

## LOCAL MEMBER OBJECTION

COMMITTEE DATE: 16/10/2019

APPLICATION No. **19/01331/MJR** APPLICATION DATE: 09/05/2019

ED: **LISVANE**

APP: TYPE: Full Planning Permission

APPLICANT: PHG CAPITAL

LOCATION: LOZELLES, CHURCH ROAD, LISVANE, CARDIFF, CF14 0SJ

PROPOSAL: PROPOSED CONSTRUCTION OF BLAOCK OF 6 SELF  
CONTAINED FLATS

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**RECOMMENDATION 1** : That, subject to relevant parties entering into a binding planning obligation in agreement with the Council under **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 9.0 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:  
PL(90) 01 Proposed Site Plan Rev C;  
2907002 Rev H Landscape Plan  
PL(00)21 Plot A Plans Ground floor Rev A;  
PL(00)22 Plot A Plans First floor Rev A;  
PL(00)23 Plot A Plans- Second floor Rev A;  
PL(00)24 Plot A Elevation Sheet 1 Rev A;  
PL(00)25 Plot A Elevations Sheet 2 Rev A;  
Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.
3. No development shall take place until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
Reason: To ensure that the finished appearance of the development is in keeping with the area.
4. Prior to beneficial use of the development hereby approved details showing the provision of cycle parking spaces have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained

and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the secure parking of cycles in accordance with Policy T5 of the adopted Cardiff Local Development Plan (2006-2026)

5. The rear Juliet balconies, as shown on plan number PL(05) 25 Rev A hereby approved shall not project more than 300mm from the rear wall.  
Reason: For the avoidance of doubt

**RECOMMENDATION 2 :** To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

**RECOMMENDATION 3 :** On the 7<sup>th</sup> January 2019 Schedule 3 of the Flood and Water Management Act 2010 was enacted. This effects all new developments where the construction area is of 100m<sup>2</sup> or more. Cardiff Council is aware that your application for planning permission was validated after the recent legislative change in which Schedule 3 of the Flood and Water Management Act was enacted and therefore may be subject to surface water drainage proposals under the SAB application process.

It is recommended that the developer engage in consultation with the Cardiff Council SAB team, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Cardiff Council are aware that this is new legislation and as such we are offering a free pre-application service for the first year. To arrange discussion regarding this please contact [SAB@cardiff.gov.uk](mailto:SAB@cardiff.gov.uk). In the meantime if you require further information please review our website: <https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval-body/>

Or, alternatively you can review the legislation set by Welsh Government here: <https://gweddi.gov.wales/topics/environmentcountryside/epq/flooding/drainage/>

## 1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Full Planning permission is sought for an extension to Block A to allow 3 additional flats. The extension would have a foot print 6 metres x 13 metres. The additional flats would be configured as follows:

- Ground floor: 1 x 1 bedroom;
- First floor 1 x 2 bed roomed;
- Second floor 1 x 2 bed roomed

The scale, form and design replicates the approved block A

- 1.2 The plans have been amended to remove the rear balconies and an updated landscape plan has been submitted to accord with the Council's Tree Officers comment.

## **2. DESCRIPTION OF SITE**

- 2.1 The site is a 0.38 ha corner plot located on the Church Road/ Heol-y-Delyn Junction. The site currently being redeveloped in line with the approval for 2 houses and 11 flats. Along the Church Road boundary are two mature purple beech trees that are protected by Tree Preservation Orders (City and County of Cardiff (Plas-y-Delyn Area, Lisvane) TPO 2009)
- 2.2 The property has a vehicular access onto Church Road
- 2.3 The eastern boundary of the site adjoins Church Road which is a single carriageway highway approximately 5 metres wide with street lighting but no footways. There are double yellow lines on both sides of the road but no white lining. A 20 mph speed limit is in enforce, together with speed tables, at the junctions with Heol y Delyn and Cefn Mably Road.
- 2.4 Heol y Delyn is lit and, except for a short distance between Church Road and the access to Lozelles, there are footways on both sides (the footway linking Heol y Delyn and Church road is currently being built as part of the approved scheme).
- 2.5 The western boundary of the application site adjoins the side boundary of an extended semi-detached house known as Helfa which fronts onto Heol-y-Delyn. To the north of the application site, on the opposite side of Heol-y-Delyn, lies Lisvane Library/Community Centre.
- 2.6 The site is not located within a Conservation Area or a defined flood risk zone.

## **3. SITE HISTORY**

- 3.1 15/02618/MNR- outline permission for 1 detached house- approved;
- 3.2 15/0583/MNR-outline permission for two detached houses- approved.
- 3.3 16/02752/MJR- proposed residential development comprising 2 houses and 11 self-contained apartments with new access road, parking, cycle, refuse storage and amenity facilities- approved.

## **4. POLICY FRAMEWORK**

- 4.1 Planning Policy Wales Ed. 10;
- 4.2 Technical Advice Notes (TAN):  
5 (Nature Conservation and Planning);

12 (Design);  
18 (Transportation).

- 4.3 The Cardiff Local Development Plan 2006-2026 provides the local planning policy framework. Relevant policies include:

KP5: Good Quality and Sustainable Design;  
KP6: New Infrastructure;  
KP7: Planning Obligations;  
KP8: Sustainable Transport;  
KP14: Healthy Living;  
KP15: Climate Change;  
H3: Affordable Housing;  
T1: Walking and Cycling  
T5: Managing Transport Impacts;  
T6: Impact on Transport Networks and services;  
EN7: Priority Habitats and Species;  
EN 8: Trees, Woodlands and Hedgerows;  
EN10: Water Sensitive Design;  
EN13: Air, Noise, Light Pollution and Land Contamination.  
C1: Community Safety and Creating Safe Environment  
C5: Provision for Open Space, Outdoor Recreation, Children's Play and Sport  
W2 Provision of Waste Management Facilities in Development

- 4.4 Further advice is provided in the following adopted Supplementary Planning Guidance documents:  
Planning Obligations (January 2017);  
Infill sites (November 2017);  
Green Infrastructure SPG  
Waste Collection & storage facilities (October 2016)

## 5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager (Transportation): Having reviewed the updated layout the Transportation section make the following comments:  
It appears that an additional 3 car parking spaces are proposed on site compared to the consented scheme [01 G] (2 perpendicular to Church Rd in the SE of the site, and 1 in the parking row north-west of Block B). It is assumed that the 'grey space' shown on the rev G plan on entrance to the site is not actually a parking space. The proposed additional car parking spaces are therefore within the maximum standards set in the SPG.

The consented scheme appears to show 20 cycle parking spaces in total for Plot A/B. The condition related to cycle parking does not require additional details to be submitted. Five cycle spaces are required as a result of the additional Plot A development (5 bedrooms) and thus cycle parking for 25 spaces in total is required. Two areas for cycle parking are shown on the revised plans, 5 stands between Plot A and B, and 4 stands to the north-west of Plot B.

It is apparent that there are currently some parking problems on the south side

of Heol y Delyn adjacent to Llwyn-y-Pia Road. In order to ensure that the additional development does not result in ongoing parking issues, it would be prudent for a Section 106 contribution to be made towards a future survey of parking conditions on Heol y Delyn/Llwyn-y-Pia Rd/Church Rd and the introduction of parking restrictions via a TRO process, as deemed necessary. A sum of £5000 would be required for this.

- 5.2 The Operational Manager (Drainage) has been consulted and states that surface water drainage for this block will require SAB approval.
- 5.3 The Housing Strategy Manager states that, given the scale and nature of development proposed, the existing contribution (planning reference 16/02752/MJR) would also cover this proposal.
- 5.4 The Parks Officer: raises no objection .
- 5.5 Waste Management Officer raises no objection.
- 5.6 Trees Officer: No objection subject to conditions relating to retaining landscaping

## 6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water: No objection subject to drainage condition

## 7. **REPRESENTATIONS**

- 7.1 Neighbouring properties have been notified with additional publicity undertaken by site and local press notices. A total of 14 letters of representation have been received. All object on the following grounds:
  - The proposal is already causing problems with vehicles parking in a dangerous manner around the area and that is even before it is occupied by the future owners;
  - The proposal is an overdevelopment of the site and will result in the loss of the little green space on site;
  - Given the lack of a regular bus service the demand for car use is greater in this area and the proposal fails to accommodate this
- 7.2 Councillor Walker: Objects to this application on the following grounds:
  - The site received permission for a substantial development and this further application is a step too far and would lead to an overdeveloped site. It would also be unneighbourly in that traffic will increase as additional residents and their visitors access the site.
  - Church Rd is already a busy and narrow highway with a high level of pedestrian movement.
  - There is already limited parking available for the flats and the additional parking pressure could not reasonably be accommodated, in my view.

- If officers be minded to approve, I would want this to go to Planning Committee where I can express my objections to committee members.

### 7.3 Lisvane Community Council:

Lisvane Community Council (LCC) is disappointed that there is a further proposed variation to the existing planning consent and wishes to strongly object to the above planning application for the following reasons:

- LCC objected to the original planning application (Nov 2016) for 2 houses and 14 flats for the reasons documented in its Letter of Objection dated 23 December 2016. This was in addition to a large number of objections from residents along with a petition signed by 111 people and also an objection from the local Member of Parliament. Subsequently the developer amended the planning application to 3 fewer flats following which the amended application was approved. This latest planning application seeks to reinstate those 3 flats which is grossly insensitive to the extent of the original level of concern expressed by the community
- The plot would be too densely populated, cramped and overdeveloped. It would become completely out of character with the essentially rural nature of the immediate surrounding area. The latest plans involve moving the bins and bicycle racks to the boundary adjoining Lisvane Crown Precinct almost certainly at the expense of the hedge (and not an attractive view out of the side window of the Plot A flats).
- The current site plan is showing 25 parking spaces for Plots A, B and C with 4 for the 5 bedroom house (Plot D). A separate planning application (19/01432/MNR) has just been submitted which reduces the Plot D parking spaces by 1 (as a result of turning the garage into a games room). The total number of spaces would then be 28 and there appears to be no plans to increase this to cope with the additional 3 flats. This site would need the maximum number of spaces (37 according to Cardiff County Council's Supplementary Planning Guidance Access Circulation and Parking Standards - 2010). This is a key issue as parking at Crown Precinct is intended for users of the retail businesses there, the Black Griffin PH has a car park for use by its customers, St Denys Church has no parking facilities and parking at Lisvane Old School car park is for users of the school only. There is no on-street parking on Church Road so all residents of Lozelles and their visitors realistically will need to park at the Lozelles site.
- LCC remains concerned about the level of traffic which the site will generate which would be made worse by the additional 3 flats. The Design Statement gives a false impression of the adequacy of public transport. This is misleading as (a) the train stations at Lisvane and Llanishen are too far away to walk to and (b) the bus service comprises of one bus 9 times a day with up to 2 hour intervals and nothing after 7.30pm. There is no bus service on Sundays. Consequently, most if not all of the Lozelles residents and their visitors will almost certainly be using their cars.

## 8. **ANALYSIS**

- 8.1 The key material considerations in the determination of this application are considered to be : whether the proposal is overdevelopment of the site; whether the proposal out of character with the area; parking provision and highway safety; the impact upon neighbouring properties; and the impact upon the protected trees and protected species.

### 8.2 **Overdevelopment of the site**

Concern has been raised that the additional 3 units would result in an overdevelopment of the site that would result in insufficient parking provision, amenity space and a cramped form of development. The previously approved scheme was altered from 14 flats to 11 as the an acceptable separation distance development proposed, at that time created 3 individual blocks, which resulted in that result would have created a dominant terrace, contrary to policy. The proposal before Committee retains the two blocks with the separation distance between them reduced from 17 to 11 metres. The proposal would still provide a green area and cycle/bin provision in an acceptable location. It is considered that the space between and around the buildings and the level of amenity space would still accord with national and local design policies ensuring that the proposal would not result in an overdevelopment of the site.

### 8.4 **Out of Character with the Area**

National Planning Policy seeks good design/placemaking and this is reflected in the Council's adopted Local Development Plan, where Policy KP5 requires all new development to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces. Whilst the application is for an extension to Block A, the application must be considered in the context of the overall development as well. Further detailed guidance is provided within the approved Infill Design Guide SPG (January, 2017).

The character of the immediate area is formed by predominantly two-storey detached and semi-detached housing with pitched roofs within relatively large plots; however some substantial 2.5 storey housing does exist within the vicinity. The site is within what is considered to be the traditional core of the village where varying building scales, positioning, height and uses create an area of mixed character.

The proposal is for an extension to the consented scheme and is of a scale, design and use of materials that would accord with the design principles that have been approved on this site. The creation of an additional bay would balance this block with that of Block B (a four bay block) and, when read in the context of the overall design of this site, would result in a form of development that would not undermine the character of the approved scheme or the wider area.

#### 8.5 **Impact upon the Listed Church**

Given the overall development that is being built on site, the proposed extension would not given its scale, siting and design result in an development would cause harm to the character or sitting of the listed church

#### 8.6 **Parking/Highway safety**

The proposal would result in an additional 3 flats, with the plans accommodating an additional 3 parking spaces. The Council's Transportation Officer confirms that the car parking provision accords with policy. However, the cycle parking provision has not increased in accordance with policy but can be conditioned to ensure compliance.

The concern over inconsiderate parking on the corner of Heol-y-Delyn/ Church Road is noted. A financial contribution for surveys and any necessary traffic regulations orders to allow for double yellow lines has been secured as part of this application, as a result the potential for vehicles to cause an obstruction from the development has been addressed.

#### 8.7 **Impact upon Neighbouring Properties**

Both National Planning Policy, the Council's design policies and SPGs seek development to be designed so that they do not create an adverse impact upon the amenity and privacy of neighbouring occupiers.

The proposed extension would be sited and designed to accord with the Council's minimum privacy standards. The separation would align with the approved scheme and would be of a similar scale to the approved Block A. Given the above, it is considered that the proposal would not represent an overbearing or unneighbourly form of development that would harm the amenities of the adjoining neighbours to such an extent that refusal is warranted. In forming this view, consideration has been given to the existing ground levels, the separation of the adjoining buildings and the siting of these property's windows.

#### 8.8 **Impact upon the Protected Trees/Landscaping**

Along the eastern (Church Road) boundary are two protected Copper Beech Trees which remain unaffected by this proposal

In terms of the overall landscaping strategy for the site differs slightly to the approved scheme, to accommodate the extension, but it is considered that the proposal would retain those elements of the approved landscaping scheme that are important. The Tree Officer has confirmed that the amended landscaping scheme is, on balance, acceptable.

#### 8.9 **Drainage**

The comments from Welsh Water are noted and whilst the proposal is for a



replan of block A to create 3 additional units, given the minor nature of the addition it is considered that the additional drainage can be accommodated within the approved drainage scheme. It is also noted that the replan of this block may require separate drainage approval (SAB) and this will be communicated to the applicant by an informative attached to this permission, if approved ( see recommendation 2 above).

#### 8.10 **Other matters not assessed above**

The planning system regulates in the public interest. The planning system does not exist to protect the private interests of one person against the activities of another, therefore matters of loss of land value are not a material consideration.

#### 9. **PLANNING OBLIGATIONS**

National Policy and CIL regulations outline the legal requirements for a valid Planning obligation. The Council's approved Planning Obligations SPG provides further guidance. The following financial contributions are required:

£5,000 towards surveys and any necessary TRO/ double yellow lines

Having regard to policy and legal requirements outlined above it is considered that the requests meet the necessary tests and policy requirements. The agent has confirmed that his client is willing to enter into an agreement to secure these contributions

#### 10. **CONCLUSION**

The proposal to extend block A would not have a significant adverse impact upon the approved scheme in regards to its impact upon future residents, adjoining properties or highways matters. The proposed scale, massing and design of the extension would accord with national and local policy objectives and would have regard to the character of the area and the overall design philosophy. For the reasons outlined above, planning permission is recommended for approval subject to conditions.

#### 11. **LEGAL CONSIDERATIONS**

##### 11.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

##### 11.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely

age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these differ from the need of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application.

It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

**11.3 *Planning (Wales) Act 2015 (Welsh language)***

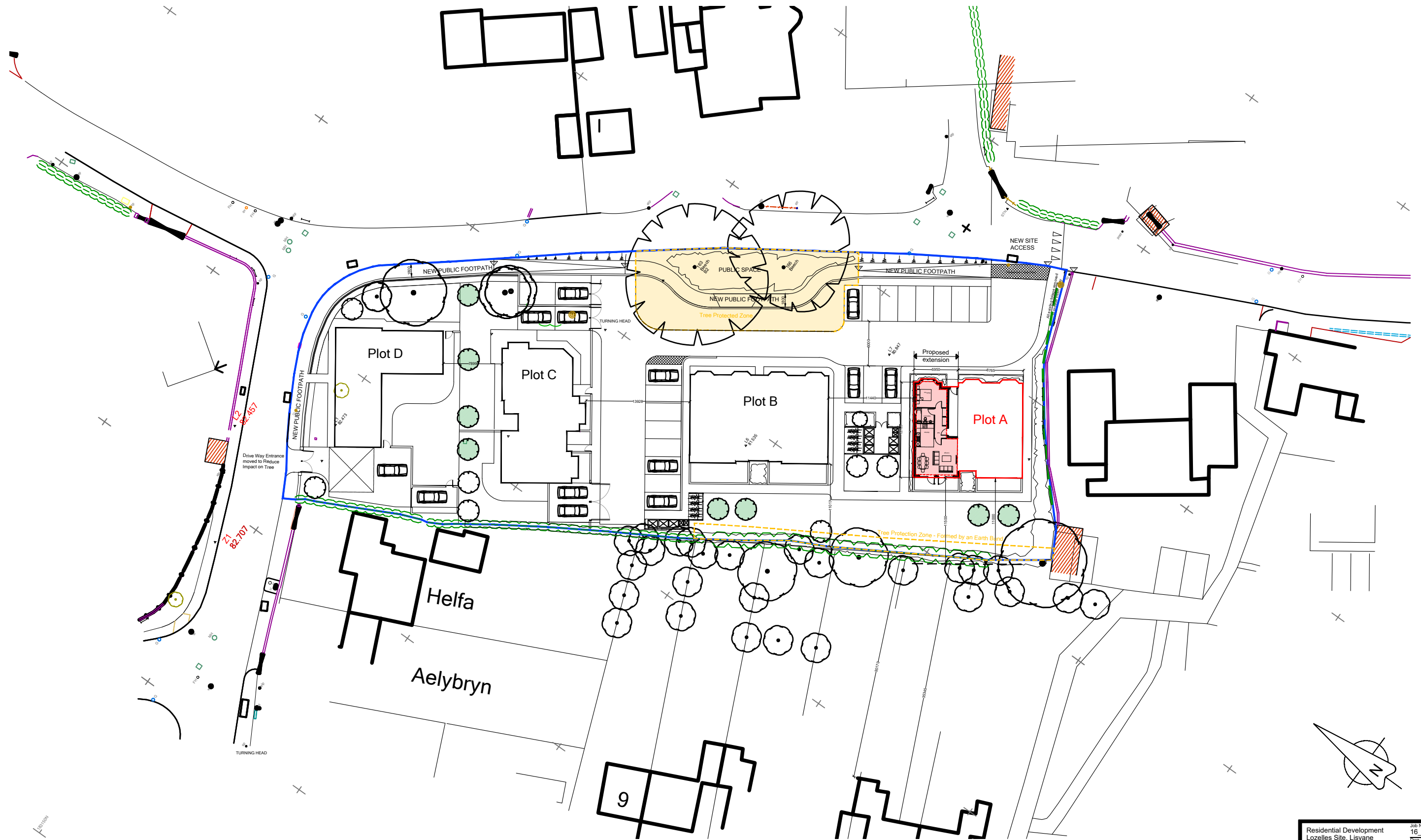
Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Cardiff as a result of the proposed decision.

**11.4 *Wellbeing of Future Generations (Wales) Act 2015***

Section 3 of the Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

**11.5 *Biodiversity and Resilience of Ecosystems Duty***

These comments contribute to this Authority's discharge of its duties under Section 6 of the Environment (Wales) Act 2016. This duty is that we must seek to maintain and enhance biodiversity in the exercise of our functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions. In complying with this duty we will have to take account of the resilience of ecosystems, in particular the diversity between and within ecosystems; the connections between and within ecosystems; the scale of ecosystems; the condition of ecosystems and the adaptability of ecosystems.





Ground Floor Plan

Residential Development Lozelles Site, Lisvane		Job No. 16_047
Dwg No. PL(00)21		Rev. A
Title Plot A - Proposed Extension - Ground Floor Plan		
Date 02/19	Drawn	Scale 1:100 @A3
 <b>Architects</b> · <b>Town planners</b> <b>Environmental &amp; Urban design</b>		
Unit 1A, Compass Business Park, Pacific Road, Cardiff. CF24 5HL		www.cjarchitects.co.uk tel: 029 20452100



First Floor Plan

Residential Development Lozelles Site, Lisvane		Job No. 16_047
Title Plot A - Proposed Extension - First Floor Plan		Dwg No. PL(00)22
Date 02/19	Drawn WS	Rev. A
Scale 1:100 @A3		
		
Architects · Town planners Environmental & Urban design		
Unit 1A, Compass Business Park, Pacific Road, Cardiff. CF24 5HL		
www.cjarchitects.co.uk tel: 029 20452100		



Second Floor Plan

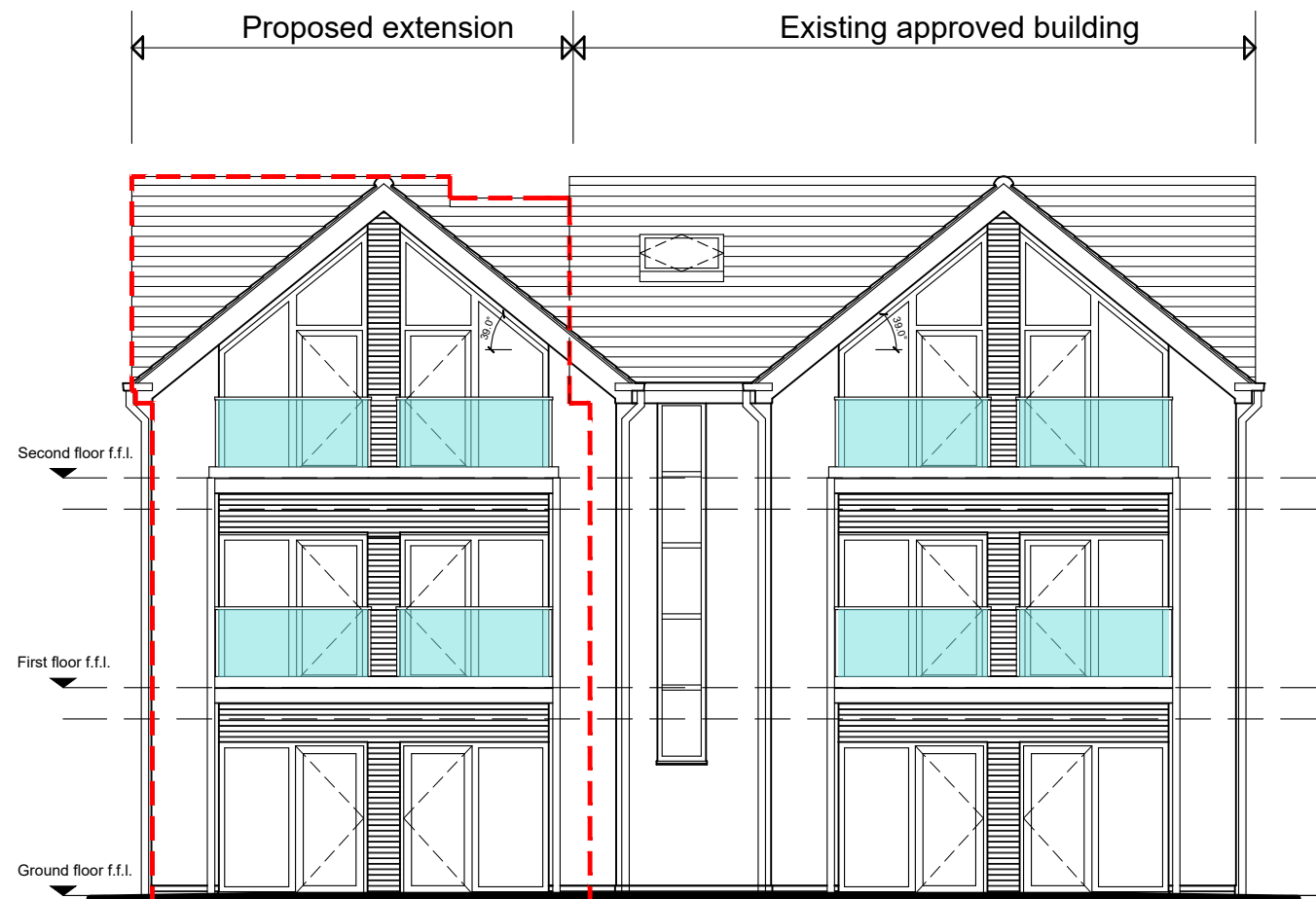
Residential Development Lozelles Site, Lisvane		Job No. 16_047
Title Plot A - Proposed Extension - Second Floor Plan		Dwg No. PL(00)23
Date 02/19	Drawn WS	Rev. A
Scale 1:100 @A3		
 Architects · Town planners Environmental & Urban design		
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www.cjarchitects.co.uk tel: 029 20452100		



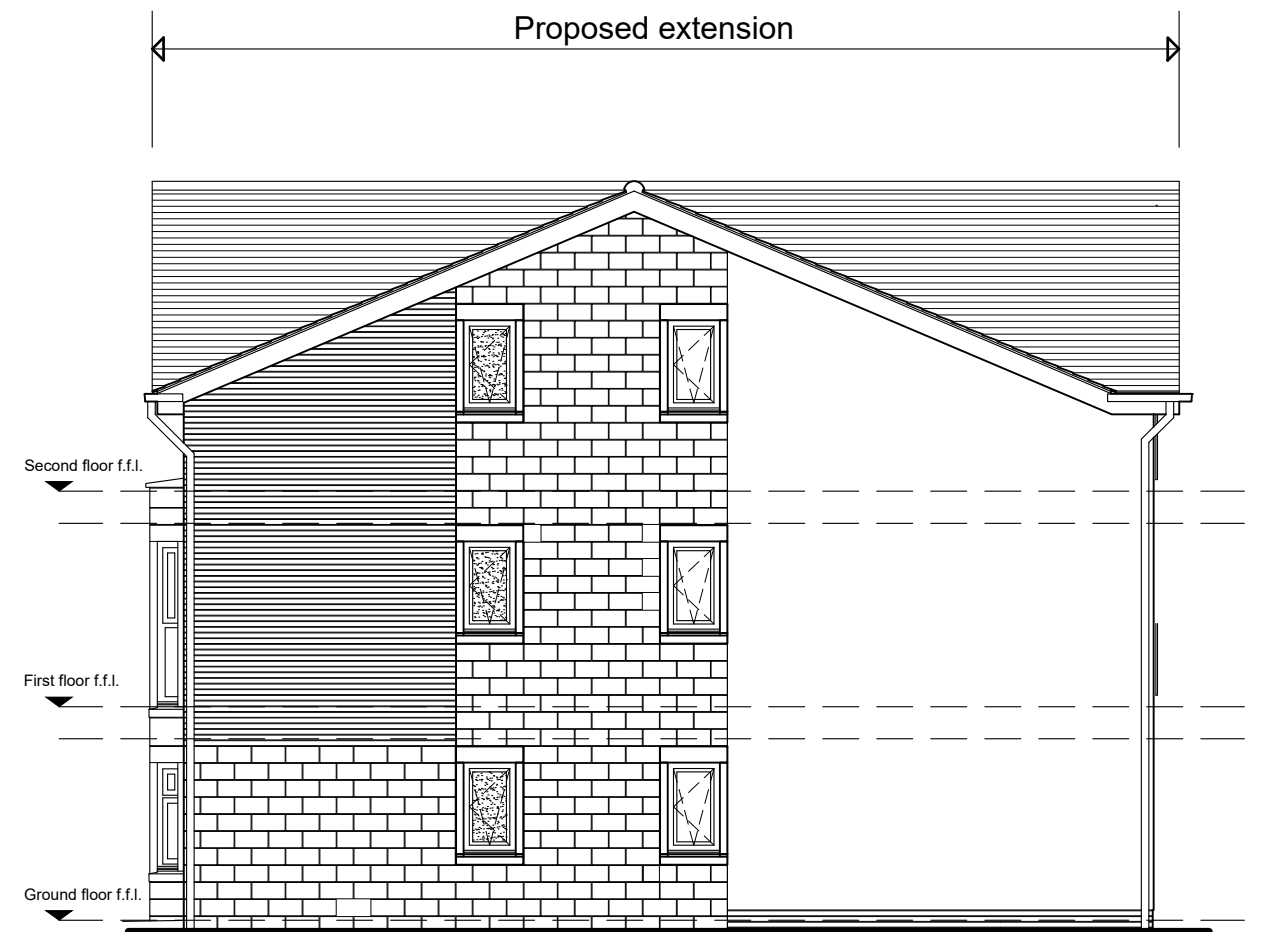
Front Elevation



Side Elevation (Left Side)




Rear Elevation



Side Elevation (Right side)

Residential Development Lozelles Site, Lisvane		Job No. 16_047
Dwg No. PL(00)25		Rev. A
Title Plot A - Proposed Extension - Elevations sheet 2		
Date 02/19	Drawn	Scale 1:100 @A3



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Proposed Landscape Specification

1.0 WORKMANSHIP – GENERAL

All work must be to the satisfaction of the supervising Landscape Architect.

1.1 SITE CLEARANCE

Where the site has not been wholly cleared, the Contractor shall cut, rake up and remove from site all vegetation excepting those existing plants to be retained as shown on the drawings. Roots shall be grubbed up. All rubbish and hardcore shall be removed from site to tip at the Contractors expense. Reference should made to the Tree Protection Plan.

1.2 HORTICULTURAL SOIL RESOURCE REPORT

This soft landscaping scheme should be read in conjunction with the Horticultural Soil Resource Report prepared in accordance with the 2009 DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. Refer to the report for details on available soil resource, soil analysis, soil suitability, and soil storage, placement and pre-planting.

1.3 EARTH FILL AND GRADING

When this is to form part of the works, the Contractor must firstly strip all site topsoil from the area to be filled or graded, making sure that all the existing vegetation and stones over 50mm have been removed and carted off site. Store the topsoil in uncompacted heaps not over 1.25m in height, taking care that it is not mixed with subsoil or deleterious material.

1.4 SUBSOILING AND TOPSOILING

All Topsoil to conform to BS3882:2015, all subsoil to conform to BS 8601:2013.

Soil profiles for areas of new planting:

- Grass: 150mm depth topsoil over 150mm depth subsoil
- Shrubs: 300mm depth topsoil over 300mm depth subsoil
- Trees: 300mm depth topsoil over 600mm depth subsoil

Any levels to be made up beneath topsoil depths shall be made up by using sub-soil fill. Topsoil and sub-soil shall each be deposited in separate spoil heaps and strict precautions are essential to prevent loss or admixture of topsoil with sub-soil. The Contractor is to take all due care in the course of the earth moving work, to ensure that all deposited material is evenly consolidated and especially that any lumps of soil are completely broken up in the course of the grading work. A suitable period is, if possible, to be permitted to elapse subsequent to soil being placed to allow for major settlement prior to finishing, grading, grassing and planting.

1.5 TREE SUPPLY, HANDLING AND PLANTING

Shall be accordance with BS8545:2014 (*Trees: from nursery to independence in the landscape - recommendations*). See Tree Pit Section for planting. All tree planting, including containerised stock, shall be carried out between November and March but not during periods of frost, drought or cold drying winds. At the time of planting and at such times as directed, all plants shall be thoroughly watered. Staking only required for standards.

1.6 PROTECTION OF SUPPLIED PLANTS

Plants shall be protected from root exposure and desiccation at all times, bare roots shall be heeled in properly and protected during the planting operation. Containerised plants shall be adequately watered whilst awaiting planting. Seeds shall be protected from harmful temperature/moisture fluctuations and vermin.

1.7 SHRUB CULTIVATION, PREPARATION AND PLANTING

All shrub planting, including containerised stock, shall be carried out between November and March but not during periods of frost, drought or cold drying winds. At the time of planting and at such times as directed, all plants shall be thoroughly watered. Container grown plants should be thoroughly soaked prior to removing the container. Unsuitable plants and materials, rejected by the Landscape Architect, shall be cleared from site and replaced with satisfactory goods at the Contractors expense. The whole of the areas to be shrub planted, as shown on the drawings, are to be thoroughly cultivated to a fine tilth by hand or machine, where appropriate and broken up to not less than 300mm deep and thoroughly cleared of all extraneous matter. The Contractor is to allow for the removal from Site of all rubbish, stones and weed growth. Fill depressions in ground surface with topsoil and lightly compact in 150mm layers until surface is level with surface of surrounding ground. Prior to planting, fork in a 50mm layer of composted bark, composted garden waste or mushroom compost. Bring the soil to an even tilth and necessary firmness.

1.8 SHRUB PLANTING

Beech hedging to be notch planted, care taken to avoid damage to existing roots. All other shrub planting: dig holes to adequate size and depth to take rootball or root system. Make sure that the root system is not damaged in any way and that the plant is at the same depth as it was at the nursery. Backfill is to be well worked in around the roots and properly firmed in. Containerised plants shall be thoroughly soaked before removal from containers and planting. Individual planting positions, shown on the drawing, shall be prepared to the same standards as borders. Allow a pit not less than 450mm diameter increased as necessary to accommodate spread out root systems or rootballs so that the pit diameter exceeds the root spread by 300mm overall or 600mm for trees.

**1.9 BARK MULCH** After planting spread bark mulch to a depth of 75mm over all planted areas. Mulch shall be graded softwood bark flakes. Nominal particle size – as measured using BS sieving techniques – shall be 10-40mm with no more than 15% below 10mm. Material consisting largely of long thin particles will not be accepted. The bark shall have been removed from the parent timber and matured for a minimum of four months prior to application as mulch. Combined timber/sawdust/shaving content shall be no more than 5%. The pH shall be between 4 and 7. Available manganese content shall be no greater than 35 PPM. It shall be free flowing, pest, disease and weed free. The Contractor shall supply a small representative quantity to the Landscape Architect for approval. All mulch used must be of equal quality as the approved sample. The Contractor shall keep the initial load for comparison. The quality must be maintained throughout and any delivery below the standard of the approved sample will be rejected and must be carried away at the Contractors expense, as must any surplus mulch. When completed ensure that the mulch is not spread over paving or other hard surfaces.

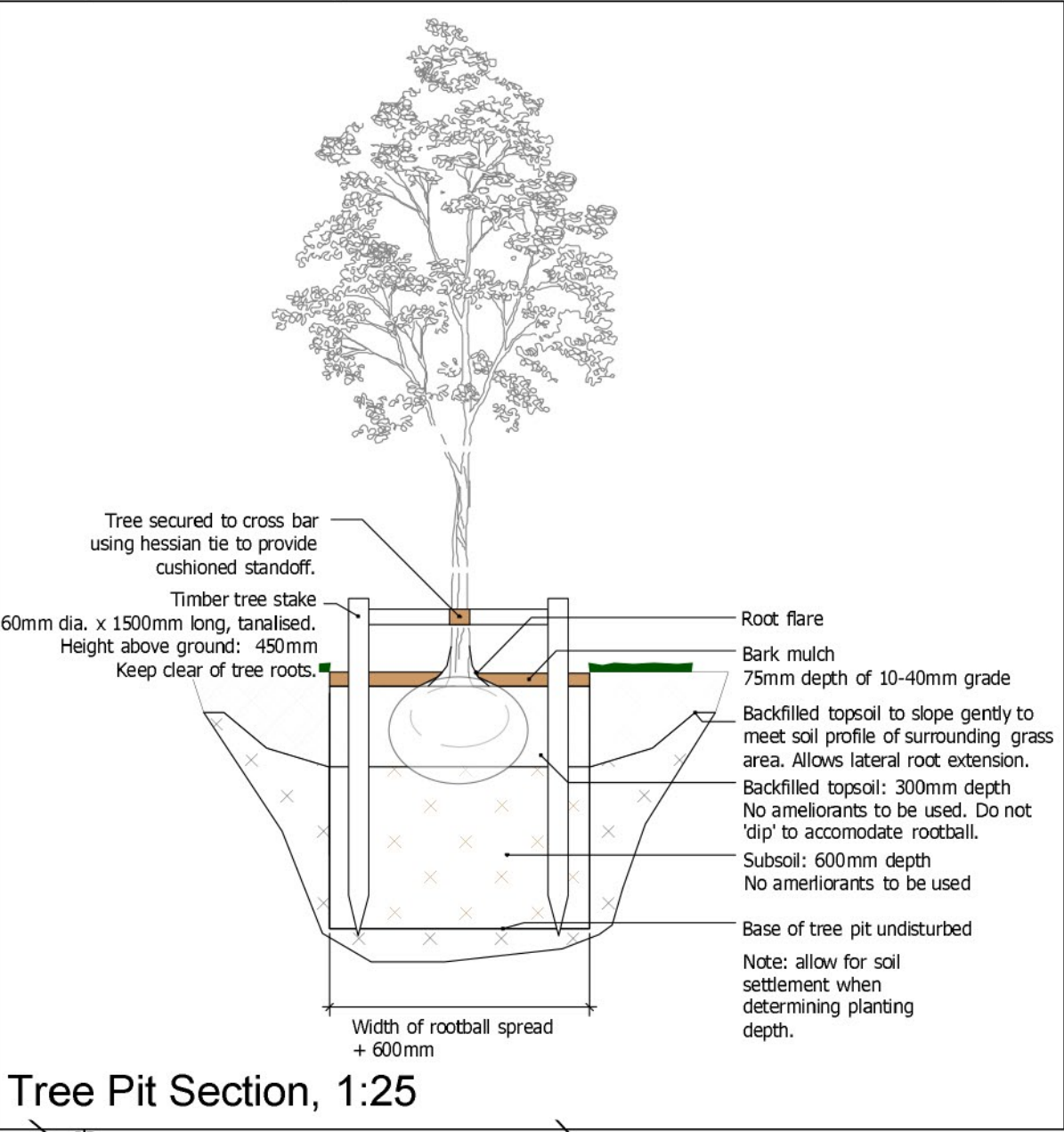
**1.10 LAWN SEEDING/TURFING** The Contractor shall carry out seeding/turfing and maintenance of seeded areas in accordance with the seed/turf supplier's guidance. Areas for seeding/turfing should be on firmed but not compacted topsoil of minimum 150mm depth that has been broken up to full depth (except within in Root Protection Areas). The surface should be reduced to a fine tilth and areas to be seeded/turfed should be free of weeds. Surface stones exceeding 10mm should be removed prior to seeding/turfing.

**1.11 BIOSECURITY** All plants to be UK propagated/grown. Clerk of Works to inspect plant documentation at delivery to site to confirm UK provenance.

1.12 ADDITIONAL NOTES

Formative pruning of young trees to accord with BS3998:2010 (*Tree works - Recommendations*). Tree ties and stakes: Ties and staking to be inspected quarterly and adjusted as required to avoid damage to tree. Ties and stakes to be completely removed after 12 months. Mulched areas: inspect and top-up mulch areas annually, as per 1.9. Watering during 2 years establishment period: as required to ensure thriving, notably during dry spells and in summer. Hedging: trim annually to batter during autumn and outside of breeding bird season (i.e outside February to August). Remove arisings.

N.B. No peat to used in the preparation or planting.



notes:

- All dimensions to be checked and confirmed onsite prior to any works.
- Do not scale off this drawing.
- Any errors, omissions or discrepancies are to be brought to the attention of Lingard Styles immediately.

key:

- Retained Trees**
- Proposed Trees**
- Native Hedge**
- Ornamental Shrub Mix**
- Groundcover planting where required**
- Turf / Seeded Lawn where required**
- Turf:** Rowland Medallion or similar approved
- Seed:** Germinal Seed Houses A19
- All-Purpose Landscaping Mix** sown at 50g/m2
- Shade tolerant grass:** Germinal Seed Houses A6(Supreme Shade) at 40g/m2
- Block Paving**
- Fence**
- 1.8m closeboard fence, timber posts in post spikes.**

lingard styles  
Landscape Architects, Urban Designers, Environmental Consultants

rev:	date:	description:
A	21/09/16	first issue
B	26/01/17	site layout updated, planning comments
C	03/02/17	NRW comments
D	10/05/17	Layout updated
E	27/09/16	Layout updated
F	26/10/18	Layout updated
G	30/10/18	Layout updated
H	31/07/19	Layout updated

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client / project:

Proposed Development  
Lozelles Site, Lisvane  
Cardiff

title:

Landscape Plan

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2907-002 rev H	1:200@ A1	TM	PS

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