

10. 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;	Please see attached drawing no. 190. Proposed levels shown. I have included an additional existing level for the alleyway.
means of enclosure;	Means of enclosure (gate and entry system shown on drawing no. 191)
other vehicle (refuse) and pedestrian access and circulation areas;	Pedestrian access location now shown on drawing no. 190.
hard surfacing materials;	Details of hard surfacing materials included on drawing no. 190.
minor artefacts and structures (eg. furniture, refuse or other storage units, signs, lighting etc.);	Details of refuse on drawing no. 191. No external furniture or external signage. External lighting proposals on drawing no. 190.
proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);	Please see attached, additional M&E drawing for all services above and below ground (Drawing no. 829-M-100)
retained historic landscape features and proposals for restoration, where relevant.	N/A
Soft landscape works shall include planting plans;	
written specifications (including cultivation and other operations associated with plant and grass establishment);	Written specifications on drawing no. 190.
schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;	Species on drawing no. 190. Mixed planting as denoted on drawing. Sizes as per attached images on drawing no. 190.
implementation programme.	Implementation of all external works to be completed prior to occupation of units.
The soft landscaping scheme shall include detailed drawings of:	
a. Outdoor permeable paving	Details on drawing 190
b. Drainage system	External drainage (Aco drain) as per drawing 190.
c. New tree planting	1no. new tree in centre of courtyard as per details on drawing 190. (Himalayan silver birch, as denoted)
Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the	Noted.

development. 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 building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the 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, once implemented, is to be retained thereafter.

