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COVER LETTER

DESCRIPTION:

Discharge of Condition 12

PREPARED FOR:

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REF: 26.003

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1 Discharge of Condition 12

1.1 The proposed drawings are in-line with condition 12 from the full planning application with reference number HGY/2025/1829.

1.2 Condition 12a - Means of enclosure are shown in the drawings 220, 221, 240 & 262.

1.3 Condition 12b - Hard Landscaping surfacing materials are shown in the drawing 262 & the brochure 550 & 551.

- Permeable Paving Tiles - 'Lava Grey' Ceramic paver tiles from brochure 550, &
- Balcony Tiling - 'Bavaria' Primo tiles from brochure 551.

1.4 Condition 12c - Planting plans are shown in the drawing 262, indicating the existing Grass yard & proposed trees and grass yards.

1.5 Condition 12d - Cultivation Specifications are as follows:

- the chosen grass species are to be 'Perennial Ryegrass' for its shade-tolerant and hard-wearing features.
- the private garden space is to be maintained by the tenant.
- as for the communal yard the landlord will be obligated to employ a property management company or contractor for maintenance.
- maintenance and cultivation of the yard includes lawn mowing when overgrowth starts to develop during the spring and autumn seasons, regular mowing is required during summer to avoid sun damage, overseeding during autumn to repair patchy areas and avoiding mowing the grass too low at winter time.

1.6 Condition 12e - Schedule of plants are as follows:

- the proposed four trees are to be British Oak trees,
- the grass yards are to be Perennial Ryegrass, &
- the bushes within the proposed low wall planters are to be Star Jasmine 'Trachelospermum jasminoides'.