

TWC/2021/0930

Site of Former The Wrekin Endeavour Centre, North Road, Wellington, Telford, Shropshire

Erection of a 56no. unit Dementia Care Centre (consisting of 1 bed apartments) with associated parking, communal gardens and SUDs, following demolition of the existing buildings

APPLICANT

GreenSquareAccord,

RECEIVED

28/09/2021

PARISH

Wellington

WARD

Park

AS THE COUNCIL IS THE LANDOWNER AND REQUIRES A S106 AGREEMENT, THIS APPLICATION IS TO BE DETERMINED BY MEMBERS OF THE PLANNING COMMITTEE.

Online planning file:

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?ApplicationNumber=TWC/2021/0930>

1.0 SUMMARY RECOMMENDATIONS

1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to S106 agreement, conditions and informatives set out in the recommendation below.

2.0 APPLICATION SITE

2.1 The site is located off North Road, to the north-west of Wellington Centre. The site is currently vacant and covers an area of approximately 0.89 hectares. It presently comprises of several empty single-storey buildings, hardstanding, overgrown grassland, and woodland.

2.2 The site is located within the built up area of Telford on previously developed land. There are no nearby statutorily Listed Buildings or Conservation Areas. To the south lies Vineyard House a 'Building of Local Interest' classified as a 'non-designated heritage asset'.

2.3 The eastern half of the site is Green Network as allocated under Policy NE6 of the TWLP.

3.0 APPLICATION DETAILS

- 3.1 This application seeks full planning permission for the erection of a 56no. unit Dementia Care Centre (consisting of 1-bed apartments) with associated parking, communal gardens and SUDs, following demolition of the existing buildings.
- 3.2 The application has been submitted by Green Square Accord who are a regional housing association based in West Bromwich. They own 13,000 homes and are also a major care provider.

4.0 PLANNING HISTORY

- 4.1 There are no relevant planning applications for the application site. However, the site was subject to two pre-application workshops for the proposed development, with the applicants working proactively with the Council to create a suitable and sustainable development.
- 4.2 The site has been unoccupied since 2006 and prior to this, utilised as a pupil referral unit.

5.0 RELEVANT POLICY DOCUMENTS

- 5.1 National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
- 5.2 Telford and Wrekin Local Plan (TWLP) (2011-2031)
SP1 Telford
SP4 Presumption in favour of sustainable development
HO1 Housing requirement
HO4 Housing Mix
HO7 Specialist Housing Need
NE1 Biodiversity and geodiversity
NE2 Trees hedgerows and woodlands
NE6 Green Network
C3 Implications of development on highways
C5 Design of Parking
BE1 Design Criteria
BE6 Buildings of local interest
ER8 Waste planning for residential development
ER11 Sewerage systems and water quality
ER12 Flood Risk Management

Homes for All: Providing Accessible, Supported and Specialise Housing in Telford and Wrekin Supplementary Planning Document (SPD) – adopted January 2022.

6.0 NEIGHBOUR REPRESENTATIONS

6.1 The application has been publicised through a site notice, press notice and direct neighbour notification.

6.2 The Local Planning Authority received 2 neighbour representation objecting to the scheme, the following summarised issues were raised:

- Proximity of 'smokers hut' to existing properties on the southern boundary;
- Height of the proposed building – overlooking, loss of privacy and dominance;
- Additional traffic arising from the development;
- Loss of trees.

7.0 STATUTORY REPRESENTATIONS

7.1 Wellington Town Council (WTC) – Support:

Queried whether the size of the proposed bedrooms were too small and other communal areas too large. Concerns over whether appropriate parking provision has been provided. However, overall the provision of dementia care units was recognised as a local need and the Committee support the application.

7.2 Cllr John Thompson (Ward Member) – Support:

- The site is currently used for informal parking locally; will an alternative provisions be provided;
- Request for new footpath to open space;
- Request for S106 towards locally infrastructure improvements.

7.3 **Highways, Arboricultural, Healthy Spaces, Ecology, Drainage, Environmental Health (Contaminated Land), Housing, Built Heritage, Planning Policy** – Support subject to conditions / S106 contributions.

7.4 Shropshire Fire Service – Comment:

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications" document.

7.5 West Mercia Police – Comment:

General design guidance provided as an informative.

8.0 APPRAISAL

8.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of development / Policy Background
- Design
- Heritage
- Impact on the amenity of adjacent properties / uses
- Highways impacts
- Arboriculture
- Other matters – Healthy Spaces, Contamination, Ecology , Drainage
- S106 Agreement

8.2 Principle of development / Policy Background

8.2.1 The site is located just outside the centre of Wellington on previously developed land, falling within the Telford Built-up area and is therefore in principle an acceptable location for development under Policy SP1.

8.2.2 The site area is 0.89 hectares and the proposal constitutes a 56-unit dementia care centre. The proposed scheme is consistent with the Council's strategic approach and its priority of increasing the supply of extra care housing, including people with complex needs and dementia. This will help to meet the projected significant increase in the need for this form of accommodation in the Borough and therefore complies with Policy HO7 and the recently adopted Homes for All SPD.

8.2.3 The proposal also supports Policy HO4 of the TWLP which promotes a mixed delivery of housing types, sizes, and tenures. The policy states that "*The Council will require major development to deliver housing that will meet the changing needs of households over time including the needs of an ageing population*".

8.2.4 The site contains an area to the east that is designated as Green Network (grassland & trees). TWLP Policy NE 6 states that the Council will protect, maintain, enhance, and, where possible, extend the Green Network. Further it sets out that: *The Council will only support new development within the Green Network where it identifies, protects and enhances the Green Network and its functions. Where adverse impacts are identified, development will need to demonstrate that the benefits of the development outweigh any adverse impacts on the Green Network and its functions.*

8.2.5 The submitted Ecological Impact Assessment addresses the Green Network and concludes that the woodland on site will largely be retained and enhanced following the necessary coppicing, with landscape proposals to include re-planting of new beech trees on the southern boundary and species with known climate change benefits.

8.2.6 Whilst some necessary coppicing is required to make the eastern site area safe for use, the land will be retained and enhanced as a private green space

and its reason for Green Network status not lost. As such, whilst the development of this site results in a small loss to the existing Green Network, the proposal can be considered to comply with Policy NE6 due the proposed enhancements being offered to the area of Green Network which is retained and will be managed through the Landscape Management Plan.

8.2.7 In principle the residential development of this site is considered acceptable and in general accordance with policies set out within the TWLP.

8.3 Design

8.3.1 As an extra care housing scheme the proposed development will provide 56 self-contained apartments in a supportive living setting with large communal spaces, designed to be similar to homes in the surrounding community. The homes will be for affordable rent and every resident will have their own tenancy.

8.3.2 The apartments are designed to encourage independent living, whilst also providing care and support facilities for residents living with dementia.

8.3.3 Whilst the individual apartments are smaller than those in general extra care housing and below National Design Space Standards (NDSS), the shared space equates to approximately 22% of the cluster household and therefore provides additional living space in a communal setting. The design of this will be open plan to ensure that staff are available and visible to respond to individuals needs more flexibly and have good oversight of their wellbeing.

8.3.4 The proposed scheme reflects current thinking and positive practice for people with a range of needs, particularly those with complex needs. It will consist of two clusters of 1-bed self-contained apartments, each of which will be grouped around a communal lounge, dining and kitchen area. Each apartment will have its own living room, kitchen, bedroom and bathroom, allowing tenants to live independently and have their own privacy. This will enable people to socialise, engage with others and participate in domestic activities such as cooking, dining together and other pursuits.

8.3.5 The western cluster is two-storey in height and will accommodate 20 units and the eastern cluster is three-storey in heights, accommodating 36 units.

8.3.6 Externally, whilst there are no set amenity space standards for care homes specifically, as a general rule, the LPA would expect communal development to offer a minimum of 30sqm per unit. Based on a 56-bed development therefore, this would equate to around 1680sqm (0.16hectares). The enclosed private amenity space (inclusive of the south and eastern boundaries, not including public areas to the frontage) equates to an over-provision totalling 2805sqm (0.25hectares).

8.3.7 Given the proposed users, the outside amenity space should be designed to be a safe and well-contained area which is seen as an extension of their

home. The applicants have designed the outside space utilising Housing Learning and Improvement Network (LIN) guidance to create a tranquil and safe environment recognising key principles in their landscaping masterplan i.e.:

- Ease of access, movement & orientation
- Inclusion of activities to assist in memory & mental mapping
- Planting schemes which support sensory stimulation
- Opportunities for shelter and shade
- Introduction of kitchen gardens, raised planters and potting sheds to encourage hobbies and social interaction

8.3.8 These key principles are achieved by creating zoned areas, which are all interlinked by a continuous formal path. The key zones are as follows:

- **Vegetable garden:** To include a green house, shed and raised planters. Provides an opportunity for residents to engage in familiar activities which can trigger memory associations and encourage independence.
- **Drying areas:** Activities such as hanging laundry again can trigger memories and become a social activity.
- **Lower patio area:** To include BBQ, picnic tables & benches. Covered pergolas provide shade from the sun and a quiet space for contemplation.
- **Woodland seating area:** To include seating and water feature. A variety of seating areas can offer a quiet space for residents to relax and ease stress/anxiety
- **Sensory planting:** Low maintenance, native species. Variety of colours, textures, and strong scented plants to provide sensory stimuli for residents.

8.3.9 To assist in resident's wayfinding, the applicants will be looking to incorporate changes in hard surfacing material, signage and carefully placed furniture. The applicants have also included areas for activities such as gardening/clothes drying/ bird watching etc. which are activities known to evoke memories and towards the end of the build, will look to add features such as mock post boxes, bird baths and sundials.

8.3.10 Residents also have the ability to utilise the roof terrace, which is to be used by both residents and staff as an outside location to relax. The roof terrace would be used for activities such as exercise, vegetable planting and therapy but ultimately, a flexible multi-functional space with no fixed layout.

8.3.11 Architecturally, the development proposed is a contemporary design which endeavours to still reflect upon the varied residential character of the locality.

Whilst materials have been chosen for their sustainable credentials, the overall palette has been carefully considered and utilises natural earthy tones, seeking to blend into its landscaped surroundings. Elements of the façade are highlighted with a darker grey cladding to emphasise entrances or corners with a large overhanging porch to focus attention on the main building entrance.

8.3.12 Despite its large footprint, the development is considered to be an appropriate domestic scale and appearance to complement its surroundings. The building mass is broken up with projections and bay windows to provide visual relief in the building line.

8.3.13 The elevation strategy is based on familiar domestic elements associated with a dwelling such as pitched roofs and traditional materials such as brick and slate tiles. These are mixed with more contemporary cladding and windows colours alongside large windows and feature bays. It is important that the Dementia Centre does not look institutionalised or commercial but looks like a residential setting.

8.3.14 Windows are generously proportioned to allow maximum daylight into resident's living quarters with a mixture of sill heights and opaque panels.

8.3.15 Following a comment made by a local resident, the applicants have amended the site layout to move the smoking shelter further away from the southern boundary (now 10m) whilst still retaining the required 6.0m separation distances from the proposed building, in order to comply with fire regulations.

8.3.16 The Local Ward Councillor queried whether a footpath could be created linking North Road, through the development to the public open space to the west. The applicants have advised that this would raise concerns over the safety of the vulnerable (dementia) residents and they do not believe this can be safely achieved within the parameters of the site.

Sustainability

8.3.17 The Design & Access Statement outlines the variety of sustainable credentials which the development would provide. These are summarised below:

- The building will be constructed using Modern Methods of Construction (MMC) consisting of high-performance timber frame wall panels. This system is called Eco 200 and is made in Green Square Accord's own timber frame factory called Local Homes;
- 2no electric vehicle charging points are located within the proposed parking area;
- Good levels of natural daylight within dwellings at every floor level and thereby optimising solar gain, through the use of large window openings;
- Photovoltaic panels will assist in reducing the amount of electricity used directly off the grid and therefore reducing running costs.

- All-electric heating system to be compliant with Future Homes 2025 building standards;
- Heating (including underfloor) and hot water produced using electricity and air source heat pumps (ASHP);
- This electric ASHP solution has 50% lower emissions when compared with gas fired boilers (Part L 2020). This would mean that the North Road scheme could achieve the 2050 zero carbon policy without any future changes in infrastructure. The building has been designed to accommodate the extra equipment required for this solution and the plant room, roof access etc. have been sized by Accord's Mechanical & Electrical consultant. There will be additional upfront capital costs to provide such a solution on this scheme (compared with gas) but over time the applicant expects the cost of electricity to reduce significantly and for this upfront measures to pay for themselves in the long-term.

8.3.18 With a robust and complimentary material palette, generous high-quality landscaping, and bespoke sustainable design, the proposed development is considered to be enhancement to the streetscene and the character of the local area as a whole.

8.4 Heritage

8.4.1 The site does not fall within any Conservation Area or other statutory protected areas. Additionally, there are no listed buildings on or adjacent to the site which may be impacted by this development.

8.4.2 Vineyard House, a large mid-19th century detached dwelling, lies 40m to the south of the site. Although much altered in the 20th century, it retains its basic form and sense of grandeur. Once set within extensive gardens set back from Vineyard Road, its setting has been gradually eroded through the erection of bungalows within its curtilage. However, it still maintains a sense of prominence and stature with its large three-storey form contrasting with the lesser single-storey units around it.

8.4.3 The proposal site is outside of the historic curtilage of Vineyard House, but in an area of open space that historically contributed to the setting of the building. Given that the building is now totally surrounded by bungalows, the space now only contributes to views from and of the rear of the building and has little residual significance to its setting, but nevertheless does form part of the 'surroundings in which the heritage asset is experienced'. It is evident that there would be some intervisibility between the Local Interest Building and the 3-storey elements of the new development, which would also be visible in views towards Vineyard House in the approach along Vineyard Place and as a backdrop to views of its front elevation.

8.4.4 It is acknowledged that it would be partially screened by the retention of some mature trees in summer months. However, the Council's Built Heritage Specialist advises that this would not equate to 'no impact' on the setting of the building as suggested by the submitted Heritage Statement.

- 8.4.5 The Council's Built Heritage Specialist identifies the harm as a minor impact on the setting of a Local Interest Building.
- 8.4.6 Whilst recognising the concerns raised by the Council's Built Heritage Specialist, in accordance with para 203 of the NPPF (2021), proposals for development which would have 'less than substantial harm' that directly or indirectly affects a non-designated heritage asset, should form "*...a balanced judgement ... having regard to the scale of any harm or loss and the significance of the heritage asset.*"
- 8.4.7 It is recognised that this development will have some impact of views to/from the local interest building but this is considered to be minor. The site is separated from the local interest building by a number of recently constructed bungalows and also softened by existing mature landscaping within the application site.
- 8.4.8 The development of this site results in the removal of poor quality dilapidated buildings, enhancement of landscaping and the creation of a high quality bespoke development which better compliments the setting of the Local Interest Building and the streetscene as a whole. In addition, the proposed development coming forward is of significant public benefit given the specialist care it provides. As such, on balance, the scale of the impact on the non-designated heritage asset in consideration of para 203 of the NPPF and Local Plan policy BE6 (i), is considered acceptable.

8.5 Impact on neighbouring properties/uses

- 8.5.1 Wrekin View Primary School & Nursery lies immediately to the north but the school playing fields provide separation between the buildings. In terms of overlooking of the sports fields, this is not considered an issue. A 2.4m ball-stop fence is to be provided along the north boundary.
- 8.5.2 Farcroft Nursing Home falls to the south-west which is primarily 2-storey tapering down the site from east to west, using the natural change in levels along Vineyard Place. The proposed 2-storey wing has been located between 22m and 27m away from the existing property.
- 8.5.3 To the south are a number of existing bungalows (recently constructed) surrounding the three-storey property known as 'Vineyard House'. The rear gardens of these bungalows are only around 7m in depth, and therefore overlooking is a key consideration in the design of the proposal. The applicants, have met the requisite standards and have located the proposed 3-storey wing between 27 and 31m away from the existing properties rear elevation.
- 8.5.4 Whilst notably a marked change to the outlook currently enjoyed by the properties of surrounding dwellings, the Council consider that appropriate distances have been achieved to minimise overlooking and overbearance. Views to the building will be further softened by existing and proposed landscaping.

8.6 Highways Impacts

- 8.6.1 The application is supported by a Transport Assessment (TA) which demonstrates that the proposals will have a negligible impact on the operation of the local highway network. The TA estimates an increase of approximately 7 vehicular trips over the previous use in both the school peak hour and the wider network PM peak which equates to approximately one additional vehicular movement every 9 minutes at these times. Accordingly it is not considered reasonable or proportionate to the highways impact of the development to request any highways contribution or mitigation in this instance.
- 8.6.2 Similarly, it should also be noted that parking pressures along North Road predominantly associated with school pick up and drop off times is an existing issue outside of the planning process; the development can only be expected to provide car parking provision to cater for its intended use.
- 8.6.3 Local Ward Member Cllr Thompson raised within his comments that the vacant unit is currently utilised as a parking area for parents of school children/teachers/football teams and queries whether any provision would be provided for the loss of this facility. As stated above, the development can only be expected to provide car parking provision to cater of its intended use and not take account of informal uses which have occurred since the existing unit became vacant.
- 8.6.4 The Local Plan parking requirement for a development of this nature is 1 space per 4 bed spaces and 1 space per 1 staff. The supporting information provided suggests a maximum of 15no staff are likely to be present at any one time, which would inform a parking need of 29 spaces. The proposals include the provision of 30 car parking spaces which includes 4no disabled parking spaces, 2no drop-off/ambulance spaces and a minimum of 2 of these spaces including vehicle charging points. As such, the proposal is commensurate with Policy C5 of the TWC Local Plan. 6no cycle spaces with lockable storage will also be provided to encourage non-vehicular trips.
- 8.6.5 The proposals seek to utilise the existing site access location, however formalising the access to a widened kerbed radii junction to facilitate two-way traffic. It is noted that there is an existing on street bus stop as well as British Telecomm (BT) chamber in close proximity to the existing access which may need to be relocated by the requisite access works. However, the detailed design, construction and delivery of the access works will be conditioned to any approval and the development is therefore considered to be in accordance with Policy C3 of the TWLP.
- 8.6.6 Accordingly the Local Highway Authority raise no objection to the development, subject to the conditions and informatives outlined in the recommendation.

8.7 Arboriculture

- 8.7.1 The application is supported by an Arboricultural Impact Assessment (AIA) which surveys all existing trees on the site, categorising their quality and their likely Root Protection Area (RPA).
- 8.7.2 There are currently no Tree Preservation Orders within the site boundary, but are some significant tree specimens worthy of retention. The applicant's AIA seeks to retain the vast majority of these species and incorporate them into the landscaping design with all those on the site frontage and the majority on the southern boundary to Vineyard Place being retained.
- 8.7.3 The AIA demonstrates, as was considered likely by the Council's Tree Officer during pre-application discussions, that the Willows which form the eastern woodland (and the area covered by Green Network) are past their safe useful life expectancy (SULE) and require coppicing. As part of the Landscaping Masterplan, the woodland would be managed and re-established in the future, following coppicing, with future aspirations for a resident's sensory garden.
- 8.7.4 To the southern boundary are a group (G6) of trees comprising 4 oaks, 1 holly and 1 birch. For management reasoning, there will be the loss of 1 oak and 1 silver birch, but replacement specimens are shown on the Landscape Masterplan along this same boundary, at more appropriate locations.
- 8.7.5 Following liaison with the Council's Tree Officer, the applicants have sought to provide greater variety in the species selection including the incorporation of disease resistant Elms to provide improved longevity to the proposed landscaping scheme.
- 8.7.6 It is considered that the applicants have worked proactively and engaged positively to find a scheme which seeks to retain and enhance the existing landscaping.

8.8 **Other matters - Healthy Spaces, Contamination, Ecology** **Healthy Spaces**

- 8.8.1 Healthy Spaces have confirmed that they raise no objection to the application subject to a condition requiring the submission of a more detailed Landscape Management Plan (LMP) and provision of the ball-stop fencing on the northern boundary adjoining the school playing fields, as shown on the submitted site layout.
- 8.8.2 The development does not meet the triggers requiring the provision of on or off-site recreation.

Contamination

- 8.8.3 The application is supported by a Land Contamination Assessment and Gas Risk Assessment.
- 8.8.4 The Land Contamination Assessment advises that the results of the desk-study investigation indicate that there may be the potential for unknown extents and

thicknesses of made ground to be present associated with the previous development at the site, as well as the current development on site. Further investigation is required following the demolition of existing buildings and is conditioned accordingly.

- 8.8.5 The results of the Final Gas Risk Assessment concluded that the site is classified as Characteristic Situation 1 and therefore, gas protection measures are not be required as part of any future development on the site.
- 8.8.6 As such, it is considered that contamination is not a constraint to development and can be conditioned accordingly.

Ecology

- 8.8.7 The application is supported by a Preliminary Ecological Appraisal. Emergence surveys undertaken showed there being no presence of bats. No reptiles were found on-site. There is suitable habitats for nesting birds being retained and enhancements made within the landscaped gardens. There were no signs of badgers on-site but there is suitable hibernation and foraging opportunities for hedgehogs and a condition is proposed requiring any close-boarded fencing to incorporate appropriate holes to allow freedom of movement.
- 8.8.8 There is a semi-improved grassland and dense scrub within the site and the landscape planting scheme will include wildflower grassland and a SuDS pond sown with pond edge seed mixture. Hedgerow and amenity planting should also be included on this plan and has been conditioned accordingly.
- 8.8.9 The broad-leaved woodland at the eastern part of the site has a role in providing green infrastructure and ecological connectivity. This area is part of Telford and Wrekin's Green Network and is addressed above.

Drainage

- 8.8.10 The site is located wholly within Flood Zone 1. An attenuation basin is proposed to the west of the main complex to mitigate potential drainage issues where the land slopes. The proposed drainage strategy demonstrates how the site will achieve green field run-off rates.
- 8.8.11 The Local Lead Flood Authority (LLFA) have raised no objection to the application, subject to conditions relating to detailed design strategies.

8.9 S106 Agreement

- 8.9.1 Any planning consent would be conditional on the agreement of a formal Local Lettings Plan and Nominations Agreement as is set out in the recommendation below, to ensure that residents across the Borough most in need, are prioritised accordingly.
- 8.9.2 The S106 agreement will be subject to a monitoring fee of £250.00

8.9.2 The proposed development does not meet the triggers to provide any financial contributions as directed through the Local Plan.

8.9.3 In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development;
- Fairly and reasonably related in scale and kind to the development.

9.0 CONCLUSIONS

9.1 The impact on the setting of the non-designated asset (the locally listed building known as Vineyard House) has been quantified a minor impact and is considered to be outweighed by the public benefits of the scheme by way of providing extra care facilities which are a key priority for the Borough at present. As such, on balance, the scale of the impact on the non-designated heritage asset in consideration of para 203 of the NPPF, is considered acceptable.

9.2 The TWLP identifies a need to diversify housing provision to address the needs of the areas ageing population and this development seeks to comply with Policy HO7 of the TWLP in providing this housing requirement, for specialist care.

9.3 The proposal is considered to be a sustainable form of development on previously developed land, which is deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

10.0 DETAILED RECOMMENDATION

10.1 Based on the conclusions above, it is recommended that Delegated Authority be granted to the Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** (with the authority to finalise any matter including conditions, legal agreement terms, or any later variations) subject to:

A) The applicants entering into a S106 agreement to incorporate a

- i) Local Lettings Plan;
- ii) Nomination Agreement, and;
- iii) £250.00 contribution towards S106 monitoring.

B) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-

A04 Time Limit Full
CUSTOM: Highways Access Arrangement
B057: Land Contamination
B061: Foul & Surface Water Drainage
B064: Soakaway Tests
B076: SuDS Management Plan
CUSTOM: SuDS/CCTV
Landscaping design
B126: Landscape Management Plan
B145: Lighting Plan
CUSTOM: Bat & Bird Boxes
CUSTOM: Badger Inspection
B150: Site Environmental Management Plan
C002: Materials as submitted
C013: Parking, Loading, Unloading & Turning
C070: Trees – no burning
C072: Trees – materials storage
C073: Hedge Protection
C074: Tree Protection
C076: Landscaping Implementation
CUSTOM: In accordance with AIA
C091: In accordance with ecology surveys
C38: In accordance with plans