on the site, trees being retained shall be protected by the erection of temporary chestnut paling or chain link fencing at minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS 5839:2012. – " Trees in relation to design, demolition & Construction "- Recommendations, unless in any particular case the LPA agrees to dispense with this requirement.
The fencing shall be maintained intact for the duration of all engineering & Building works. No Building materials shall be stacked or mixed within 10 metres of these trees.
No fires shall be lit where flames could extend to within 5 metres of the foliage, & No notices shall be attached to the trees.

REASON:

To prevent damage to, or destruction of the trees to be retained on the site in the interests of the appearance of the completed development & visual amenity of the locality.

Condition 07:

Any tree felled, lopped. Topped, uprooted, removed or otherwise destroyed or killed contrary to provisions of the tree retention condition above shall be replaced during the same or next planting season with another tree of a size & species as agreed in writing with LPA, unless the Authority agrees in writing to dispense with this requirement.

REASON:

To safeguard & enhance the appearance of the completed development & visual amenity of the Locality

CONDITION DISCHARGE INFORMATION;

These 5no Conditions will be discharged via all details stated below & all Landscaping details are to be read in conjunction with Drwg 18/4178/01 Rev A - Proposed Site Landscaping Layout.

TREE REMOVAL:
An existing semi mature small conifer tree located in the second of three planting beds, is nominated for being removed within the Application site of Plot 8 as the proposed rear flat roof building has been extended over this area, as are 3 x conifer trees on corner of rear/side boundary & fruit tree in front garden area. Conifer bushes in planting beds to Plot 8A also to be removed as shown & identified on Site Layout Dwg 18/4178/01A.
All remaining existing trees on both Plots to be retained in original condition to ensure natural tree screen to neighbouring plots is maintained & to safeguard the final appearance of both plots.

SHRUBBERY & PLANTING BED REMOVAL:
On designated Plot 8 site there are 4 planting areas all with low level perennial shrubbery & each with a small dwarf conifer bushes as central features of bed. All existing planting beds & all associated shrubbery & conifer bushes are to be removed to suit the dwellings Side & Rear extensions & all infilled with grass to interlink with all grassed areas. Where possible all the perennial plants & mature conifer bushes to be retained & replanted in peripheral plant borders.

BOUNDARY ENCLOSURES:
Existing Plot known as 8 Sandover Close is enclosed on all sides as shown on Site Layout either by brick walls, close board fencing panels or chain link fencings supplemented with hawthorn hedgerows & tree screening all of which will be retained namely as it is thought that most boundary treatments due to their variety are not in the control or ownership of the Host Application sites.
Proposed dividing Plot boundary will be a 0.9 metre high chain link boundary fence set between ms angle posts for length of rear garden amenity area from rear extension party wall line to Plot 8 to existing corner fence post on Southern rear boundary line. This will be concealed with new 1.5m high Beech hedgerow for entire length.

HARDSCAPED AREAS:
The existing front concrete drive & associated pathway to front entrance door is to be taken up & removed.
The proposed front area will be a shared access & will be hardscaped finished in permeable block paving laid in herringbone patterns with contrasting edging to peripheral planting borders in 125mm high Block kerb stones.
As block paving finish will be permeable type there will be no requirement for surface drainage.
At abutment to building footprint & boundary enclosures lay contrasting soldier course flat edging pavings.

Peripheral Footpaths will be formed using 900 x 600 x 50mm thick grano paving slabs to both Front & Side footpaths of Plot 8 only & part side of Plot 8A both linking through to rear Patio areas.
All pathways & Patio areas to be laid in 600 x 600 x 50mm thick grano paving slabs, all set to fall away from building line to drain onto peripheral grassed areas to supplement water drainage into surrounding softscape areas.

PARKING BAY AREAS:
Both Plots will provide 2no Parking spaces for each dwelling located & positioned as agreed by original Planning consent which has been shown on Site Layout to show designated parking for both plots.
The shared front area will be kept clear to allow for all vehicles to safely turn within the site and exit the site in a forward direction.

REFUSE STORAGE AREAs:
- The Refuse Stores are located on the Site Layout both on the respective Side elevations concealed behind the separating 1.8 metre fence / wall lines adjacent rear garden access gate positions for ease of moving to collection point at front of site on designated collection days, as shown on Dwg 18/4178/01A.
- Refuse areas will have Grano paving slab floor laid continuous from side slabbed area, all laid to nominal falls all set to fall away from building line to drain onto peripheral grassed areas to supplement water drainage into surrounding softscape areas.
- The rear fence/ brick wall enclosures to secure rear garden areas to have a close boarded access gate hung in galvanised steel gate hinges from 100 x 100 treated timber posts secured to brickwork reveals / fence posts.

NEW TREE PLANTING:
At present it is proposed to plant a minimum 5 x new trees as indicated and located on Landscaping Site Layout Dwg 18/4178/01A. All trees to be supplied in a semi mature state from approved Tree Farm / Nursery, all planted & maintained as Stated later in this document.
All new tree species are to be **Birch Trees** supplied in a semi mature stock size circa 2 metre standard height ready for planting, in areas as located on Landscaping Layout unless otherwise agreed in writing from LPA.

SOFTSCAPED AREAS:
The Approved Planning Drawings & Proposed Landscaping drawings show that the majority of the site is fairly level with raised edged soil border areas & grassed areas with various new & existing planting beds, complete with all designated Amenity areas. All will be Hardscaped as detailed above, remainder will be soft Landscaped complete with new planting borders, front boundary will have a higher impact planting as viewed from Highway retaining all existing boundary planting to both sides. Front Northern border to dwelling at 9 Sandover Close will have new sculpted formed planting border to suit Hardscaping whilst retaining all shrubbery, trees, bushes & brickwall climber plants where possible.
Planting borders to Front Southern boundary section to neighbouring plot 7 will be retained as much as possible but will be cut back to suit new side access width of hardscaped paved area, required to serve parking area for Plot 8A.
This brick boundary wall will be retained and supplemented by planting of Self clinging climbing Hydrangeas (H.petiolaris) which will link into adjacent 2metre high Brick wall further along this boundary line.
Planting areas not affected by building programme in rear garden area will be retained complete with all existing perennial planting, conifer bushes & shrubbery & Trees all shown on Landscaping Site Layout, supplemented by salvaged Planting removed from existing planting beds affected by extensions etc. Existing concrete pathway to be taken up to Plot 8A, planting borders modified to suit & all remaining areas grassed between planting borders & up to peripheral retaining walls either by laying of turfs on approved prepared subsoil base, or via planting grass seeding in accordance with recommendations & General requirements detailed below in planting schedules:

GRASS AREAS & PLANTING SPECIFICATION SCHEDULE:

1. SEEDED AND TURFED AREAS:

- **Growth and development**: Healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- **Appearance**: A closely knit, continuous ground cover of even density, height and colour.

2. CLIMATIC CONDITIONS:

General: Carry out the work while soil and weather conditions are suitable.

3. WATERING:

- Quantity: Wet full depth of topsoil.
- Application: Even and without displacing seed, seedlings or soil.
- Frequency: As necessary to ensure establishment & continued thriving of all seeding/turfing.

4. WATER RESTRICTIONS:

- Timing: If water supply likely to be restricted by emergency legislation do not carry out seeding/turfing until instructed. If seeding/turfing has already been carried out, obtain instructions on watering.

5. NOTICE:

- Give notice before: - Setting out. - Applying herbicide. - Applying fertilizer. - Preparing seed bed. - Seeding or turfing. - Visiting site during maintenance period. Period of notice: 5 working days.

6. SETTING OUT:

- Boundaries: Mark clearly. • Delineation: In straight lines or smoothly flowing curves as required.

7. PREPARATION MATERIALS:

- General: Free from toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- Certification of source, analysis, suitability for purpose and absence of harmful substances:
- Submit. - Certified materials: Sanitized and stabilized compost.
- Give notice: before ordering or using.

8. HERBICIDE FOR ALL GRASSED AREAS:

- seek prior approval from the Landscape Architect

9. SEED BED CLEANING BEFORE SOWING GRASSED AREAS:

- Remove by hand weeding & hoeing, Kill pernicious weeds with selective contact herbicide

10. COMPOST FOR ALL GRASSED AREAS:

- Type: Sanitized and stabilized compost or as advised by CA.
- Standard: In accordance with PAS 100.
- Product reference: Contractor's choice.
- Horticultural parameters: - pH (1:5 water extract): 7.0-8.7. - Electrical conductivity (maximum, 1:5 water extract): 200 mS/m. - Moisture content (m/m of fresh weight): 35-55%. - Organic matter content (minimum): 25%. - Grading (air dried samples): 99% passing 25 mm screen, and 90% passing 10 mm screen mesh aperture. - Carbon:Nitrogen ratio (maximum): 20:1.
- Texture: Friable.
- Composting Association certification: Required.
- Application rate: 25 mm thick layer.
- Timing: Apply prior to cultivation.

11. CULTIVATION:

- Compacted topsoil: Break up to full depth.
- Soil ameliorant/ Conditioner/ Fertilizer: Fully incorporate into topsoil to a depth of 150 mm.
- Tilth: Reduce topsoil to a tilth suitable for blade grading. - Depth: 150 mm. - Particle size (maximum): 10 mm.
- Material brought to the surface: Remove stones and clay balls larger than 20 mm in any dimension, roots, tufts of grass, rubbish and debris

12. GRADING OF BIORETENTION AREAS:

- Topsoil condition: Reasonably dry and workable
- Contours: Smooth and flowing, with falls for adequate drainage.
- Finished levels after settlement: 25 mm above adjoining paving, kerbs, manholes etc.
- Blade grading: used to adjust topsoil levels provided depth of topsoil is no less than 150 mm .
- Give notice: If required levels cannot be achieved by movement of existing soil

13. FINAL CULTIVATION:

- Timing: After grading and fertilizing.
- Seed bed: Reduce to fine, firm tilth with good crumb structure. - Depth: 25 mm. - Surface preparation: Rake to a true, even surface, friable and lightly firmed but not over compacted. - Remove surface stones/earth clods exceeding: General areas: 20 mm.
- Adjacent levels: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels

PLANTING BORDER AREAS:

The existing central planting areas retained & new modified peripheral areas adjacent boundary lines to existing 7 proposed Grassed amenity areas to be formed as planting borders and filled/ supplemented with good quality top soil to BS. 3882. Allow for supplementary planting to compliment any existing perennial planting & shrubbery, of various perennial type shrubs & flowers in either Spring or September time to ensure full cultivation achievable.
Suggest all borders are planted with random planting of types specified below:-

- Blanket Flower – Gaillardia Veronica Russian Sage Perennial Sage
- Asters Peonies Siberian Iris Daffodils Pincushion Flower
- Coral Bells Hardy Hibiscus Chrysanthemums Asiatic Lily Hosta

NEW TREE PLANTING:

At present it is proposed to plant a minimum 5 x new trees as indicated and located on Landscaping Site Layout Dwg 18/4178/01A. All trees to be supplied in a semi mature state from approved Tree Farm / Nursery, all planted & maintained as stated below:-

SPECIES: BIRCH TREES

- Supplied in a semi mature stock size circa 2 metre standard height ready for planting using a mixture of White Bark with Autumn colour either Pendula or Papyrifera species mixed in with a lighter colour bark of Utilis and ermanii.

PLANTING & CLIMATIC CONDITIONS:

- **General**: Carry out the work while soil and weather conditions are suitable, generally in Winter period from November to February.
- **Planting:** Plant in Square hole to promote root growth ensuring to plant at same height as cultivated in Nursery environment, spaced at 1.5 metres centres in areas shown on North Eastern boundary to Public footpath & South Western boundary to adjacent Irish Forum building. Plant in root drencher in box base if soil report shows poor water content within soil in planting area & Backfill hole progressively firming down & heeling soil sufficiently as roots need to be immobilised. Water upon planting, clear area beneath tree of all weeds and apply Mulch mound to base of tree to prevent further weed/grass growth.
- **Tree Stakes:** All trees to be planted with stakes & ties tightened sufficiently to permit growth & allow for general wind direction on site to ensure vertical growth pattern.
  All Stakes to be driven into ground, firm enough to prevent movement of tree root ball.
- **Tree Guards:** Allow for protecting all new tree bases with tree guard for initial growth period.

WATERING:

- Quantity: Apply a minimum 30 litres of water per week per tree . Application: Either into Root drencher box or water evenly and without displacing mulch mound.
- Frequency: Once per week during or hot dry periods increase frequency to every 3 days.

MAINTENANCE:

Maintenance for new semi mature trees to be carried out for initial 2 – 3 year growth period to ensure all trees grow properly & are protected through growth period.

- **Watering:** Water at commencement of growing season normally April to May period ensuring a minimum 30 litres of water per week per tree. This to increase during hot dry weather periods as required to ensure growth rate remains constant. Avoid unnecessary evaporation by ensuring watering is carried out either early or late in day
- **Tree Stakes:** Check & inspect stakes at each site visit to ensure they are still maintaining vertical growth of tree and preventing movement of root ball – tighten ties and re stake as necessary
- **Trunk Protection:** Check & investigate at each site visit that tree guards are still in position & that no vandalism has occurred to tree base etc & replace as necessary.
- **Weeding:** Ensure base of tree is kept free from grass & weed growth which will take water from tree roots & restrict normal tree growth, help prevent further weed growth by maintaining mulch mound at approx 1metre diameter around tree base.
- **Monitoring tree Growth:** Upon each weekly site visit ensure to inspect the following aspects of each tree:-
  - Healthy trees will have a firm green crown of leaves.
  - trees suffering from drought will have small yellow/brown leaves drooping & Brittle leaves with blistering/cracking bark – increase watering programme or in poor soil conditions look to fit root drencher at planting stage.
  - Inspect tree stakes & ties at each visit & if found to be loose either tighten ties or re stake as required to maintain growth pattern.
  - Inspect all tree guards and replace any damaged guards as required.
  - Ensure trees are not rubbing on either stake or ties which will damage tree
  - Trim any broken or damaged branches
- **Tree Failure:** In event a tree fails to grow within scheduled maintenance programme allow for replacement tree to be planted of similar stock size and species. Should it be deemed that drought contributed to the failure possibly due to soil conditions, ensure any new tree is planted in root drencher at box base to ensure full watering will be maintained during tree growth period.

EXISTING TREE PROTECTION REQUIREMENTS:

From Site Inspection it appears that existing trees & shrubbery will require protection for the majority of the construction project. The proposed protective fence line is shown in Red dotted detail on Site Layout Dwg 18/4178/

- Bushes/shrubbery on Front Northern section of brick boundary wall to neighbouring dwelling at 9 Sandover Close where new reduced soil border is specified & tree is being removed.
- 1.5 metre high plantation to Front Western boundary brick wall separating Host site from footpath
- To all Existing trees , Conifer bushes & Planting border areas to Rear garden areas being retained

In order to ensure that trees intended for retention are not harmed during the construction processes, the following matters require Consideration & Implementation to protect tress and shrubbery. The trees to be retained will need to be protected by the use of stout barrier fencing. This fencing must be in accordance with the requirements of BS 5837:2012 and will be erected prior to any development on the site, therefore ensuring the maximum protection. All tree protection barrier fencing will be regarded as sacrosanct &, once erected, will not be removed or altered without the prior consent of the Local Planning Authority Arboricultural Officer.

ROOT PROTECTION AREAS:

- As per BS 5837:2012, the Root Protection Area (RPA) is calculated using each tree's diameter at 1.5 metres & represents the minimum area around each tree that must be left undisturbed to ensure their survival.
- Tree roots typically spread two times the width of the crown, although this figure may be significantly increased for certain species and where specific ground conditions are present. The majority of tree roots are found in the top 600 mm of soil, most of the fine roots that absorb water & nutrients are found in the top 100 mm.
- The morphology of roots is influenced by past & present site conditions namely the presence of roads, structures underground services, soil type, topography & drainage. This means that a tree's roots may not be uniform in their extent & the RPA may not be a circular area centred on the tree stem.
- On this site the majority of trees are growing in relatively moderate ground conditions.

PROTECTIVE FENCING & EXCLUSION ZONES:

- Temporary protective barrier fencing will be required to demarcate a Construction Exclusion Zone (CEZ) around any retained trees. This must be put in place prior to the commencement of any development works, including prior to bringing machinery or materials onto the site, the erection of site huts & commencement of earthworks
- The CEZ acts to protect both tree roots & branches & extended to incorporate canopy spread where appropriate.
- Protective fencing alignment in this instance will be for:
  - Bushes/shrubbery on Front Northern section of brick boundary wall to neighbouring dwelling at 9 Sandover Close where tree to this area is being removed.
  - 1.5 metre high plantation to Front Western boundary brick wall separating Host site from footpath
  - Existing trees , Conifer bushes & Planting border areas to Rear garden areas being retained
- Although Chestnut Paling or Chain Link fencing were preferred by LPA as a Protective fencing for it assumed aesthetic appearance, as the protective fencing is to deter vehicle & machinery impact, a more robust form of protection is proposed namely Heras security fence panels set in concrete base blocks, with scaffold poles driven into ground between each panel tied to pole for rigidity.
- Where required as per Appendix 1 details use scaffold pole type stabiliser struts either pegged into ground or set in concrete base block if hard surface adjacent
- The protective fencing will be predominantly required to protect the tree trunks from impact etc. & a 2m distance from the base of the tree should suffice in all these instances.
- The fencing must be fixed into the ground to withstand accidental impact from machinery & to ensure that a sufficient protective area is maintained. Details of recommended protective fencing are shown in Appendix 1
- A weatherproof notice stating 'Construction Exclusion Zone – Keep Out' must be fixed to each fencing panel. An example notice is shown on Appendix 1.
- Any alteration to the fencing alignment to allow for approved activities will be made in agreement with the Local Planning Authority Arboricultural Officer.
- The protective fencing must not be removed until the physical construction phase has been completed & all vehicles have been removed from site, to the satisfaction of the LPA Arboricultural Officer.
- Barriers should be fit for the purpose of excluding construction activity & appropriate to the degree & proximity of work taking place around the retained tree(s).
- All Barriers should be maintained to ensure that they remain rigid and complete throughout the construction element of the project & should consist of a vertical & horizontal scaffold framework, well braced to resist impacts, All vertical tubes should be spaced at a maximum interval of 3 metres & to suit Heras Fencing panels as Appendix 1 driven securely into the ground. Onto this framework, the Heras panels should be securely fixed.
- Care should be exercised when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid contact with structural roots. If the presence of underground services precludes the use of driven poles, an alternative specification should be prepared to provide an equal level of protection, in conjunction with an arboriculturist consultant.

Condition 08:

Details and/or samples of Brick, Roof tiles to be used on all external elevations & roof of the development hereby permitted shall be submitted to, & Approved in writing by the LPA before the development is commenced & the Approved details are implemented on site

REASON:

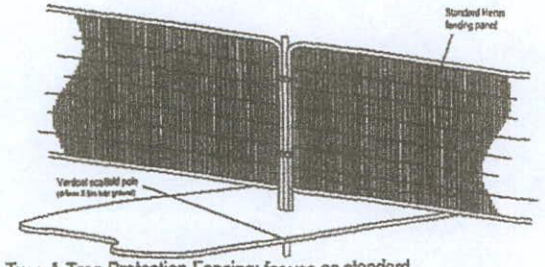
To ensure that the development will have an acceptable appearance which should not detract from the Appearance & Character of the surrounding area

CONDITION DISCHARGE INFORMATION:

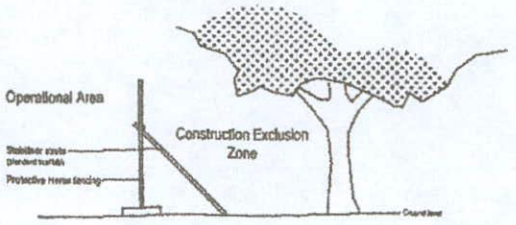
All samples will be submitted to the LPA Case Officer for Approval by Main Contractor prior to ordering of any materials in bulk & gain written consent form LPA that all material samples provided are to their Approval.
Although this is not considered as a Pre Commencement Condition it is imperative that his condition is complied with to ensure the LPA Approve all materials selected for this project which affect the appearance of the dwellings.

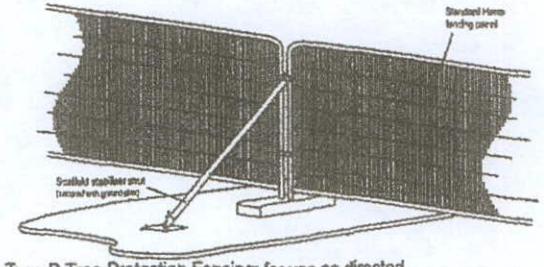
APPENDIX 1 – TREE PROTECTION FENCING TYPES

TO BE READ IN CONJUNCTION WITH TREE PROTECTION LAYOUT DWG 18/4178/01A
PROJECT: 8-8A SANDOVER CLOSE, HITCHIN, HERTFORDSHIRE.

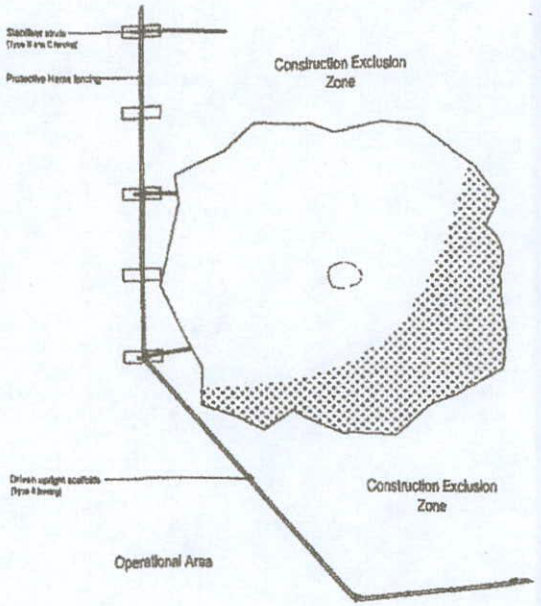


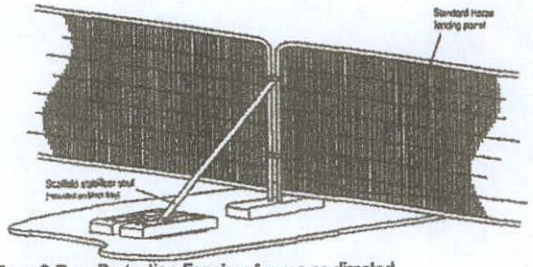
Type A Tree Protection Fencing: for use as standard
(see Tree Protection Plan for layout)





Type B Tree Protection Fencing: for use as directed
(e.g. where Type A would cause unacceptable damage to roots or underground services)





Type C Tree Protection Fencing: for use as directed
(e.g. on hard surfaces)



Tree Protection Notice to be attached to fencing 1.5m from the ground, facing out of the Construction Exclusion Zone and located at regular intervals along the fence line.

The notice must be at least A4 in size

N.H.D.C.
20 APR 2018