

Date: 25/08/2022

Ashley Road East – Site Wide Planning Condition 20 Hard & Soft Landscaping **Part B**

Tottenham Hale Centre Development Plot E (Ashley Road East)

This document has been prepared to discharge sitewide condition 20 – Site Wide Hard & Soft Landscape. Tottenham Hale Centre Planning Permission Ref: HGY/2018/2223. Condition 20 states that:

“Part B

Full details of both hard and soft landscape works within each plot’s building(s) demise shall be submitted in writing to and approved by the Local Planning Authority prior to installation of such works on the relevant plot. The hard and soft landscaping shall be constructed in accordance with the approved details.

The soft landscaping details approved under this condition 20B shall be implemented in the first planting and seeding season following the residential occupation of the relevant plot. The hard landscaping details approved under this condition 20B shall be implemented within 3 months of the residential occupation of the relevant plot.

Relevant details from the following apply to both Parts A and B above.

Details of hard landscaping works shall include:

Hard surfacing materials

Street furniture, short stay cycle parking in accordance with the London Cycle Design Standards (LCDS, October 2016), refuse or other storage units and signage; and details of any hard landscaping mitigation measures required to mitigate potential wind tunnel effects identified within the ES (July 2018) and ES Addendum (October 2018).

Details of soft landscape works shall include:

A full schedule of species of new trees and shrubs proposed to be planted. Written specifications (including cultivation and other operations) associated with plant establishment.

Schedules of plants, noting species, plant sizes and proposed numbers/densities. Details of any proposed residential podium space; Details of any soft landscaping mitigation measures required to mitigate potential wind tunnel effects identified within the ES (July 2018) and ES Addendum (October 2018); and an implementation programme and management plan.”

Please find the information to partially discharge the requirements of Sitewide Condition 20 Part B in relation to Plot E only in the supporting Appendices:

- Appendix 1 – Cycle rack information
- Appendix 2 – GA's and Landscaping Drawings
- Appendix 3 – Planter & Bench Drawings
- Appendix 4 – Planting Schedule & Planting Plans
- Appendix 5 – Specification
- Appendix 6 – Management Plan
- Appendix 7 – Implementation Programme

We trust the above and enclosed information is sufficient to discharge the applicable condition, but should you require any additional information please don't hesitate to contact Galliford Try.

Regards

Phillip Elgarf-Weir
Galliford Try