From:
Sent: 15 September 2023 10:50
To: RichardA Gilbert
Subject: 2023/91997 rear of, 28 Northorpe Lane, Northorpe, Mirfield, WF14 0QN
Attachments: NLM-000-C Master conveyance plan.pdf; SD-T-57A Tree with Soil Cells, Irrigation and Tree Grille @A3.pdf

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Hi Richard,

I've provided some comments below for KC Landscapes in response to the attached consultee comment to clarify a few things as a number of their requests are covered within the submission and I've attached additional documents to cover anything missing from the submission.

Comment 1 - The proposed site layout plan includes open space in the key, but unfortunately the shading includes front gardens, and it does not identify the location of public open spaces or managed areas

See attached master conveyance plan which indicates areas to be transferred to a management company.

Comment 2 – tree pit details.

See attached tree pit detail.

Comment 3 – Unfortunately, there are 2 less trees on the current revision, so this is NOT the same on this revised landscape drawing R/2470/1L for DoC. Alternative suitable locations would be considered.

There's a slight issue here, Condition 17 refers to Rev J of the landscape masterplan, but the approved plans schedule lists Rev K – the trees the landscape officer is referring to were removed between these revisions so the number of trees we are showing on the landscape masterplan is consistent with the approved landscaping plan Rev K.

Comment 4 – The Ecological Design Strategy from Futures Ecology does not provide the details of management. It is not clear who is responsible for the on-site POS maintenance and plans do not show the extent of such areas.

See attached master conveyance plan which indicates areas to be transferred to a management company, this will be their responsibility.

Comment 5 - The Ecological Design Strategy from Futures Ecology does not provide the details of any implementation or management and maintenance of the ornamental planting included on the approved Landscape plan.

Implementation/planting details for all proposed landscaping (including ornamental planting i.e. shrubs) are provided underneath the planting schedules within the landscape details drawing. Is it just management and maintenance of ornamental planting required?

Comment 6 – There is no LEMP submitted and the Ecological Design Strategy from Futures Ecology does not provide the details of any implementation or management and maintenance of the ornamental planting for the open space included on the approved Landscape plan. For the aftercare maintenance to provide any meaningful benefit to the establishment of the open space landscaping scheme, it needs to be amended so that the areas are included and the

period for maintenance and management of the ornamental shrub planting, to the site entrance (which is key) is for five years after the initial implementation.

Planting within public open space comprises only scrub mix / native hedgerow / meadow grass / species rich grass. Table 4 of the EDS provides details of maintenance and management for each of these elements so I'm unlcear what further information is required?

If you can please forward this onto the landscape officer, if they can contact me directly to discuss the above if anything further is required.

Kind regards,
Ben

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