

**REPORT TO:** Planning Committee  
**MEETING DATE:** 7 May 2024  
**BY:** Executive Director for Place  
**SUBJECT:** Application for Planning Permission for Consideration

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Application No. **23/01253/AMM**

Proposal Approval of matters specified in conditions 1a, 1b, 1c, 1d, 1e, 1f, 1g, 1h, 1i, 1j, 1k, 1l, 1m, 11 and 17 of planning permission in principle 18/00937/PPM for the erection of 92 houses and associated works

Location **Land At Windygoul South  
Tranent  
East Lothian**

Applicant Avant Homes Scotland

**RECOMMENDATION** Consent Granted

## **REPORT OF HANDLING**

Although this application is for the approval of matters specified in conditions of planning permission in principle 18/00937/PPM it must be determined as a major development type application because the area of the application site is greater than 2 hectares and the number of dwellings detailed is greater than 49. Accordingly, the application cannot be decided through the Council's Scheme of Delegation. It is therefore brought before the Planning Committee for a decision.

## **BACKGROUND**

On the 19th December 2019 planning permission in principle 18/00937/PPM was granted for a residential development of 561 residential units with associated access, SUDS, roads, open space, future school expansion site, sports pitch and landscape works all on the allocated housing site TT1 and allocated Windygoul Primary School Expansion site TT2 at Windygoul South, Tranent. Docketed to that planning permission in principle is an indicative site plan/masterplan which shows how in principle, the development would be accommodated on the application site.

Since then a number of detailed planning permissions and approval of matters consents have been granted for residential units including affordable housing units, access roads, SUDS and associated works on various parts of the wider site the subject of planning permission in principle 18/00937/PPM and the masterplan docketed to that planning

permission in principle.

## **PROPOSAL**

Through this current application the approval of matters specified in conditions 1a, 1b, 1c, 1d, 1e, 1f, 1g, 1h, 1i, 1j, 1k, 1l, 1m, 1n and 17 of planning permission in principle 18/00937/PPM is sought for the erection of 92 houses on another part of the land to which the planning permission in principle and the masterplan docketed to that permission apply. This now proposed housing site is located towards the southeastern end of the overall site and to the south of the spine road which runs through the site. It is bounded on all sides by the remainder of the site the subject of planning permission in principle 18/00937/PPM. Immediately to the north it is bounded by the new spine road of the overall site and its associated landscaped edges. To the east it is bounded by land which is identified in the masterplan docketed to planning permission in principle 18/00937/PPM as being open space with equipped play provision. To the south and west it is bounded by land which is to become the landscaped perimeter edge of the wider Windygoul South site the subject of planning permission in principle 18/00937/PPM and beyond that to the south and west by agricultural land.

The eastern part of the application site is within an area identified by The Coal Authority as being a Coal Mining Development High Risk Area. The western part of the site is within an area identified by The Coal Authority as being a Coal Mining Development Low Risk Area. A small area of land within the site is identified as being at risk from surface water flooding.

Since the registration of the application, a number of non-material amendments have been made to the proposals resulting in the submission of revised site layouts, colours of finishing materials, landscaping, boundary treatments, parking, road surfacing and road and footpath layouts. Also since the registration of the application, further details on drainage arrangements and broadband connectivity have been submitted.

The development site layout plan shows how the proposed 92 houses would be accommodated on the site along with associated detached garages, boundary treatments, access roads and areas of open space, landscaping and footpaths. The houses would comprise of a mix of 66 detached and 26 semi-detached of 10 different house types. All of the houses would be two-storey in height.

In terms of size, of the proposed 92 houses 28 would contain 5 bedrooms, 25 would contain 4 bedrooms and 39 would contain three bedrooms. All of the houses would be private houses for sale.

Vehicular access to the site would be taken by way of two separate accesses which would be formed directly from the new spine road the subject of planning permission 19/00378/P which lies to the north of the site. The proposed accesses would continue southwards and would branch off to form a series of streets throughout the site. Residential properties would generally face towards the streets and the majority of the proposed residential properties would have in curtilage parking, with the exception of two semi-detached houses at the northwestern end of the site which would have off street parking provided immediately to the rear of them. Visitor parking would also be provided. Footpaths would be formed throughout the site and these would connect to the wider site the subject of planning permission in principle 18/00937/PPM to connect the development the subject of this application to areas of open space and other parts of the residential development the subject of that planning permission in principle and beyond. The submitted details also include for, detached garages, boundary treatments and landscaped open space within the site.

The application is supported by a number of detailed drawings and reports including a Site Investigation Report, Coal Mining Risk Assessments, a Landscape and Visual Impact Assessment, Noise, Odour and Air Quality Impact Assessments, and other related background reporting.

## **DEVELOPMENT PLAN**

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the adopted National Planning Framework 4 (NPF4) and the adopted East Lothian Local Development Plan 2018 (ELLDP) together with its adopted supplementary guidance.

NPF4 Policies 1 (Tackling the climate and nature crisis), 2 (Climate Mitigation and adaptation), 3 (Biodiversity), 7 (Historic Assets and Places), 13 (Sustainable Transport), 14 (Design, quality and place), 15 (Local living and 20 minute neighbourhoods), 16 (Quality Homes), 18 (Infrastructure First), 21 (Play, recreation and sport), 22 (Flood Risk and Water Management) and 24 (Digital infrastructure) are relevant to the determination of this application.

Relevant ELLDP Policies and Proposals are PROP TT1: Housing at Windygoul South, Tranent, Policy T1: Development Location and Accessibility, Policy T2: General Transport Impact, Policy DP1: Landscape Character, Policy DP2: Design, Policy DP3: Housing Density, Policy DP4: Major Development Sites, Policy DP8: Design Standards for New Housing Areas, Policy DP9: Development Briefs, Policy DCN2: Provision for Broadband Connectivity in New Development, Policy HOU3: Affordable Housing Quota, Policy W3: Waste Separation and Collection, Policy SEH2: Low and Zero Carbon Generating Technologies, Policy OS3: Minimum open Space Standards for New General Needs Housing, Policy OS4: Play Space Provision in New General Needs Housing Development, Policy CH4: Scheduled Monuments and Archaeological Sites, Policy NH10: Sustainable Urban Drainage Systems, Policy NH11: Flood Risk, Policy NH12: Air Quality and Policy NH13: Noise.

Also material to the determination of this application is the Scottish Government Policy Statement entitled "Designing Streets". It provides an overview of creating places, with street design as a key consideration. It advises on the detail of how to approach the creation of well-designed streets and describes the processes which should be followed in order to achieve the best outcomes. Planning Advice Note 67: Housing Quality explains how Designing Streets should be applied to new housing. In PAN 67 it is stated that the planning process has an essential role to play in ensuring that: (i) the design of new housing reflects a full understanding of its context - in terms of both its physical location and market conditions, (ii) the design of new housing reinforces local and Scottish identity, and (iii) new housing is integrated into the movement and settlement patterns of the wider area. The creation of good places requires careful attention to detailed aspects of layout and movement. Developers should think about the qualities and the characteristics of places and not consider sites in isolation. New housing should take account of the wider context and be integrated into its wider neighbourhood. The quality of development can be spoilt by poor attention to detail. The development of a quality place requires careful consideration, not only to setting and layout and its setting, but also to detailed design, including finishes and materials. The development should reflect its setting, reflecting local forms of building and materials. The aim should be to have houses looking different without detracting from any sense of unity and coherence

for the development or the wider neighbourhood.

Also material to the determination of the application is the non-statutory Development Brief (TT1 - Windygoul South, Tranent) which was adopted by the Council on 30 October 2018, the Council's approved non-statutory Supplementary Planning Guidance (SPG) on 'Design Standards for New Housing Areas' adopted by the Council in May 2020 and the approved masterplan for the site as approved by the grant of planning permission in principle 18/00937/PPM. The masterplan sets out the land uses expected for the allocated site and how the Council requires the site to be developed.

## **REPRESENTATIONS**

No written representations have been received to this application.

## **COMMUNITY COUNCIL COMMENTS**

Tranent and Elphinstone Community Council have been consulted on the application but have not provided any comments on it.

## **PLANNING ASSESSMENT**

By the grant of planning permission in principle 18/00937/PPM, approval has been given for the principle of the erection of 561 residential units over the wider allocated site following technical assessments which demonstrated that local and wider infrastructure, subject to financial contributions and conditions, can accommodate such level of development. The indicative site plan docketed to planning permission in principle application 18/00937/PPM is indicatively detailed down to the level of individual house plots and house types which could be accommodated on the overall site the subject of that planning permission in principle and the detailed layout the subject of this current application shows a layout, a density, overall number of units and house types that are broadly consistent with the indicative layout docketed to permission in principle 18/00937/PM for this part of the Windygoul South site. Full regard has therefore been had to the terms of the approved site layout drawing that relates to the wider site and the development now proposed is in conformity with the overall provisions of that approved site layout drawing. There can therefore be no objection in principle to the erection of the 92 houses now proposed on this particular part of the site.

This application seeks approval of matters consent for the matters specified in conditions 1a, 1b, 1c, 1d, 1e, 1f, 1g, 1h, 1i, 1j, 1k, 1l, 1m, 1n and 17 of planning permission in principle 18/00937/PPM. These conditions relate to the height, finishing, layout and design of the residential units, the parking rate, roads layout and other transportation requirements, the boundary treatments to be erected and the landscaping for the site. Therefore, in the determination of this application the Council, as Planning Authority, can only concern itself with these matters. In this regard the detailed proposals have to be considered against relevant development plan policy and conditions attached to planning permission in principle 18/00937/PPM.

The proposed houses, due to their positioning on the application site and by virtue of their height, size and scale, architectural design and finishes would satisfactorily integrate into their surroundings and would not appear as prominent or intrusive features. The other components of the proposed development would not be harmful to the character and appearance of the area. Residential properties would generally face towards the streets.

The architecture of the proposed houses is of a relatively traditional pitched roof form.

Render is proposed as the predominant wall finish with facing brick basecourses. Three different colours of render, three colours of facing brick and two different colours of roof tile are proposed to add visual interest to the development. Differing house types would also add visual interest to the development. In all of this the proposal would be an appropriate residential development of the site. It would be well designed and integrated into its landscape and settlement setting.

The proposed development would provide an attractive residential environment for future residents of the proposed houses. The units are shown to be laid out in such a way that adheres to the normally accepted privacy and amenity criteria on overlooking and overshadowing, whilst affording the future occupants of the houses an appropriate level of privacy and residential amenity. The proposed new houses would be so sited, oriented and screened such as not to harm the privacy and amenity of existing or future neighbouring or nearby residential properties through overlooking or overshadowing.

The **Council's Access Officer** has been consulted but has not provided any comments on the application. Footpath links to the wider residential site the subject of planning permission in principle 18/00937/PPM are proposed and they will allow for pedestrian and cycle access to the wider area and will allow for good connectivity with the remainder of the Windygoul South site.

In respect of landscape matters the applicant has taken into consideration the comments of the **Council's Landscape Projects Officer** in the submission of revised drawings to incorporate enhanced landscape planting within the site which will benefit biodiversity. The provision, maintenance and retention of a scheme of landscaping of the site can be made a condition of an approval of matters consent. On this consideration the proposed development is consistent with Policy 3 of NPF4 and Policy DP1 of the ELLDP.

The **Council's Road Services** have considered the details of the application and raise no objection to the proposed development, being satisfied that it could be accessed safely and would not lead to a road or pedestrian safety hazard. They recommend a number of transportation requirements which, where relevant, can be met through a conditional approval of matters consent for the proposed development. With the imposition of conditions to cover these recommendations of Roads Services, the proposed development does not conflict with Policies T1 or T2 of the ELLDP.

Swept path analysis drawings demonstrating how the site can be serviced for waste collection have been submitted as part of the application. The **Council's Waste Services** have been consulted on the proposals and have confirmed they have no objections to the layout of the proposed development being satisfied that waste vehicles can access and service the site satisfactorily. The Council's Waste Services have provided advice, which has been forwarded to the applicant, on marking or providing signage in turning areas to state that no parking should take place in these areas to allow waste collection vehicles sufficient space to manoeuvre. The Council's Road Services are also satisfied that it has been satisfactorily demonstrated that the site can be serviced for waste collection, or other large, vehicles. The proposal complies with Policy W3 of the ELLDP.

In relation to considerations of contaminated land issues, the **Council's Environment Protection Officer (Contaminated Land)** advises he has previously reviewed a Site Investigation Report which formed part of planning permission in principle application 18/00937/PPM and which covered this and the wider site to which this application relates. He advises that the Site Investigation Report findings indicated that there were no potential pollutant linkages associated with the proposed development site. However, given that reporting was carried out some 6 years ago and considering other specific

circumstances relating to this site, including that the former Calaverock Pit and railway siding along with its associated mine buildings and spoil is situated within the north-central part of the site, there has been a variety of groundworks both on the site and in close proximity to it (both earthworks and ground stabilisation) which could potentially have altered the contamination issues impacting on the site and may have contributed towards localised contamination of the soil, and given the nature of the development (residential units), he advises it would be prudent to impose a condition if approval of matters consent is to be granted requiring a Geo-Environmental Assessment be carried out to determine the ground conditions and potential contamination issues impacting on the site and thereafter that its findings is satisfactorily reported on to the Planning Authority and any necessary measures carried out on site. This requirement can be secured through a condition attached to an approval of matters consent for the proposed development.

The **Council's Senior Environmental Health Officer** raises no objection to the proposed development, being satisfied that it would not result in harm to the amenity of any neighbouring land use and future residents of the proposed development would also benefit from a satisfactory level of amenity.

Matters of drainage and flood risk concerning the wider allocated site were fully considered in the assessment of the planning permission in principle application 18/00937/PPM. The principle, and subsequently the detail, of the provision of a sustainable urban drainage scheme (SUDS) detention basin to serve the wider development has already been approved by the grant of planning permission in principle 18/00937/PPM and the detailed planning permission 19/00379/P.

The Scottish Environmental Protection Agency (SEPA) and the **Council's Team Manager for Structures, & Flooding** have been consulted on this current application and in response to a request from the Council's Team Manager for Structures & Flooding the applicant has submitted further drainage details which confirm that the surface water from this site would connect to the SUDS Basin approved by the grant of planning permission 19/00379/P. Having assessed the revised information submitted, the Council's Team Manager for Structures & Flooding has confirmed that he raises no objections and has no comments to make on drainage or flood risk grounds. SEPA raise no objections on flood risk grounds or any other environmental matters. They have provided regulatory advice which has been forwarded to the applicant for their information. The proposals are consistent with Policies NH10 and NH11 of the ELLDP.

Scottish Water have been consulted on the proposals. They raise no objection and have provided comments relevant to servicing the proposed development which have been forwarded to the applicant for their information.

On all of these foregoing findings on matters of density, design, layout, road, pedestrian, cyclist and other transportation design considerations, drainage, landscaping and amenity, and subject to the imposition of conditions, the proposed development is not inconsistent with the conditions imposed on the planning permission in principle 18/00937/PPM or with the indicative layout/masterplan docketed to that planning permission in principle. It is not inconsistent with NPF4 Policies 13, 14, 15, 16 or 22. Nor is it inconsistent with Proposal TT1 or Policies DP1, DP2, DP3, DP4, DP8, DP9, NH12, NH13, T1 or T2 of the ELLDP, the Council's adopted development brief for the site, the Council's adopted SPG on 'Design Standards for New Housing Areas' or the Scottish Government Policy Statement entitled "Designing Streets" or its PAN 67.

The **Council's Heritage Officer** has been consulted on this current application as the area of the wider site lies in an area which contains previously identified cropmarks of a

putative prehistoric enclosure. The Council's Heritage Officer has not provided any comments on this current application but on previous applications for the wider allocated site he has advised he has no comments to make in relation to the Historic Environment being satisfied that the area has been previously mitigated archaeologically with an evaluation and excavation having already taken place. On this consideration the proposed development does not conflict with Policy 7 of NPF4 or Policy CH4 of the ELLDP.

Areas of landscaped open space are proposed to be created on the site of this current application however most open space provision and the formal play provision are to be formed elsewhere on the wider Windygoul south site, including in an area immediately to the east of the site of this application. In terms of open space and formal play provision the details for this site are consistent with the indicative details shown for this area of the wider site in the indicative site plan docketed to planning permission in principle application 18/00937/PPM and therefore the proposals are consistent with Policy 21 of NPF4 and Policies OS3 and OS4 of the ELLDP.

Part of the site of this current application lies within a Coal Mining Development High Risk Area and the remainder within a Low Risk Area. Condition 9 of planning permission in principle 18/00937/PPM requires the investigation and remediation of mining legacy affecting the wider site the subject of planning permission in principle 18/00937/PPM. The Coal Authority has been consulted on this current application and they have replied noting that this application seeks approval of matters consent for matters specified in conditions 1, 11 and 17 of planning permission in principle 18/00937/PPM and not Condition 9. They advise they have separately commented to the Planning Authority on matters relating to Condition 9. In respect of this current application, The Coal Authority advise the layout appears to avoid building over, or within the zones of influence of, the two mine entries present in this part of the site and they assume that the applicant's geotechnical consultants are satisfied that the zones of influence identified around these two features are adequate. On the basis that this is the case, and cognisant that layout is the only issue of interest for The Coal Authority in respect of these conditions, The Coal Authority confirms that they have no objection to the layout proposed and relevant elements of Condition 1.

In accordance with Policy DCN2 of the ELLDP the applicant has confirmed in writing to the Planning Authority that they will be installing BT Openreach telecoms and broadband connections to the houses within the site. This is consistent with Policies 24 of NPF4 and DCN2 of the ELLDP.

At its meeting on Tuesday 27th August 2019 the Council approved a motion declaring a Climate Emergency. Thereafter, at its meeting on Tuesday 3rd September 2019 the Council's Planning Committee decided that a condition requiring a developer to submit for the approval of the Planning Authority a report on the actions to be taken to reduce the carbon emissions from the building and from the completed development should be imposed on relevant applications for planning permission, including applications for the approval of matters specified in conditions of a planning permission in principle. Such a condition should be imposed on an approval of matters consent for this proposal, were that to be the decision. Subject to such a condition being imposed the proposals are consistent with Policies 1 and 2 of NPF4 and Policy SEH2 of the ELLDP.

The mechanisms to secure sports pitch provision, the transfer of land for additional school campus provision, financial contributions towards primary and secondary school provision, transport improvements, allotment provision, path provision and the provision of 141 units of affordable housing on the overall planning permission in principle site have already been secured through the grant of planning permission in principle

18/00937/PPM. The masterplan docketed to planning permission in principle 18/00937/PPM indicates the parts of the wider Windygoul development that will provide for affordable housing. There is no affordable housing allocated for this part of the site in that docketed masterplan. In this regard the proposal is consistent with the indicative masterplan docketed to planning permission in principle 18/00937/PPM and not inconsistent with Policy 18 of NPF4 or Policy HOU3 of the ELLDP.

In summary, the site is capable of accommodating the proposed development including vehicular, pedestrian and cycle access and landscaped open space. An approval of matters consent for the proposed development in the context of the site being part of housing allocation PROP TT1 of the East Lothian Local Development Plan, and in that its impacts in respect of amenity and technical considerations are acceptable in themselves, or can be mitigated through the appropriate use of planning conditions, would not be inconsistent with National Planning Framework 4, with the Scottish Government's "Designing Streets" or PAN 67, with the relevant policies and proposals of the East Lothian Local Development Plan 2018 or with its adopted supplementary planning guidance or with the principles established by the grant of planning permission in principle 18/00937/PM.

## **RECOMMENDATION**

That Approval of Matters Consent be granted subject to the following conditions:

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 Prior to the commencement of development, a report on the actions to be taken to reduce the Carbon Emissions from the build and from the completed development shall be submitted to and approved in writing by the Planning Authority. This shall include the provision of renewable technology for all new buildings, where feasible and appropriate in design terms, and new car charging points and infrastructure for them, where feasible and appropriate in design terms. The details shall include a timetable for implementation. Development shall thereafter be carried out in accordance with the report so approved.

Reason:

To minimise the environmental impact of the development.

- 3 Prior to the commencement of development, to ensure that the site is clear of contamination, a Geo-Environmental Assessment shall be carried out and the following information shall be submitted to and approved by the Planning Authority:

- o Phase I - A preliminary investigation incorporating a desk study, site reconnaissance, development of a conceptual model and an initial risk assessment.

- o Phase II - Incorporating a site survey (ground investigation and sample analysis) and risk evaluation. It is required if the Phase I investigation has indicated that the site is potentially contaminated and the degree and nature of the contamination warrants further investigation.

- o Phase III - Where risks are identified, a Remediation Strategy should be produced detailing and quantifying any works which must be undertaken in order to reduce the risks to acceptable levels.

Should remedial works be required then, prior to any residential units being occupied, a Validation Report shall be submitted to and be approved by the Planning Authority confirming that the works have been carried out in accordance with the Remediation



Strategy.

The presence of any previously unsuspected or unforeseen contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority. At this stage, further investigations may have to be carried out to determine if any additional remedial measures are required.

Reason:

To ensure that the site is clear of contamination and that remediation works are acceptable prior to the occupation of any of the residential units.

- 4 Prior to the occupation of any of the residential units hereby approved a Residents Travel Pack with information for residents to encourage use of sustainable modes of transport such as trains, buses, cycling and walking shall be submitted to and approved by the Planning Authority. The Residents Travel Pack will include local bus and train timetables, local cycling and walking maps, information on bike hire / car sharing, and shall include details of how it will be distributed to residents.

Reason:

In the interests of ensuring sustainable travel patterns in respect of the development.

- 5 Prior to the commencement of development, a Construction Method Statement which sets out how the impact of construction activity on the safety and amenity of the area will be mitigated shall be submitted to and approved by the Planning Authority.

The Construction Method Statement shall include details of:

- \* Mitigation measures to control noise, dust, construction traffic (including routes to/from site and delivery times).
- \* Hours of construction work
- \* Routes for construction traffic
- \* Wheel washing facilities or alternative facilities to prevent deleterious materials being carried onto the public road on vehicle tyres.

The Construction Method Statement shall also make recommendations in respect of how building materials and waste will be safely stored and managed on site.

Thereafter, the Construction Method Statement shall be implemented and complied with in accordance with the approved details for the period of construction of the development hereby approved and the wheel washing facilities or any alternative facility so approved shall be provided and maintained in working order during the period of construction operations at the site.

Reason:

To minimise the impact of construction traffic in the interests of road and pedestrian safety in the locality.

- 6 Private driveways for the houses hereby approved shall have minimum dimensions of 6 metres by 3.3 metres. Double driveways shall have minimum dimensions of 6 metres width by 6 metres length or 3.3 metres width by 11 m length.

Reason

In the interests of road and pedestrian safety.

- 7 Prior to the occupation of any of the houses hereby approved, a timetable for the provision of all boundary treatments, including the erection of the 1.8 metre high boundary enclosures for the rear gardens of the houses hereby approved, shall be submitted to and approved in advance by the Planning Authority and development shall thereafter be carried out in full accordance with the timetable so approved, unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure the satisfactory provision of the boundary enclosures in the interest of safeguarding the privacy and amenity of future residents of the development and residential properties nearby.

- 8 All the open space recreation areas detailed on the docketed drawings, including all of the benches proposed to be installed in them, shall be available for use prior to the occupation of the last house on the site. The open space recreation areas and benches, when provided, shall be used and retained for such purposes at all times thereafter unless agreed in writing by the Planning Authority.

Reason:

To ensure the satisfactory laying out of all areas of open space in the interest of the amenity of the future occupants of the dwellings hereby approved.

- 9 Prior to the occupation of the last house hereby approved, the proposed access roads, parking spaces and footpaths shall have been constructed on site in accordance with the docketed drawings.

Those areas of land shall not thereafter be used for any other purpose than for accessing and for the parking of vehicles in connection with the residential use of the houses and shall not be adapted or used for other purposes without the prior written approval of the Planning Authority.

Reason:

To ensure that adequate and satisfactory provision is made for access and for off-street parking in the interests of road safety.

- 10 All planting, seeding or turfing comprised in the details of landscaping on docketed drawing nos. 53.88.01c; 53.88.02c; 53.88.03c and 53.88.04c shall be carried out in accordance with a timetable that shall be submitted to and approved by the Planning Authority prior to the commencement of development.

Any trees or plants comprised in the details of landscaping which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar species and final size, unless the Planning Authority gives written consent to any variation.

The design of all landscaping must be carried out in conjunction with the design and positioning of all services, and sufficient space must be made available to accommodate the full establishment of all landscaping work without impacting on any services.

All the new planting shall be maintained in accordance with the maintenance and management programme as detailed in the docketed landscape drawings.

Reason:

In order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of the amenity of the area.