

PROPOSAL: Outline application for erection of residential development Former Victoria Works	Ref. No.	EE104
	Officer	EM
	Tel No.	78054/ 07890 630 720
	O.S. Ref.	
LOCATION: 444, Bradford Road, Batley, WF17 5LW	Date Received	01/11/16
	Date Returned	
	Site Area	0.38ha
DEVELOPER/APPLICANT/AGENT : Robert Halstead		
NOTES/COMMENTS <u>Too little detail to provide adequate landscape comments.</u> <ul style="list-style-type: none"> No objections to the scheme in principle, to apartments including car parking however the landscape condition should ensure an enhanced quality landscape scheme incorporating full details of planting, carefully thought out to create an attractive residential environment for the potential residents and making a much more of a residential setting in relation to its now <u>domestic nature</u> [of apartments rather than Victoria Works]. At this stage the scale and details of the proposal for the buildings is not clear and it is difficult to assess how the individual apartments in the building relate to the amenity space/ landscaped gardens. It would help to have details of how the residents will be able to use and access their outside space. Will the scheme create a significantly welcoming landscape? Is the parking area sufficient or too dominant visually? In terms of hard landscape, the materials should be in keeping with the local context and character of the area and detailed plans should be submitted for comment. The layout indicates parking provision is located to the east of the site, off Caledonia Road. There is scope for landscaping to break up the vehicular domination and appearance? There appear to be some indicative trees/shrubs but it is tricky to work out what they are or why they are there near the entrance/security gate to the right. Whilst parking is of a premium in this vicinity, unfortunately cars that are parked can possibly over impact the visual appearance of the development on entering the site and from views from apartments facing east from block A, and east and SE from block B and north from block c, although hopefully the well-designed landscape scheme can mitigate this. The car park could potentially dominate the site from the front entrance so a range of materials and design will be important. Please provide landscape proposals and planting plans to demonstrate the impact of soft landscaping to soften the impact of the car on the visual amenity of the site. The applicant shall provide further details of proposed planting and boundary treatments to the areas surrounding the apartments along the roadside to both Bradford Road, Caledonian Road and Bridge Street be it garden / open space / shrub planting / screen planting etc. There is no clarification of the loading of the access road from the entrance and car parking area for refuse vehicles. Is there only 1 bin store for all the apartments? Is this sufficient? There should be adequate provision for both grey& green bins. Is there sufficient for green bins and grey bins in this one facility/store for the entire development? The access door/gate looks extremely narrow, these details need to be submitted and agreed at the earliest opportunity. <p>Cont'd...</p>		

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- The location of any proposed grit bins should be identified.
- With regards to pedestrian access provision within the site, all residents should be able to safely access the gardens/amenity open spaces – please identify this on the landscape layout plan. Where are the landscaped areas? What are the accessible external areas going to comprise of for the residents of the apartments. How will they access the amenity spaces/gardens around their apartments due to changes in level, references to gabions etc.? Can they access the area to the rear up to Bridge Street?

Signed: Emma Mills

Landscape ref: EE104

Date: 10.11.16