



Planning Condition 13 - Landscape and Trees

ECMWF-BDP-ZZ-ZZ-RP-Z-000513

05.11.24

Planning Condition 13 - Landscape and Trees

Condition wording:

i) With the exception of works that are associated with demolition works and site enabling works no further development shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The details shall include, as appropriate:

1. Scheme Drawings;

ECMWF-BDP-LA-ZZ-DR-L-000100	Landscape Masterplan	ECMWF-BDP-LA-ZZ-DR-L-000502	Landscape Section North South 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000200	Hard Landscape GA 1 of 2	ECMWF-BDP-LA-ZZ-DR-L-000503	Landscape Section North South 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000201	Hard Landscape GA 2 of 2	ECMWF-BDP-LA-ZZ-DR-L-000504	Landscape Section Arrival Space
ECMWF-BDP-LA-ZZ-DR-L-000204	Setting Out Plan 1 of 2	ECMWF-BDP-LA-ZZ-DR-L-000505	Landscape Section Courtyard
ECMWF-BDP-LA-ZZ-DR-L-000205	Setting Out Plan 2 of 2	ECMWF-BDP-LA-ZZ-DR-L-000600	Typical Details - Soft Landscape and Tree Pit 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000206	Setting Out Plan Hard Landscape Element 1 of 2	ECMWF-BDP-LA-ZZ-DR-L-000601	Typical Details - Soft Landscape and Tree Pit 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000207	Setting Out Plan Hard Landscape Element 2 of 2	ECMWF-BDP-LA-ZZ-DR-L-000603	Typical Landscape Details - Page 2 of 3
ECMWF-BDP-LA-ZZ-DR-L-000208	Detail Layout - Arrival Place	ECMWF-BDP-LA-ZZ-DR-L-000604	Typical Landscape Details - Page 3 of 3
ECMWF-BDP-LA-ZZ-DR-L-000209	Detail Layout - Wilderness Garden	ECMWF-BDP-LA-ZZ-DR-L-000700	Water Feature Design Strategy Drawing 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000210	Detail Layout - Car Park	ECMWF-BDP-LA-ZZ-DR-L-000701	Water Feature Design Strategy Drawing 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000300	Soft Landscape GA 1 of 2	ECMWF-BDP-LA-ZZ-DR-L-000005	Q4 - Gate and Fence Section Detail
ECMWF-BDP-LA-ZZ-DR-L-000301	Soft Landscape GA 2 of 2	ECMWF-BDP-LA-ZZ-SP-L-001001	Landscape Hard and Soft Materials Specification
ECMWF-BDP-LA-ZZ-DR-L-000302	Planting Detail Layout - Wilderness Garden	ECMWF-BDP-LA-ZZ-DR-L-000202	External Levels Plan 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000303	Planting Detail Layout - Car Park	ECMWF-BDP-LA-ZZ-DR-L-000203	External Levels Plan 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000304	Planting Detail Layout - North Swale & Arrival Place	ECMWF-BDP-LA-ZZ-SH-L-001001	Planting Schedule
ECMWF-BDP-LA-ZZ-DR-L-000400	Tree Strategy Plan GA 1 of 2	ECMWF-BDP-ZZ-ZZ-DR-C-000403	Construction Typical Details Sheet 4 of 12
ECMWF-BDP-LA-ZZ-DR-L-000401	Tree Strategy Plan GA 2 of 2	ECMWF-BDP-ZZ-ZZ-DR-C-000300	Pavement/Surfacing Layout Sheet 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000500	Landscape Section East West 1 of 2	ECMWF-BDP-ZZ-ZZ-DR-C-000301	Pavement/Surfacing Layout Sheet 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000501	Landscape Section East West 2 of 2		

Please note the below documents including the security fence & gate details for Q1 – Q3 have been previously submitted, and approved, by the Council via a part-discharge of condition 13

1.Part-discharge of condition 13 Drawings;

ECMWF-BDP-LA-ZZ-SP-L-003000	ECMWF Condition 13 Report – Security Fence and Gate Details
ECMWF-BDP-ZZ-00-DR-L-000001	Landscape Masterplan
ECMWF-BDP-MB-WB-DR-A-100110	Proposed Site Section
ECMWF-BDP-LA-ZZ-DR-L-000002	Q1 - Gate and Fence Section Detail
ECMWF-BDP-LA-ZZ-DR-L-000003	Q2 - Gate and Fence Section Detail
ECMWF-BDP-LA-ZZ-DR-L-000004	Q3 - Gate and Fence Section Detail

Planning Condition 13 - Landscape and Trees

2. Proposed Levels and Contours;

ECMWF-BDP-LA-ZZ-DR-L-000202	External Levels Plan 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000203	External Levels Plan 2 of 2

Civil Engineers drawings:

ECMWF-BDP-ZZ-ZZ-DR-C-000100	Internal Roads General Layout Sheet 1 of 2
ECMWF-BDP-ZZ-ZZ-DR-C-000101	Internal Roads General Layout Sheet 2 of 2
ECMWF-BDP-ZZ-ZZ-DR-C-000200	Internal Roads Longitudinal and Cross Sections
ECMWF-BDP-ZZ-ZZ-DR-C-000201	Eastern Access Road Plan
ECMWF-BDP-ZZ-ZZ-DR-C-000202	Eastern Access Road Cross Sections
ECMWF-BDP-ZZ-ZZ-DR-C-000203	Haha Proposals Cross Sections

3. Detailed design of SuDS features in accordance with the SuDS Strategy, demonstrating how they will be integrated into the wider landscape, with attenuation features having a natural shape and shallow profile allowing them to fulfil amenity, ecological and drainage functions;

Landscape drawings:

ECMWF-BDP-LA-ZZ-DR-L-000300	Soft Landscape GA 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000301	Soft Landscape GA 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000400	Tree Strategy Plan GA 1of 2
ECMWF-BDP-LA-ZZ-DR-L-000401	Tree Strategy Plan GA 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000500	Landscape Section East West 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000501	Landscape Section East West 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000502	Landscape Section North South 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000503	Landscape Section North South 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000505	Landscape Section Courtyard
ECMWF-BDP-LA-ZZ-DR-L-000600	Typical Details - Soft Landscape and Tree Pit 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000601	Typical Details - Soft Landscape and Tree Pit 2 of 2

Civil Engineers drawings:

ECMWF-BDP-ZZ-ZZ-DR-C-000102	Below Ground Drainage GA - Sheet 1 of 2
ECMWF-BDP-ZZ-ZZ-DR-C-000103	Below Ground Drainage GA - Sheet 2 of 2
ECMWF-BDP-ZZ-ZZ-DR-C-000401	Typical Details Sheet 2 of 12
ECMWF-BDP-ZZ-ZZ-DR-C-000407	Typical Details Sheet 8 of 12

Planning Condition 13 - Landscape and Trees

4. Soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;

ECMWF-BDP-LA-ZZ-DR-L-000100	Landscape Masterplan
ECMWF-BDP-LA-ZZ-DR-L-000300	Soft Landscape GA 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000301	Soft Landscape GA 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000302	Planting Detail Layout - Wilderness Garden
ECMWF-BDP-LA-ZZ-DR-L-000303	Planting Detail Layout - Car Park
ECMWF-BDP-LA-ZZ-DR-L-000304	Planting Detail Layout - North Swale & Arrival Place
ECMWF-BDP-LA-ZZ-DR-L-000400	Tree Strategy Plan GA 1of 2
ECMWF-BDP-LA-ZZ-DR-L-000401	Tree Strategy Plan GA 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000500	Landscape Section East West 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000501	Landscape Section East West 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000502	Landscape Section North South 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000503	Landscape Section North South 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000504	Landscape Section Arrival Space
ECMWF-BDP-LA-ZZ-DR-L-000505	Landscape Section Courtyard
ECMWF-BDP-LA-ZZ-DR-L-000600	Typical Details - Soft Landscape and Tree Pit 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000601	Typical Details - Soft Landscape and Tree Pit 2 of 2
ECMWF-BDP-LA-ZZ-SH-L-001001	Planting Schedule

5. A Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, water features and any other feature;

ECMWF-BDP-LA-ZZ-SP-L-002000	Landscape and Ecology Management Plan
ECMWF-BDP-LA-ZZ-SP-L-001001	Landscape Hard and Soft Materials Specification

6. Details and specification of the tree planting pits in the car park and use of structural soils under the adjacent hard surfaces, demonstrating that the trees have sufficient rooting volume to enable their successful retention and long term health;

ECMWF-BDP-LA-ZZ-DR-L-000303	Planting Detail Layout - Car Park
ECMWF-BDP-LA-ZZ-DR-L-000400	Tree Strategy Plan GA 1of 2
ECMWF-BDP-LA-ZZ-DR-L-000401	Tree Strategy Plan GA 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000502	Landscape Section North South 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000503	Landscape Section North South 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000600	Typical Details - Soft Landscape and Tree Pit 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000601	Typical Details - Soft Landscape and Tree Pit 2 of 2
ECMWF-BDP-LA-ZZ-SH-L-001001	Planting Schedule

Planning Condition 13 - Landscape and Trees

7. Hard landscaping materials including samples;

ECMWF-BDP-LA-ZZ-SP-L-001001	Landscape Hard and Soft Materials Specification
ECMWF-BDP-LA-ZZ-DR-L-000200	Hard Landscape GA 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000201	Hard Landscape GA 2 of 2

8. Minor artefacts and structures (e.g. street furniture, refuse or other storage units, signs, external services);

ECMWF-BDP-LA-ZZ-DR-L-000200	Hard Landscape GA 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000201	Hard Landscape GA 2 of 2
ECMWF-BDP-LA-ZZ-DR-L-000603	Typical Landscape Details - Page 2 of 3
ECMWF-BDP-LA-ZZ-DR-L-000604	Typical Landscape Details - Page 3 of 3
ECMWF-BDP-LA-ZZ-DR-L-000700	Water Feature Design Strategy Drawing 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000701	Water Feature Design Strategy Drawing 2 of 2
ECMWF-BDP-LA-ZZ-SP-L-002000	Landscape and Ecology Management Plan
ECMWF-BDP-LA-ZZ-SP-L-001001	Landscape Hard and Soft Materials Specification

9. i) measures to ensure ecological permeability through the means of enclosures;

Bird and bat boxes will be provided, 2x Sparrow Terrace 1SP bird boxes each housing 3 sparrows and 6x Lela Bat Boxes. Wildflower seed mix in the amenity grass, swale and wetland areas will create foraging opportunities for a wide range of invertebrates and therefore provide increased foraging opportunities for bird and bat species. Refer to Planning Condition 17 ECMWF-BDP-ZZ-ZZ-RP-Z-000517 for further detail.

ECMWF-BDP-LA-ZZ-SP-L-002000	Landscape and Ecology Management Plan
ECMWF-BDP-LA-ZZ-DR-L-000300	Soft Landscape GA 1 of 2
ECMWF-BDP-LA-ZZ-DR-L-000301	Soft Landscape GA 2 of 2

ii) Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained. Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.