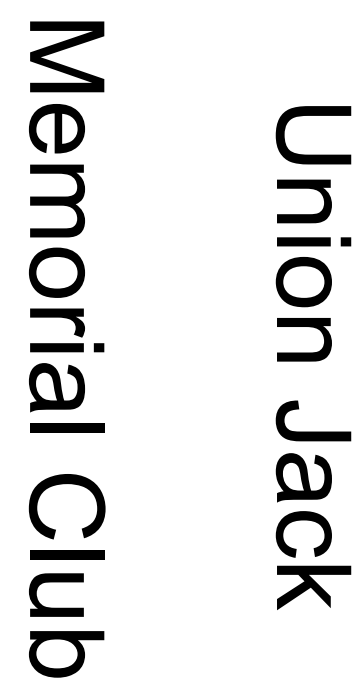




Existing trees / planting to be retained.