

**Planning Ref: HGY/2021/2075**

We write to you on behalf of Formation Design and Build Ltd, to apply for the discharge of planning condition 4 – Hard and Soft Landscaping

Condition Wording:

*The development shall not be occupied 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 implemented 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.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans; written specifications and maintenance plan (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]. The soft landscaping scheme shall include detailed drawings of:*

- a) any existing trees to be retained.*
- b) any existing trees to be removed.*
- c) any existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.*
- d) Any 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 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 and maintained in perpetuity for the lifetime of the development. Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.*

Please see attached the following information provided to aid with the discharge of the condition.

The Drawings -

LD887LOI K Landscape GA - Building Area  
LD887L02G Landscape GA - Play Area  
LD887L05D Levels Plan Building  
LD887L078 Planting Plan Building  
LD887LD8A Planting Plan Play  
LD887LD9A Levels Plan Play Area  
LD887L11 Soils Plan Play Area  
LD887L02H Landscape GA - Play Area  
LD887LD3 Landscape GA - Bin Area  
LD887LD6 Median Tree Planting  
LD887SOIA - Partridge Way - Landscape Specification

Should you require any further information in order to determine this application, or if you would like to discuss any aspect of the application further, we would welcome the opportunity to meet with officers to discuss these conditions, we look forward to receiving information of the applications validity.

Yours Faithfully,  
Matthew Ashley

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**Design Manager**

For and on behalf of Formation Design and Build Ltd