

Approved Wording

04 Details of any proposed boundary treatment shall be submitted to and approved by the Local Planning Authority **prior to the commencement of the development**. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.

06 **No development shall take place** 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. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc).

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

07 The schedule of species of those new trees and shrubs to be planted shall be submitted to, and approved in writing by, the Local Planning Authority **prior to the commencement of the development**, excluding demolition. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the approved development. Any trees or plants, either existing or proposed, which, within a period of five years of occupation of the approved development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme shall be implemented in accordance with the approved details and retained thereafter.

05 The details of all levels on the site in relation to the surrounding area shall be submitted and approved by the Local Planning Authority **prior to the commencement of the development**. The development shall then be carried out in accordance with the approved site levels.

Proposed Wording

04 Details of any proposed boundary treatment shall be submitted to and approved by the Local Planning Authority **prior to the commencement of works above ground**. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.

06 Full details of both hard and soft landscape works **shall be submitted** to and approved in writing by the Local Planning Authority **prior to the commencement of works above ground** and these works shall be carried out as approved. The details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc).

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05 The details of all levels on the site in relation to the surrounding area shall be submitted and approved by the Local Planning Authority. The development shall then be carried out in accordance with the approved site levels.

a. Ground levels to be approved by the Local Planning Authority **prior to the commencement of the development**

b. All other heights to be approved by the Local Planning Authority **prior to the commencement of works above ground**