



**Growth and Sustainability
Regeneration and Culture
Planning and Building Control**

Ref: 2025/0394
Date: 27th May 2025
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Dear Clare Plant of nineteen47

RE: Discharge of Conditions 12, 13 and 14 relating to 2024/1060: Alterations to existing car park and provision of new public open space and landscaping with associated works.

Thank you for submitting an application for the discharge of conditions 12 (Soft Landscaping), 13 (boundary treatments and Hard landscaping) and 14 (Central pathway design) of planning application 2024/1060: Alterations to existing car park and provision of new public open space and landscaping with associated works..

We confirm that the information provided was satisfactory and the following conditions are discharged in FULL:

CONDITION 12 – DISCHARGED IN FULL

Prior to the commencement of development full details of the soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees, shrubs and/or hedgerows to be retained shall be submitted to and approved in writing by the local planning authority. The approved landscaping details shall be implemented in the first planting season following the completion of any engineering/construction works in their immediate vicinity which may impact on them when planted.

Reason: In the interests of the visual amenities of the locality and to provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

The Forestry Officer and Urban Design Officer have reviewed the submitted landscaping information, including the additional table which provides planting details and heights (received 22/5/2025). The species chosen are good choices for the locations proposed and will provide a gain tree cover. The submitted documents satisfy the requirements and the above condition can therefore be discharged in full.



CONDITION 14 – DISCHARGED IN FULL

Prior to the commencement of development, full details of the proposed central pathway design shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the design, features, materials and colour palette. Once agreed, the development shall be carried out in accordance with the approved details and maintained as approved for the lifetime of the development.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

The Urban Design Officer has reviewed the submitted documents, including the additional plan (received 22/5/2025) and confirms the information provided satisfies the requirements of the condition. The above condition can therefore be discharged in full.

We confirm that the information provided was partially satisfactory and the following conditions are discharged in PART:

CONDITION 13 – DISCHARGED IN PART

Prior to the commencement of development, full details of the boundary treatments; surface materials of all external areas and any other hard landscaping including seating areas and footpaths shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the location, design, materials, height and colour palette. Once agreed, the development shall be carried out in accordance with the approved details and maintained as approved for the lifetime of the development.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

The Urban Design Officer has reviewed the submitted information and is generally supportive of the proposals. However clarification is required regarding the design of the steel enclosure beneath the DMC01 building and the specification of the Granite paving blocks (S05 and S01). Once this information is provided the condition can be discharged in full.

Jessica Duffield

Senior Planning Officer (Inner Area Team)

For and on behalf of

Development Management

Garry Hildersley

Head of Service for Planning, Policy and Building Control

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