

214 Springhead Road Landscaping Statement

Client: M.K.Dhadwal

Date: 24th March 2022

Revision: 01

Landscaping Statement

Introduction

Re: 214 Springhead Road

This Landscaping planning statement is in support for two planning approvals applications, ref: 20210593 and 20210592 with reference to the above property.

The present owners of property 214 Springhead Road, have acquired an extent of derelict land adjacent to their property when purchasing the house. Presently the existing land site was a vacant plot of land apart from a small terrace of derelict lockup garages. The site is at the end of a long terrace of two storey, brick clad buildings. The site tapers substantially from the rear of the site to the front where it meets the existing Springhead Road carriageway.

The land in question was granted permission in February 2017 to demolish the 2no. existing garages and then construct a new three bedroomed chalet bungalow with associated car parking area, with new vehicular access for the adjacent dwelling. This was approved under the submitted planning application reference 20160890 and/or PP-05445348.

Despite an approval in place for building a new house and marketing the property for a profit, the owners submitted a full planning permission application to transfer the land to their existing residential property with the intention to add/extend the rear garden enhancing the garden space. The existing derelict garages will in time be demolished and re-built as part of the property. The current overgrown land will be landscaped with turf match the existing garden space.

This document has been submitted pursuant to condition 3 as required in application 20210593, as listed below.

Within three months of the date of this decision, a scheme detailing the proposed hard & soft landscaping associated with the development shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include:

- (i) *the type and species of planting to be carried out to include their quantity and size;*
- (ii) *measures to promote biodiversity enhancement to include planting of native and wildlife attracting species and installation of bat and bird nesting boxes;*
- (iii) *a timetable for implementation; and*
- (iv) *details of initial aftercare, long term maintenance and details for monitoring and remedial measures.*
- (v) *the extent of, and materials for all areas of hardstanding*
- (vi) *the type, materials, height and extent of any fences, gates, walls or other means of enclosure*

The approved landscaping scheme shall thereafter be implemented in accordance with the approved timetable and maintained in accordance with the approved details. Any trees or plants that die, are damaged, removed or become diseased within five years from the date of planting shall be replaced with a species of a similar size and species during the next available planting season.

Item No.1 - *the type and species of planting to be carried out to include their quantity and size*

Ornamental Planting:

Lavandula angustifolia - Lavender

Adenium obesum - Desert rose

Tagetes patula - Marigold

Wisteria frutescens - American Wisteria

(See below images).

Location:

Planting is proposed to be planted at the side rear of the garden in front of the fencing within timber sleeper planters (see attached drawing indication location).

Description:

Planting has been selected to provide a vibrancy of colour and interests for the garden. The proposed species will offer all year round interests and attract more wild life into the garden.

Planting heights not to exceed 2m in height and to be easily maintained from within the garden



Item No.1 - the type and species of planting to be carried out to include their quantity and size

Trees:

Specimens:

Pyrus communis 'Concorde' - Pear Concorde

Malus Domestica - Cox Orange Pippin, apple tree

Juglans regia (F) - Common Walnut

Amelanchier lamarckii or Juneberry – Common Flower tree

Olea europaea (F) - common olive

(see below images).

Location:

Trees are proposed to be planted at the side rear of the garden in front of the fencing (see attached drawing indication location).

Description:

Trees are selected to provide shelter and landscape interests for the garden. The proposed species will offer all year round interests and attract more wild life into the garden.

Tree heights not to exceed 3m in height and to be easily maintained from within the garden.



Item No.2 - *measures to promote biodiversity enhancement to include planting of native and wildlife attracting species and installation of bat and bird nesting boxes;*

Bird & Bat Nesting Boxes:

Location:

Bird and bat boxes are proposed to be installed at the side rear of the garden mounted in front of the fencing (see attached drawing indication location).

Description:

Bird and Bat boxes that are artificial roosts designed to encourage birds and bats into the proposed garden area for roosting. There are various designs of boxes available and below are example images of what will be installed.



Item No.3 - *a timetable for implementation; and*

Item No.4 - *details of initial aftercare, long term maintenance and details for monitoring and remedial measures.*

Programme Works

All works for implementation are programmed to commence early Spring 2022

Maintenance and Aftercare

Spring

- In March/April plants will be checked for survival.
- Any plants that have died will be replaced using the same methods for planting.
- Any loose soil around the base of the new plants and any plants lifted by frost will be firmed down by foot.
- Mulching depth will be checked and reinstated to a depth of 50mm if inadequate.
- Regular watering will occur. See section 8.0 Irrigation.

Summer

- Plants will be inspected and checked for any diseases or problems and rectified as appropriate.
- The mulch will be checked and reinstated if found to be inadequate.
- Weeds will be removed by hand if found to be growing in the mulched area.
- The plants will be formatively pruned where identified as necessary to ensure good long-term form.
- Regular watering will occur. See section 8.0 Irrigation.

Autumn

- Ties and plants will be checked to establish whether or not they have a secure root-hold and can remain upright.
- Stakes and supports will be removed where plants indicate they can support themselves.
- Mulching depth will be checked and reinstated if inadequate.
- Regular watering will continue if prolonged summer temperatures extend into the season or if drying winds occur. See section 8.0 Irrigation.

IRRIGATION

- All areas of new planting will require irrigation throughout the growing season.
- Water demand will be dependent on species, soil types and weather conditions.
- Watering will be carried out using a hose pipe fitted with a fine rose.
- Irrigation will be carried out for the first two growing seasons to ensure good root establishment.
- Irrigation will be carried out first thing in the morning or late in the afternoon to avoid excessive evaporation or leaf scorch.

Item No.5 - *the extent of, and materials for all areas of hardstanding*

Item No.6 - *the type, materials, height and extent of any fences, gates, walls or other means of enclosure*

Hardscaping Materials:

Paving product: Precast Concrete Flag

Material: Concrete flag with Yorkstone aggregate

Application: Garden terraces

Finish: Smooth Ground Finish

Sizes: 600 x 600 x 40mm

Colour: Natural

Bedding & Laying:

Stack bond laid on support pedestals

Maintenance and cleaning:

Low maintenance, hard-wearing, stain-resistant surface. Sweeping as required.

Seasonal power washing possible to remove detritus

(See below Image for reference).

Boundary Fencing:

Fencing product: Close Board Panel (Overlapping)

Material: Softwood Timber

Application: Garden Boundary Fencing

Finish: Rough Dip Treated

Sizes: 1830 x 1830 x 50mm

Colour: Natural

6ft Close board Panel from Forest is a strong, sturdy and secure panel, perfect for privacy and security along garden boundaries. Features thick overlapping square cut 8mm boards, arranged vertically and sandwiched by a frame all the way round. The finish is rough sawn timber that is Dip Treated to give a 10 year Anti-Rot guarantee, with periodic re-treatment, and an attractive golden brown colour.

(See below Image for reference).

