

# Imperial Wharf

Information to Satisfy Conditions 7 & 13 of Planning Permission ref: 20220733

## Hard Landscaping Scheme & Biodiversity Enhancement

This document provides information to satisfy Planning Permission 20220733 in respect of:

**Condition 7 - Hard Landscaping Scheme**

*“No development shall take place until details of the proposed hard landscaping to include the proposed surface and boundary treatments, security gates and means of demarcating the car parking spaces, shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed prior to first occupation of the development and thereafter retained in good order during the lifetime of the development.”*

**Condition 13 - Biodiversity**

*“Prior to the completion of the development hereby approved, details of how the development will enhance biodiversity will be submitted to, and approved in writing by, the Local Planning Authority. The approved details will be implemented and thereafter retained.”*

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MAY 2024

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### SURFACE TREATMENTS PLAN

The drawing below illustrates the extent and type of hard surfacing associated with the permitted development. This includes areas of existing hardstanding which are to be made good, if required.



**A - Existing hardstanding** - Old concrete foundations / building floors lying beneath road planings. Area to be resurfaced using non-porous asphalt materials and surface course materials. A permeable sub base will be laid beneath the non-porous surface course as part of the drainage infrastructure.

**B - Existing hardstanding** - Impermeable asphalt hard standing. Any damaged surfacing to be repaired, with ground levels at the western end of the site to be brought up to a single level using a non-porous asphalt binder and surface course.

**C - Existing hardstanding** - Impermeable asphalt hard standing. Any damaged surfacing to be repaired, with ground levels within the bunded area surrounding the new bitumen tanks to be brought up to a single level using a non-porous asphalt binder and surface course. Levels around the bunded area will remain as existing with surfacing repaired as required.

**D - Existing hardstanding** - Old concrete foundations / building floors. Impermeable asphalt hard standing. Any damaged surfacing to be repaired, with ground levels to be brought up to a single level using a non-porous asphalt binder and surface course.

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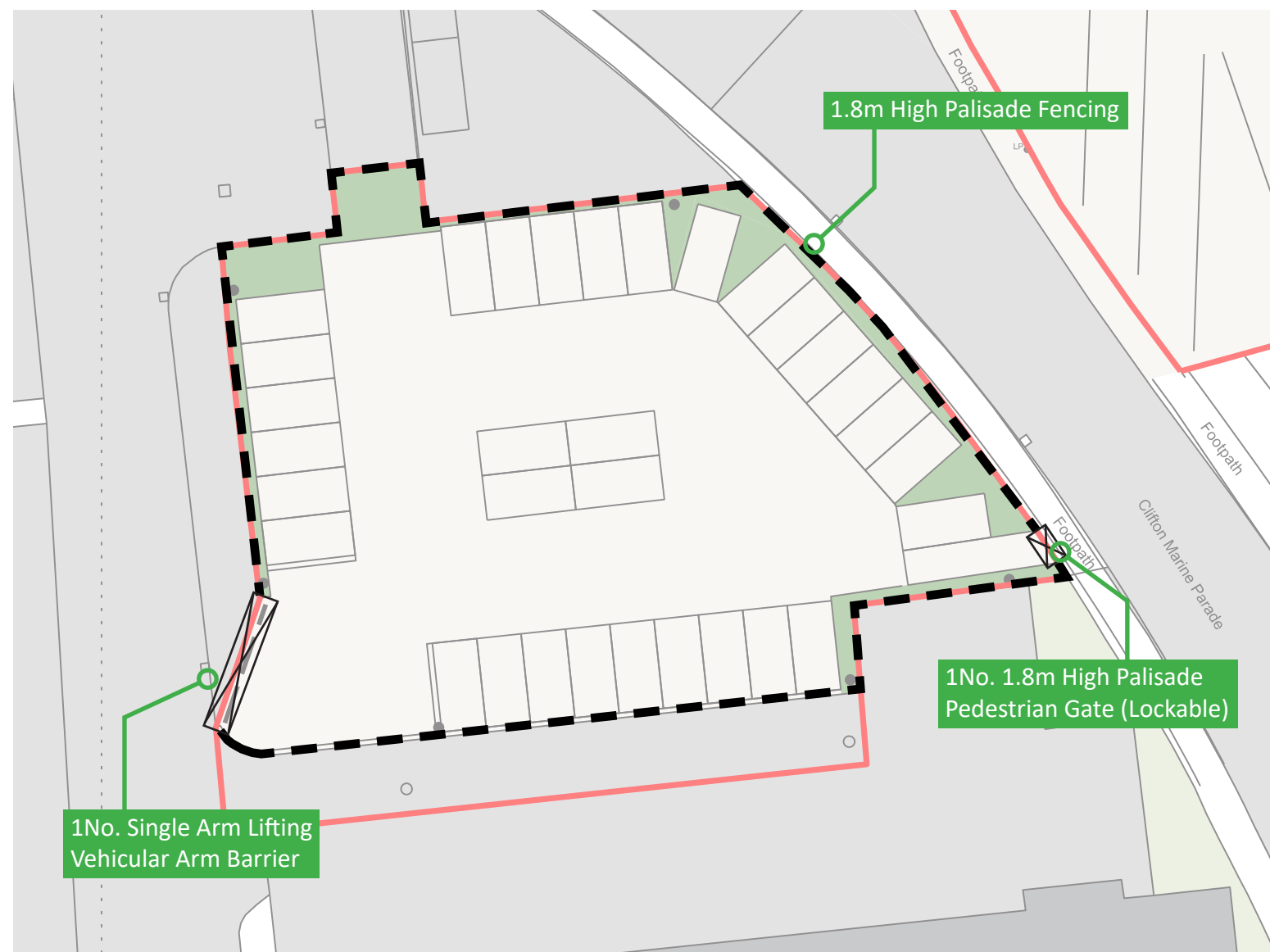
## Hard Landscaping Scheme & Biodiversity Enhancement

### BOUNDARY TREATMENTS

Existing boundary treatments will be maintained, comprising 1.8m to 2.4m high palisade fencing and gates, painted FM Conway green (RAL 6005 - Moss Green). Palisade fencing will be used to contain the new car parking area (1.8m high) and the bunded bitumen tank area to the opposite side of Clifton Marine Parade (2.4m high). The location and extent of fencing within these areas being illustrated below and overleaf, together with a photographic image of existing fencing which will be replicated where additional fencing is required. To provide secure pedestrian access to the car parking area, a single 1.8m high palisade pedestrian gate is to be installed, lockable via key pad. Gate to be painted in FM Conway green (RAL 6005 - Moss Green), as existing. Secure vehicular access being managed via a single lifting arm barrier. Double leaf vehicular palisade gates (2.4m high) are to be installed to the bunded bitumen tank area to allow for HGV access.

All gates and fencing to be maintained to replicate new condition.

The inset plan below illustrates the extent of fencing to contain the car parking area, together with associated gated / barrier access.



### DEMARCATATION OF CAR PARKING SPACES

Each car parking space is to be demarcated by a standard 50mm thick painted white line to either side, set at intervals of 2.4m. Where car parking is provided centrally, each space is to be demarcated on 3No. sides, to ensure parking spaces are clearly defined. Each space measuring 4.8m in length.

Demarcation is to be maintained to ensure it is identifiable at all times.

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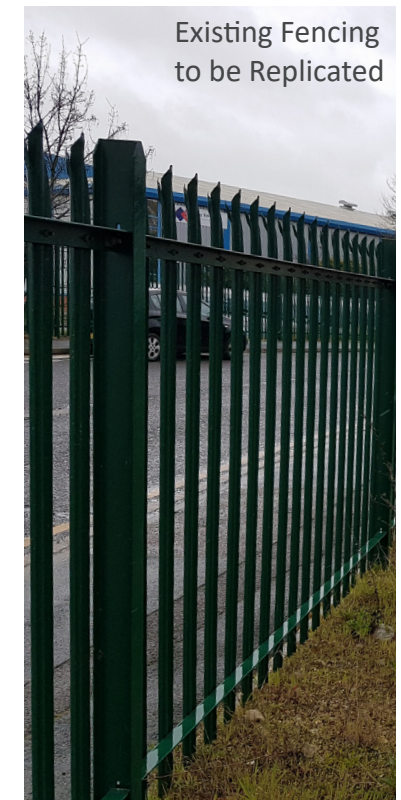
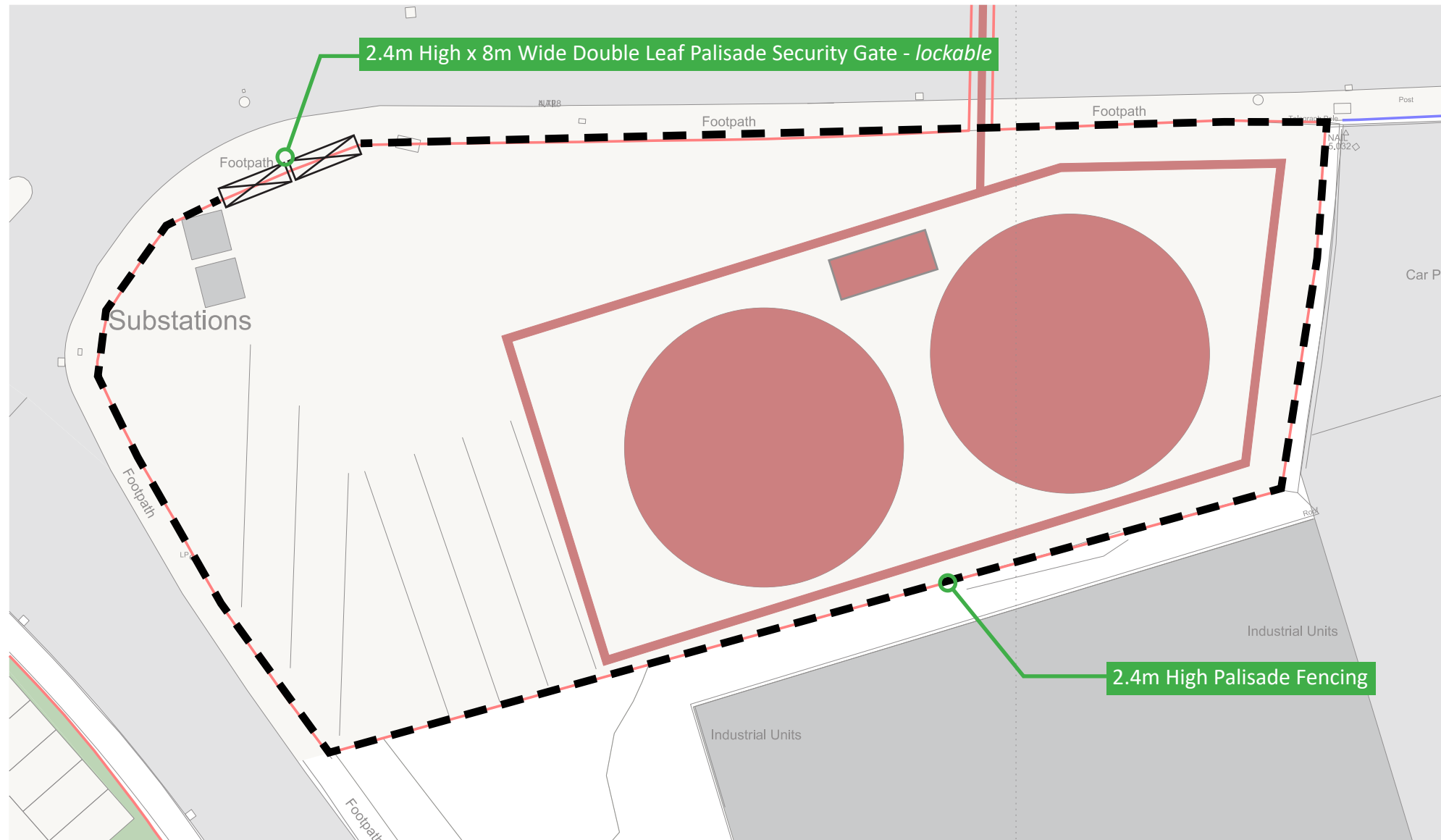
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## Hard Landscaping Scheme & Biodiversity Enhancement

### BOUNDARY TREATMENTS *continued...*

The inset plan below illustrates the extent of fencing to contain the bunded bitumen tank area, together with associated gated / barrier access.

The existing wider site fencing / access infrastructure will be retained (no change).



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BIODIVERSITY

In order to provide opportunities for enhanced biodiversity within the site, it is proposed to establish areas of mixed shrub planting within the proposed car parking compound, with a number of individual trees.

A simple composition of fruiting and flowering shrub species is proposed for all areas of soft landscaping, planted using a planting percentage mix (outlined below) to provide peripheral structure and connected habitat with a seasonal foraging resource for invertebrates and a food source for birds.

The inset plan below highlights the 107m<sup>2</sup> of soft landscaping to be established.



SPECIES COMPOSITION

| Species                                             | To be supplied as: | No. |
|-----------------------------------------------------|--------------------|-----|
| <i>Berberis vulgaris</i><br>- Common Barberry (25%) | 2L Pots            | 80  |
| <i>Corylus avellana</i> - Hazel (25%)               | Bare Root          | 80  |
| <i>Ilex aquifolium</i> - Holly (15%)                | 2L Pots            | 48  |
| <i>Prunus spinosa</i> - Blackthorn (10%)            | Bare Root          | 32  |
| <i>Viburnum opulus</i> - Guelder Rose (25%)         | Bare Root          | 80  |

Planting to be carried out at a rate of 3No plants perm m<sup>2</sup> - between March and November.

Total number of plants required: **320**

To provide further biodiversity interest and to supplement the Clifton Marine Parade street scene , 2No. *Betula pendula* (Birch) are proposed - to be planted as 1.8m high feathered trees.

Trees to be planted in tree pits of 900x900x450, backfilled with original ground / soils materials. Stock to be secured using 1No. 900mm peeled round softwood stake with 1No. tree tie, including cushioned spacer.

OUTLINE MANAGEMENT

All planting will be managed and maintained.

Shrub planting will be cut seasonally, once established, outside of the bird nesting season.