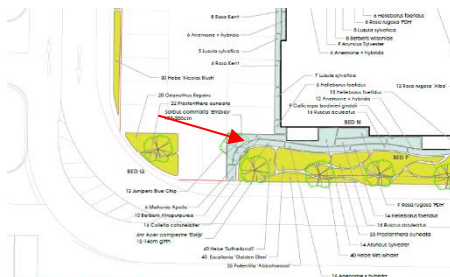


Landscaping

1. Originally submitted were Outline Landscape Plan LC-2901-03 and Outline Landscape Plan LC-2901-04. I'm not clear why there are two plans that are so similar, but slightly different – I suggest it would be preferable to have just one to avoid confusion. 03 has shrub mix and hard surfacing details, but also shows trees (but no palette provided), whereas 04 has the shrub and tree palette with no hard surfacing details. 03 plan has 32 new trees; 04 plan has 30 new trees, so clarification is required as to which is proposed. In any case, the proposed trees are not acceptable as the proposals do not meet with Tree Strategy requirements. I note that revised plans – Rev A of both have now been submitted to address Ecology comments.
2. With reference to **Landscape Plan LC-2901-03 A and Outline Landscape Plan LC-2901-04 A:**
3. There is still a discrepancy in tree number between the 2 plans (if there are to be two plans) that needs to be resolved. The tree planting palette on the 04 plan indicates 32 trees, not 30, and lists the same species as the original plan, hence tree species has not changed to improve biodiversity value. The following are contrary to our Tree Strategy hence should be reconsidered and other points resolved: **Adjusted there are 32 trees**
4. *Prunus* (currently 9 trees) – **Changed to Hawthorn and *Malus sylvestris***.
5. *Acer ginnala* – non-native, no discernible wildlife value; ornamental only. **Sub for *Malus sylvestris* and *Pyrus cordata***
6. *Betula nigra* - non-native, no discernible wildlife value; ornamental only **sub for *Betula pendula***
7. Missing tree label – I would expect this to be a large canopy tree: **Hornbeam label added**



8. Diversity – we expect the trees proposed to consist of no more than 30% of any one family, no more than 20% of any one genus and no more than 10% of any one species. The current mix doesn't meet this requirement, e.g. 59% is from the Rosaceae family, 28% is from the *Acer* genus and 28% from the *Prunus* genus. When the proposed trees are amended, diversity mix should be reconsidered and the mix stated. **Adjusted to meet requirements – no genus above 19%**
9. No tree pit details have been provided. This should include pits for soft landscape and hard landscape, root barrier provision where appropriate (positions shown on the landscape plans) and confirmation of soil volume for beds B, F & Q and for the trees in the hard surfacing adjacent to beds B & F. Tree pit details added – **added - all the trees are adjacent to soft areas and should have sufficient rooting area to avoid expensive soil cells**
10. **No basic establishment details have been provided – notes on planting plans are normal for this.**
11. I note the shrub planting mixes have been revised and as this is in response to ecology comments, I'll leave GS Ecology to confirm acceptable of those. **Done**

12. The buildings are flat-roofed, however no green roofs are proposed. Given the low canopy cover of this ward, and the multi policies that promote the use of green roofs, this should be included unless the applicant can fully justify their omission, e.g. CC3, EN12, EN14, EN18, the Tree Strategy & BAP. The use of blue-green roofs should be considered as part of the SuDs strategy which would then include green roofs and improve the Drainage/SuDs strategy.
- 13.
14. Landscaping is not currently acceptable for the reasons above. A condition is not considered appropriate to deal with the matter at this time as inclusion of green/blue-green roofs required a re-design and as there are more fundamental issues of concern.