KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
STREETSCENE & HOUSING
LANDSCAPE SECTION

PLANNING OFFICER : Farzana tabasum
PLANNING REF: 2016/91573

PROPOSAL: Demolition of existing redundant mill buildings and erection of 55 dwellings with associated parking and access from Manchester Road	Ref. No.	GG
	Officer	EM
	Tel No.	01484 221000/ 07890 630 720
	O.S. Ref.	
LOCATION: Cellars Clough Mill, Manchester Road, Marsden, Huddersfield, HD7 6LY	Date Received	16.10.18
	Date Returned	16.10.18
	Site Area	1.7ha

DEVELOPER/APPLICANT/AGENT :

Suggested conditions:

1. No development shall take place until a full comprehensive detailed landscape planting plan and hard landscaping plan have been submitted to and approved in writing by the local planning authority, including:

- Layout, species, number, density and size of trees and plants and/or seed mixes and sowing rates, including extensive use of native species and planting specification. Detailed design(s) and/or working method(s) to achieve stated objectives.
- Details of the type and location of play equipment, seating and litter bins to be situated within the play area(s);
- Details of the surface treatment of the play area, including the location and type of safety surfaces to be installed;
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- Details of initial aftercare and maintenance during construction phase and until subsequent adoption/long term maintenance contract is initiated
- Details of the RoSPA inspections and future inspections & maintenance of the play area, and all items of equipment.
- Location and layout of any public open space and long term maintenance responsibility.
- Details for monitoring and remedial measures, including replacement of any trees, shrubs or hedge that fails or becomes diseased within the first five years from completion.
- Details for s106 off site lump sum contribution plus inspection fee for on-site pos plus details of private management company managing and maintaining POS areas on site.

2. Landscape Management Plan is required including details of initial aftercare and long-term maintenance for minimum of 5 years. A comprehensive schedule of landscape management and maintenance shall be submitted to and approved in writing by the Local Planning Authority before the superstructure of any dwelling is first commenced. The scheme shall include the method of site improvement,

- Removal of weed species,
- ground preparation and details of new tree and shrub planting, seeding and maintenance, and
- management of the habitats created for biodiversity interest
- Timescales and arrangements for its implementation.
- The development shall thereafter be carried out in complete accordance with the approved schedule and timescales. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species.

Signed: Emma Mills	Landscape ref: EE61	Date: 16.10.18