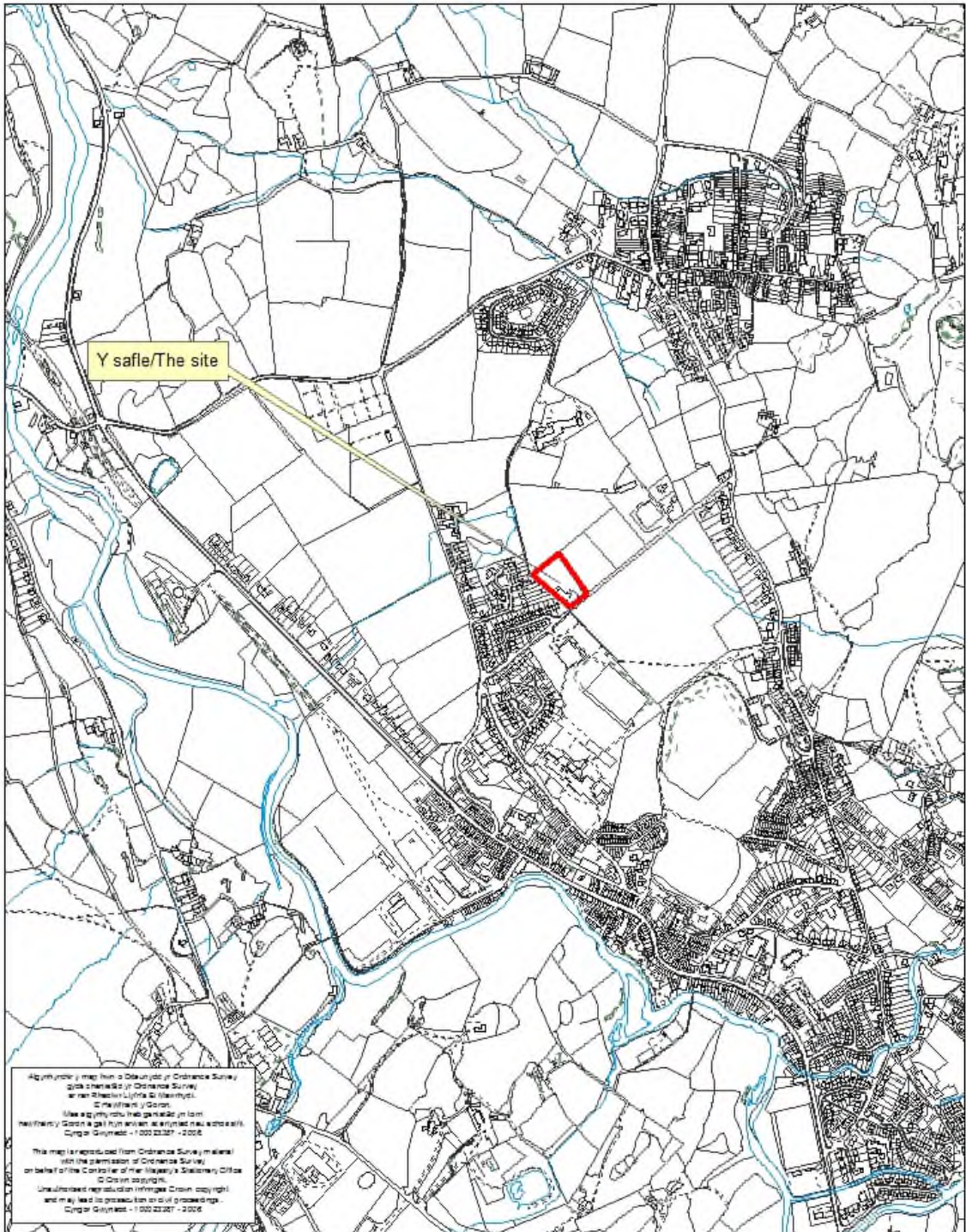


Number: 6



Rhif y Cais / Application Number : C15/0128/13/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DYDDIAD: 27/04/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Application Number: C15/0128/13/LL
Date Registered: 24/02/2015
Application Type: Full - Planning
Community: Bethesda
Ward: Ogwen

Proposal: SUBSTITUTION OF HOUSE TYPES AS PREVIOUSLY APPROVED ON APPEAL (REF: APP/Q6810/A/14/2215839) ON PLOTS 5,6,7,8,11 & 12 FROM FLATS TO TWO STOREY DWELLINGS
Location: LAND ADJACENT TO, PLAS FFRANCON SPORTS CENTRE, COETMOR NEW ROAD, BETHESDA, GWYNEDD, LL57 3DS

Summary of the Recommendation: TO DELEGATE POWERS TO APPROVE SUBJECT TO SIGNING A 106 AGREEMENT

1. Description:

- 1.1 Members are reminded that this is a site that was previously refused for a residential development to construct 24 houses, but which later received approval as a result of a Planning Inspector's decision at Appeal, which was contrary to the original decision.
- 1.2 This application relates to the amendment of one element of the approval under appeal, namely to substitute the type of units on plots 5, 6, 7, 8, 11 and 12 from flats as approved under the appeal, to two storey houses. This means that the total number of units would be reduced from the 24 living units as approved on appeal to 18, and that all these would now be two storey houses. The other related elements would remain the same, namely the location of the units within the site, changes to the vehicular access, creation of an estate road and associated developments.
- 1.3 The site is partly located within the development boundary of Bethesda which is designated as a Local Centre in the Gwynedd Unitary Development Plan (July 2009). The site is in a prominent location adjacent to Coetmor New Road, with the residential houses of Maes Coetmor to the west/south west, Plas Ffrancon Leisure Centre to the south and open lands surrounding it to the north and east. A public footpath runs past the site's western boundary.
- 1.4 Historically, the site has been used as a garage / lorry depot, this use has now ended and the site has been cleared of any buildings which stood there in the past. This site is considered to be previously developed land and is therefore defined as a Brownfield site.
- 1.5 The proposal now involves the development of:
 - 8 two-storey semi-detached houses with two bedrooms each
 - 10 two-storey semi-detached houses with three bedrooms each
 - For clarity, the 12 flats that were approved are to be substituted for 6 semi-detached two-storey houses

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

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2.2 Gwynedd Unitary Development Plan 2009:

POLICY B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY B27 – LANDSCAPING SCHEMES - Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate for the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

Policy B30 - Ensure that proposals for developing contaminated land or buildings are refused unless they conform to a series of criteria aimed at managing or restricting the pollution.

POLICY C1 - LOCATING NEW DEVELOPMENT – Land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY C3 – RE-USING PREVIOUSLY DEVELOPED SITES - Proposals that give priority to reusing previously developed land or buildings and which are located within or adjacent to development boundaries will be permitted provided the site or the building and use are appropriate.

POLICY CH4 – NEW DWELLINGS ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES – Approve proposals for the construction of new dwellings on unallocated sites within the development boundaries of Local Centres and Villages if they conform to criteria aimed at ensuring an affordable element within the development.

POLICY CH7 – AFFORDABLE HOUSING ON RURAL EXCEPTION SITES DIRECTLY ADJOINING THE BOUNDARIES OF VILLAGES AND LOCAL CENTRES – Permit affordable dwellings on rural sites directly adjoining the boundaries of Villages and Local Centres provided they conform to criteria relating to local need, affordability and impact on the form of the settlement.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new developments, extension of existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

2.3 Supplementary Planning Guidance

The Council's Supplementary Planning Guidance is a material planning consideration, and the following are relevant in this case:

- Affordable Housing

2.4 National Policies:

Planning Policy Wales - version 7, 2014

TAN 2: Planning and Affordable Housing

TAN 12: Design

3. Relevant Planning History:

- 3.1 C13/0766/13/LL – erection of 24 residential units comprising of semi-detached houses and flats, creation of new vehicular access and estate road - refused 23.01.14 – approved on appeal 02.09.14
- 3.2 C10A/0206/13/AM - renewal of outline application C07A/0052/13/AM for demolition of existing building and erection of eight dwellings – approved 15.12.12.
- 3.3 C07A/0052/13/AM - demolition of existing buildings and erection of eight dwellings – approved April 2007.

4. Consultations:

Community/Town Council:	Not received/no response
Transportation Unit:	No objection, recommend including standard conditions and advice.
Natural Resources Wales:	No observations
Strategic Housing Unit:	Based on information about the type of need noted on Gwynedd Council's Common Housing Register, it appears that this scheme addresses the general need which has been noted.
Welsh Water:	Not received/no response
Public Protection Unit:	Not received/no response
Public Consultation:	A notice was posted on the site and nearby residents were notified. The advertising period has ended and no correspondence objecting to the application had been received when writing the report.

5. Assessment of the material planning considerations:

5.1 The principle of the development

- 5.1.1 Any development must be assessed on the grounds of local and national adopted policies along with other material considerations such as statutory and public

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consultation responses. Evidently in this case there is the need to consider the Planning Inspector's decision in approving the construction of 24 living units on the site.

5.1.2 In principle, the Local Planning Authority supports applications to use previously developed sites (Brownfield) rather than developing Greenfield sites and this is in accordance with Policy C3 of the UDP. The policies included in the Unitary Plan are the main material consideration when determining the application. Policy C1 of the Gwynedd Unitary Development Plan presumes against constructing new residential housing on land outside the adopted boundary as defined by the Unitary Plan unless the development is approved by another policy in the plan.

5.1.3 In this case, this is an application to change one element of the application that was approved at Appeal, to substitute the flats that formed part of the permission, for houses. The setting of the site is identical to the approved application, as is the location of the buildings and the entrance/road. There is a legal right to develop the site in accordance with the approval, and with this in mind, it is considered that this current proposal, that would involve a reduction in the number of houses to be built on the site, constitutes an improvement by reducing the density of the development by providing houses rather than flats. It is considered that this application offers an appropriate number and mix of houses for the site, which, in principle, complies with the requirements of policies CH4 and CH7.

5.2 Visual amenities

5.2.1 The submitted plans show a proposal to erect housing of a standard design and finish. It is not considered that there is a uniform pattern for developments within the area in terms of design and finish although they do have some common features in terms of finishing materials such as slate roofs, render/pebbledash finishes etc.

5.2.2 Consequently, it is not considered that the proposal is unacceptable in respect of Policies B22 and B25.

5.2.3 The proposal to landscape the site is acceptable as is shown on the detailed plan which was submitted with the application, therefore it is not considered that the proposal is contrary to the requirements of policy B27.

5.3 General and residential amenities

5.3.1 The principle of a residential development on this site has already been supported by means of the previous approval and the approval granted on appeal. Consideration was given to the overall impact of this development on the amenities of nearby residents and on the area's general amenities and it is considered that developing the site would continue to be acceptable in relation to these matters.

5.3.2 Concern has been raised in the past about the impact of this development on nearby houses in respect of drainage matters etc. It is considered that matters relating to drainage and pollution can be controlled by including relevant conditions, thereby ensuring that the requirements of policies B23 and B30 are met.

5.4 Transport and access matters

5.4.1 It is suggested that relevant conditions and guidance should be included and therefore it is considered that the development is acceptable in terms of transportation and access matters, and satisfies the requirements of policies CH33 and CH36.

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5.5 Relevant planning history

5.5.1 The reference within this report to the appeal clearly states that the principle of a residential development on this site has already been approved. The appeal decision is very recent and remains totally relevant and material in the consideration of this case.

5.6 106 Agreement matters

5.6.1 The Council's Strategic Housing Unit has stated that there is a general demand for houses according to the information on the current housing register. The fact that a recognised housing association is involved with this development ensures that the units will be released to those in need for affordable housing, either through purchase arrangements or social rental arrangements.

5.6.2 According to the information received as part of the application, it is noted that 11 of the 18 units in the application were defined as affordable units. As the development boundary runs through the site, it is noted that the 9 units which are outside the boundary are affordable units while two are to be located on the part of the site which is inside the development boundary. It is therefore considered that the relevant requirements of policies CH4 and CF7 are satisfied.

5.6.3 The Planning Inspector's decision includes relevant conditions, including the need to draw up a formal agreement to agree upon a plan that would provide affordable housing as part of the development. It is considered that the need to produce a 106 agreement continues to be relevant and necessary, with the exact arrangements and wording of the 106 Agreement to be agreed following confirmation about arrangements of the housing association involved with the development.

6. Conclusions:

6.1 Having considered the above and all the relevant matters including the local and national policies and guidance, and the Appeal decision, it is considered that this application to substitute the flats originally approved for two-storey houses, thereby reducing the total number of units on the site from 24 to 18, is acceptable and satisfies the requirements of the relevant policies as noted above.

7. Recommendation:

7.1 To delegate the power to the Senior Planning Manager to approve the application subject to the applicant signing a Section 106 Agreement to ensure that a percentage of the houses are affordable houses and relevant conditions relating to:

1. Time
2. Comply with plans
3. Materials
4. Slate
5. Landscaping
6. Highway conditions
7. Site drainage arrangements
8. Trefniadau trin llygredd
9. Removal of PD rights



Rhif y Cais / Application Number : C15/0128/13/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.

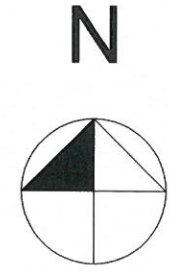
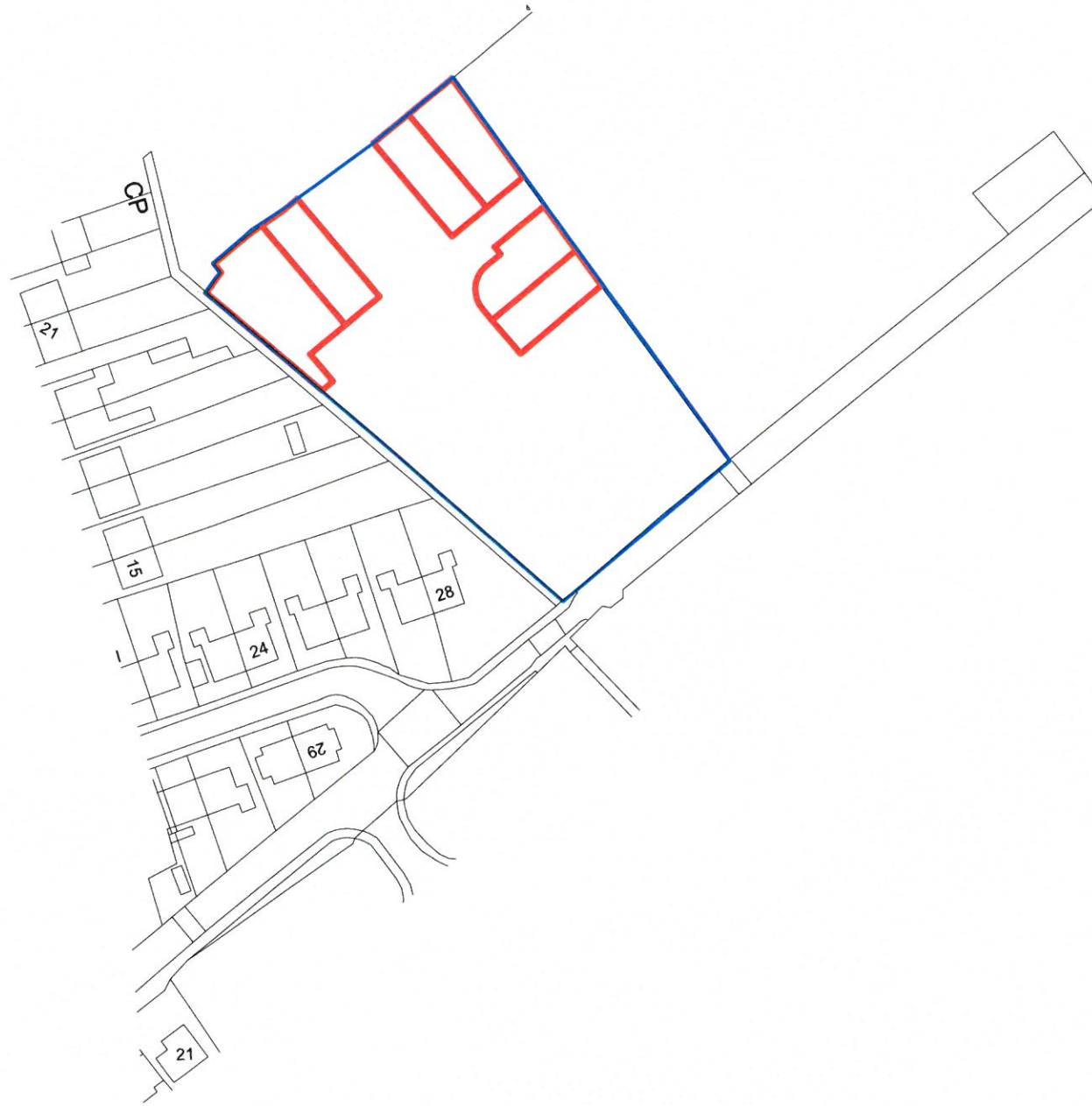


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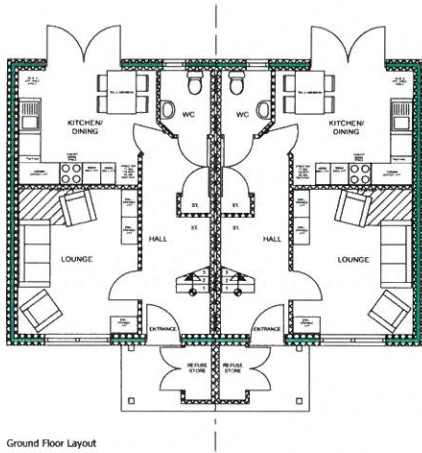
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Location Site adj Sport Centre, Bethesda
Client R. Williams & R. Moore
Drawing Title Site Location

Scale 1:1250
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Date 13/01/2015
Issue Type Planning
Drawn By PJ

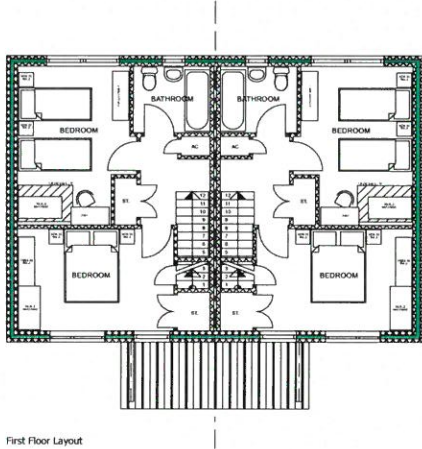
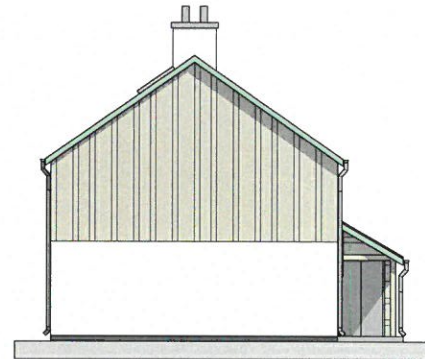
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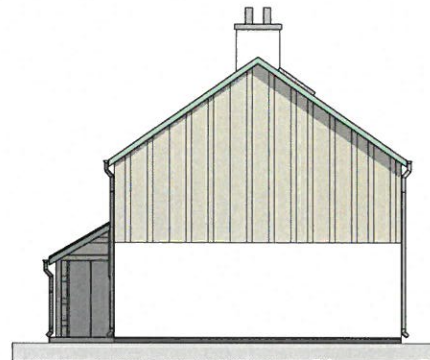
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Ground Floor Layout



First Floor Layout



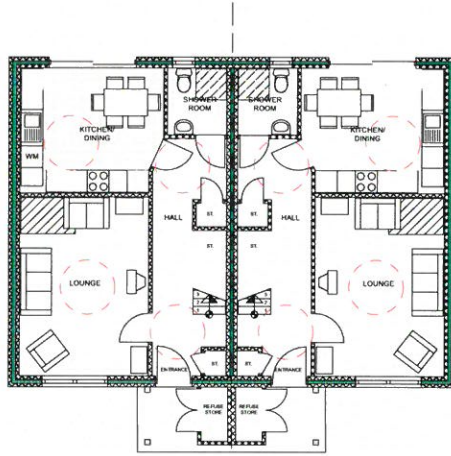
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DESIGN & ARCHITECTURE			
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Project Title Proposed New Housing Development
Location Site off Coetmor New Road, Bethesda
Client Les & Rich
Drawing Title House Type 1A (2 Bed House)

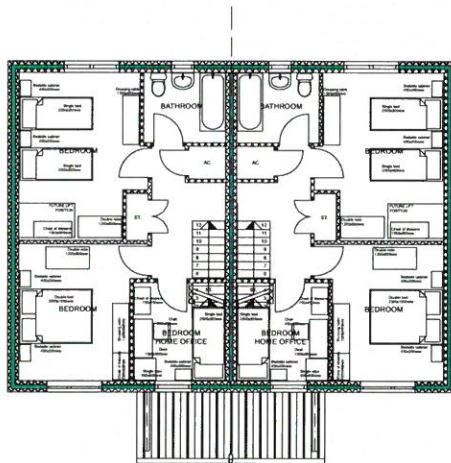
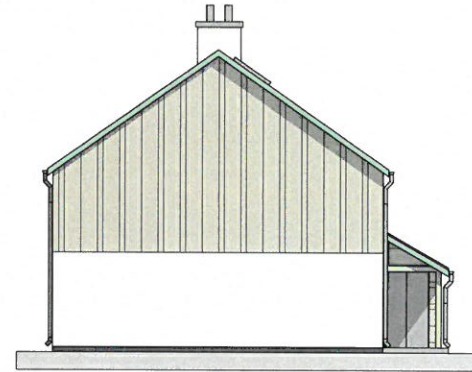
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Date 06/01/2015
Issue Type Planning
Drawn By PJ
Drawing Details Job No. SH1265 Drawing No. AL.1.01 Revisions

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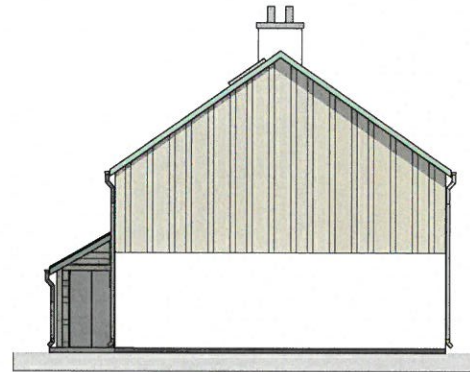
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Ground Floor Layout



First Floor Layout



Rev	Date	Details	Initial

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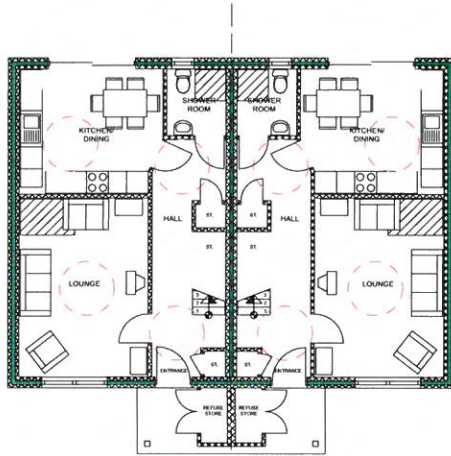
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vmdesign.co.uk

Project Title Proposed New Housing Development
Location Site off Coedmor New Road, Bethesda
Client Les & Rich
Drawing Title House Type 2A (3 Bed House)

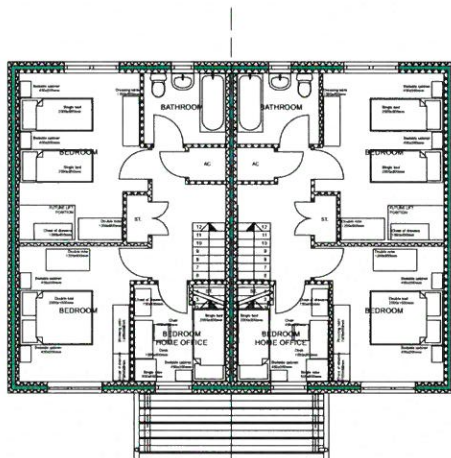
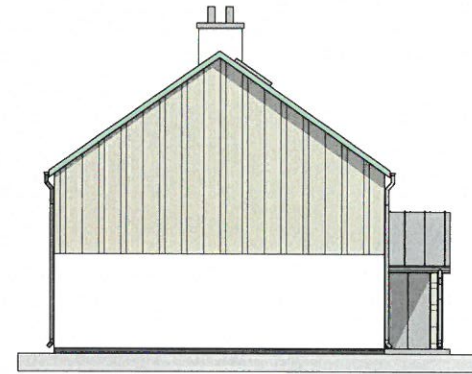
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Drawn By PJ
Drawing Details Job No: SH1265 Drawing No: AL.1.02 Revisions:

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Ground Floor Layout



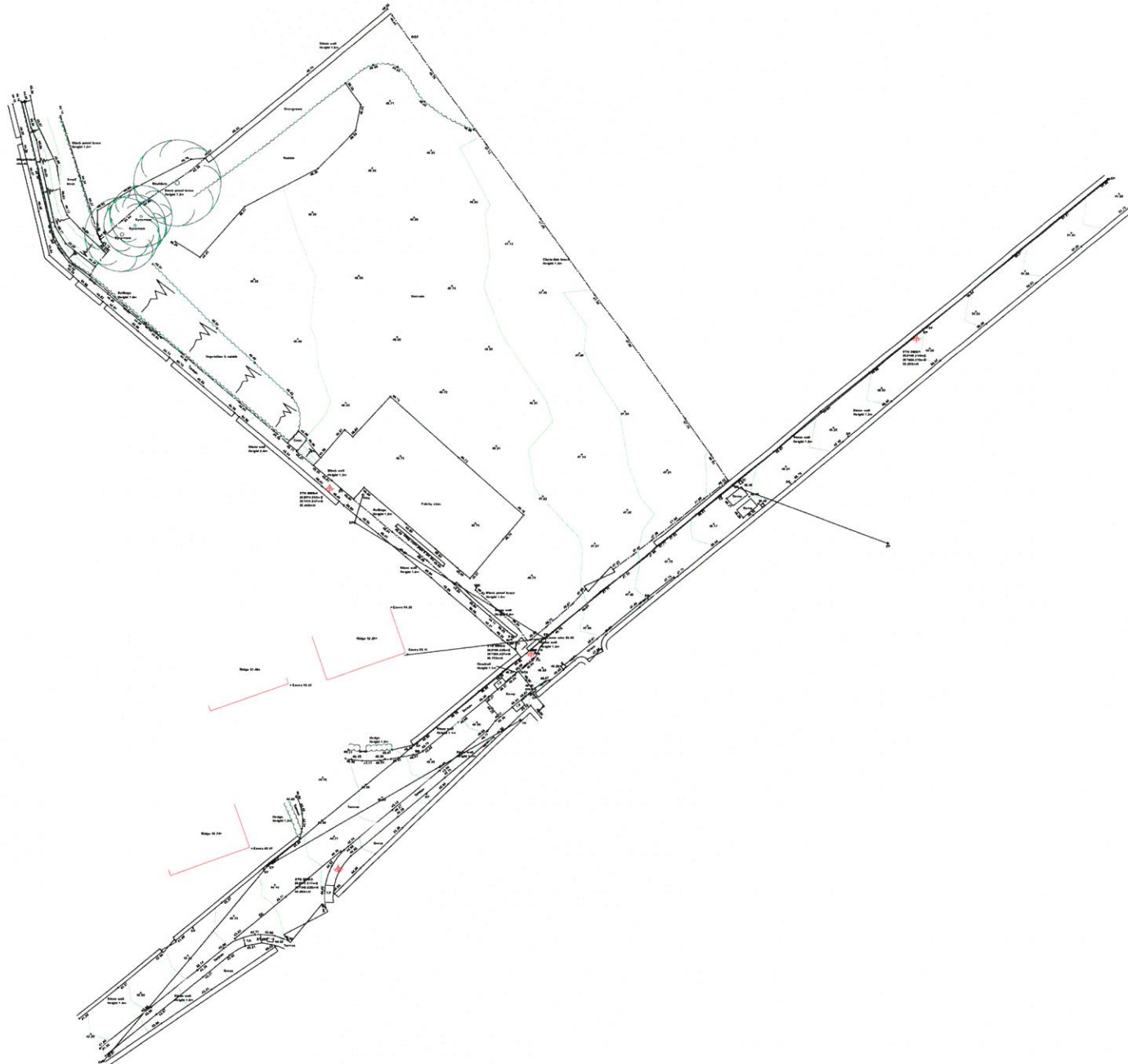
First Floor Layout



Rev	Date	Details	Initial
			
DESIGN			
ARCHITECTURE			
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Project Title Proposed New Housing Development
Location Site off Coelmor New Road, Bethesda
Client Les & Rich
Drawing Title House Type 26 (3 Bed House)

Scale 1:100
Paper Size A2
Date 06/01/2015
Issue Type Planning
Drawn By PJ
Drawing Details Job No. Drawing No. Revisions
 SH1205 AL.1.03

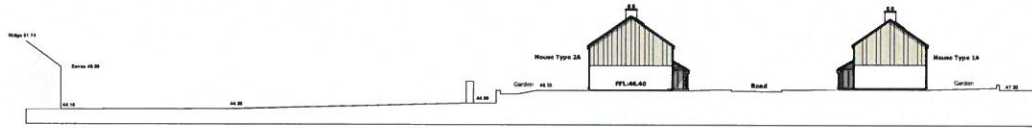


Project Title	Proposed New Housing Development
Location	Site adj Sport Centre, Bethesda
Client	R. Williams & R. Moore
Drawing Title	Topographical Survey

Scale	1:500
Paper Size	A2
Date	6/24/13
Issue Type	Planning
Drawn By	PJ

Drawing Details	Job No.	Drawing No.	Revisions
	SH1265	AL 0 00	

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Proposed Section AA



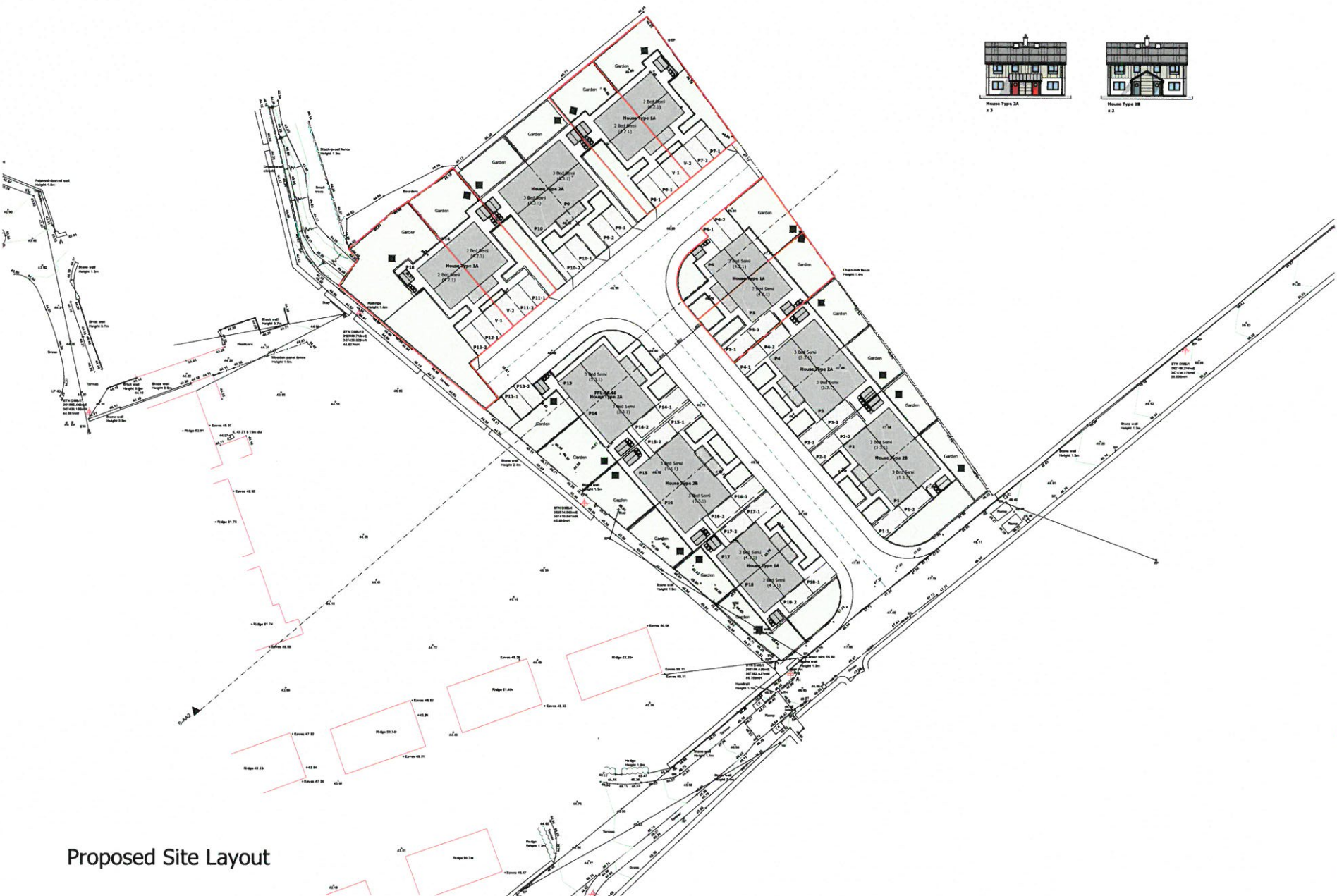
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x 4



House Type 2A
x 3



House Type 2B
x 3



Proposed Site Layout

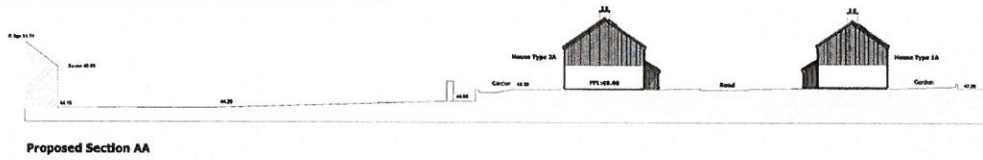
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 Rev: Date Details
 1: 12/14/2024
 2: 12/14/2024
 3: 12/14/2024

DESIGN ARCHITECTURE
 445 St. Clair St. Suite 100
 St. Louis, MO 63102
 Tel: 314.433.1111
 www.designarchitecture.com

Project Title: Proposed New Housing Development
 Location: 9th and 10th Streets, St. Louis
 Client: M. Williams & S. Moore
 Drawing Title: Site Layout

Scale: 1:500
 Paper Size: A0
 Date: 12/14/2024
 Sheet Type: Planning
 Drawn By: PJ
 Checked By: PJ
 Drawing Details: Job No. 241203 Drawing No. 01/01 Rev. A

Plan Identifying Affordable units



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Key:
 (●) = Units proposed as Affordable Units.

Total Affordable Units Breakdown
 11 total:
 - 9 no. of (100%) units outside Development boundary.
 - 2 no. of (22.2%) units within Development boundary.

DESIGN AND ARCHITECTURE

Project No: []
 Location: []
 Client: []
 Drawing Title: []

Scale: 1:100
 Paper Size: A2
 Date: 12/1/16
 Issue No: 01
 Author: []
 Drawing Date: 12/1/16

Shrub Planting (* Specimen Shrub planted as feature in position as indicated on the drawing)

Bed #	Plant	Size	Qty	Notes
Bed 7	A Lavandula angustifolia	450-600mm	21/1 Cr	7m ² 35 Minimum 3 breaks in lower 1/3 rd.
	B Spiraea candlelight	450-600mm	21/1 Cr	4m ² 6 Minimum 3 breaks in lower 1/3 rd.
	C Brachyotris Sunbrite	450-600mm	21/1 Cr	4m ² 6 Minimum 3 breaks in lower 1/3 rd.
	D Spiraea candlelight	450-600mm	21/1 Cr	4m ² 6 Minimum 3 breaks in lower 1/3 rd.
Bed 8	A Lavandula angustifolia	450-600mm	21/1 Cr	3m ² 16 Minimum 3 breaks in lower 1/3 rd.
	B Spiraea candlelight	450-600mm	21/1 Cr	4m ² 12 Minimum 3 breaks in lower 1/3 rd.
	C Spiraea candlelight	450-600mm	21/1 Cr	4m ² 12 Minimum 3 breaks in lower 1/3 rd.
	D Prunus Otto Luyken	450-600mm	21/1 Cr	4m ² 12 Minimum 3 breaks in lower 1/3 rd.
	E Spiraea candlelight	450-600mm	21/1 Cr	4m ² 12 Minimum 3 breaks in lower 1/3 rd.
	F Lavandula angustifolia	450-600mm	21/1 Cr	3m ² 12 Minimum 3 breaks in lower 1/3 rd.
Bed 9	A Lavandula angustifolia	450-600mm	21/1 Cr	4m ² 12 Minimum 3 breaks in lower 1/3 rd.
	B Spiraea candlelight	450-600mm	21/1 Cr	4m ² 12 Minimum 3 breaks in lower 1/3 rd.
Bed 10	A Lavandula angustifolia	450-600mm	21/1 Cr	4m ² 6 Minimum 3 breaks in lower 1/3 rd.
	B Spiraea candlelight	450-600mm	21/1 Cr	4m ² 6 Minimum 3 breaks in lower 1/3 rd.
	C Brachyotris Sunbrite	450-600mm	21/1 Cr	4m ² 6 Minimum 3 breaks in lower 1/3 rd.
	D Lavandula angustifolia	450-600mm	21/1 Cr	4m ² 6 Minimum 3 breaks in lower 1/3 rd.
Bed 11	A Lavandula angustifolia	450-600mm	21/1 Cr	4m ² 12 Minimum 3 breaks in lower 1/3 rd.
	B Prunus Otto Luyken	450-600mm	21/1 Cr	4m ² 12 Minimum 3 breaks in lower 1/3 rd.

Shrub Planting (* Specimen Shrub planted as feature in position as indicated on the drawing)

Bed #	Plant	Size	Qty	Notes
Bed 10	A Lavandula angustifolia	450-600mm	21/1 Cr	16 Minimum 3 breaks in lower 1/3 rd.
	B Spiraea candlelight	450-600mm	21/1 Cr	7 Minimum 3 breaks in lower 1/3 rd.
	C Spiraea candlelight	450-600mm	21/1 Cr	7 Minimum 3 breaks in lower 1/3 rd.
Bed 11	A Spiraea candlelight	450-600mm	21/1 Cr	9 Minimum 3 breaks in lower 1/3 rd.
	B Lavandula angustifolia	450-600mm	21/1 Cr	9 Minimum 3 breaks in lower 1/3 rd.
Bed 12	A Spiraea candlelight	450-600mm	21/1 Cr	15 Minimum 3 breaks in lower 1/3 rd.
	B Prunus Otto Luyken	450-600mm	21/1 Cr	15 Minimum 3 breaks in lower 1/3 rd.

Shrub Planting (* Specimen Shrub planted as feature in position as indicated on the drawing)

Bed #	Plant	Size	Qty	Notes
Bed 13	A Lavandula angustifolia	450-600mm	21/1 Cr	21 Minimum 3 breaks in lower 1/3 rd.
	B Spiraea candlelight	450-600mm	21/1 Cr	10 Minimum 3 breaks in lower 1/3 rd.
	C Prunus Otto Luyken	450-600mm	21/1 Cr	8 Minimum 3 breaks in lower 1/3 rd.
	D Brachyotris Sunbrite	450-600mm	21/1 Cr	20 Minimum 3 breaks in lower 1/3 rd.
Bed 14	A Spiraea candlelight	450-600mm	21/1 Cr	14 Minimum 3 breaks in lower 1/3 rd.
	B Lavandula angustifolia	450-600mm	21/1 Cr	8 Minimum 3 breaks in lower 1/3 rd.
Bed 15	A Lavandula angustifolia	450-600mm	21/1 Cr	21 Minimum 3 breaks in lower 1/3 rd.
	B Prunus Otto Luyken	450-600mm	21/1 Cr	30 Minimum 3 breaks in lower 1/3 rd.
	C Spiraea candlelight	450-600mm	21/1 Cr	15 Minimum 3 breaks in lower 1/3 rd.
	D Spiraea candlelight	450-600mm	21/1 Cr	10 Minimum 3 breaks in lower 1/3 rd.
Bed 16	A Lavandula angustifolia	450-600mm	21/1 Cr	8 Minimum 3 breaks in lower 1/3 rd.
	B Spiraea candlelight	450-600mm	21/1 Cr	8 Minimum 3 breaks in lower 1/3 rd.
	C Brachyotris Sunbrite	450-600mm	21/1 Cr	8 Minimum 3 breaks in lower 1/3 rd.
	D Spiraea candlelight	450-600mm	21/1 Cr	12 Minimum 3 breaks in lower 1/3 rd.
	E Lavandula angustifolia	450-600mm	21/1 Cr	8 Minimum 3 breaks in lower 1/3 rd.
	F Phytolacca	400-500mm	8/1	12 Minimum 3 breaks in lower 1/3 rd.

Shrub Planting (* Specimen Shrub planted as feature in position as indicated on the drawing)

Bed #	Plant	Size	Qty	Notes
Bed 15A	A Lavandula angustifolia	450-600mm	21/1 Cr	8 Minimum 3 breaks in lower 1/3 rd.
	B Spiraea candlelight	450-600mm	21/1 Cr	6 Minimum 3 breaks in lower 1/3 rd.
	C Spiraea candlelight	450-600mm	21/1 Cr	6 Minimum 3 breaks in lower 1/3 rd.
	D Prunus Otto Luyken	450-600mm	21/1 Cr	12 Minimum 3 breaks in lower 1/3 rd.
Bed 16	A Lavandula angustifolia	450-600mm	21/1 Cr	8 Minimum 3 breaks in lower 1/3 rd.
	B Spiraea candlelight	450-600mm	21/1 Cr	8 Minimum 3 breaks in lower 1/3 rd.

Native hedgerow planted in double staggered row 300mm apart at 950mm centres into prepared trench on 300mm high 450mm wide raised bank. Tree shelter to be fitted.

Plant	Size	Qty	Notes
Lonicera xylosteum	150-200mm	16	16m ² 16m ² 3 breaks in lower 1/3 rd.
Salix amygdaloides	150-200mm	16	16m ² 16m ² 3 breaks in lower 1/3 rd.
Prunella vulgaris	150-200mm	16	16m ² 16m ² 3 breaks in lower 1/3 rd.
Prunella vulgaris	150-200mm	16	16m ² 16m ² 3 breaks in lower 1/3 rd.
Salix amygdaloides	150-200mm	16	16m ² 16m ² 3 breaks in lower 1/3 rd.

Proposed housing development Bethesda - Planting Schedule

Bed No.	Species	Size	Form	Specification
Specimen Tree Planting: As Shown				
1	Specimen tree	12-15m	W11H 1/1	Staked
2	Specimen tree	12-15m	W11H 1/1	Staked
3	Specimen tree	12-15m	W11H 1/1	Staked

Shrub Planting (* Specimen Shrub planted as feature in position as indicated on the drawing)

Bed #	Plant	Size	Qty	Notes
Bed 1	A Buxa microcarpa	450-600mm	21/1 Cr	56 Minimum 3 breaks in lower 1/3 rd.
	B Brachyotris Sunbrite	450-600mm	21/1 Cr	52 Minimum 3 breaks in lower 1/3 rd.
	C Prunus Otto Luyken	450-600mm	21/1 Cr	102 Minimum 3 breaks in lower 1/3 rd.
	D Spiraea candlelight	450-600mm	21/1 Cr	25 Minimum 3 breaks in lower 1/3 rd.
	E Spiraea candlelight	450-600mm	21/1 Cr	32 Minimum 3 breaks in lower 1/3 rd.
	F Phytolacca	400-500mm	8/1	32 Minimum 3 breaks in lower 1/3 rd.

Shrub Planting (* Specimen Shrub planted as feature in position as indicated on the drawing)

Bed #	Plant	Size	Qty	Notes
Bed 2	A Buxa microcarpa	450-600mm	21/1 Cr	56 Minimum 3 breaks in lower 1/3 rd.
	B Brachyotris Sunbrite	450-600mm	21/1 Cr	52 Minimum 3 breaks in lower 1/3 rd.
	C Prunus Otto Luyken	450-600mm	21/1 Cr	70 Minimum 3 breaks in lower 1/3 rd.
	D Spiraea candlelight	450-600mm	21/1 Cr	12 Minimum 3 breaks in lower 1/3 rd.
	E Spiraea candlelight	450-600mm	21/1 Cr	32 Minimum 3 breaks in lower 1/3 rd.
	F Phytolacca	400-500mm	8/1	32 Minimum 3 breaks in lower 1/3 rd.

Shrub Planting (* Specimen Shrub planted as feature in position as indicated on the drawing)

Bed #	Plant	Size	Qty	Notes
Bed 3	A Lavandula angustifolia	450-600mm	21/1 Cr	12 Minimum 3 breaks in lower 1/3 rd.
	B Spiraea candlelight	450-600mm	21/1 Cr	20 Minimum 3 breaks in lower 1/3 rd.
	C Brachyotris Sunbrite	450-600mm	21/1 Cr	18 Minimum 3 breaks in lower 1/3 rd.
	D Spiraea candlelight	450-600mm	21/1 Cr	20 Minimum 3 breaks in lower 1/3 rd.
	E Lavandula angustifolia	450-600mm	21/1 Cr	12 Minimum 3 breaks in lower 1/3 rd.

Shrub Planting (* Specimen Shrub planted as feature in position as indicated on the drawing)

Bed #	Plant	Size	Qty	Notes
Bed 4	A Lavandula angustifolia	450-600mm	21/1 Cr	8 Minimum 3 breaks in lower 1/3 rd.
	B Spiraea candlelight	450-600mm	21/1 Cr	8 Minimum 3 breaks in lower 1/3 rd.
	C Prunus Otto Luyken	450-600mm	21/1 Cr	12 Minimum 3 breaks in lower 1/3 rd.
	D Spiraea candlelight	450-600mm	21/1 Cr	10 Minimum 3 breaks in lower 1/3 rd.
	E Lavandula angustifolia	450-600mm	21/1 Cr	8 Minimum 3 breaks in lower 1/3 rd.

Shrub Planting (* Specimen Shrub planted as feature in position as indicated on the drawing)

Bed #	Plant	Size	Qty	Notes
Bed 5	A Lavandula angustifolia	450-600mm	21/1 Cr	8 Minimum 3 breaks in lower 1/3 rd.
	B Spiraea candlelight	450-600mm	21/1 Cr	8 Minimum 3 breaks in lower 1/3 rd.
	C Brachyotris Sunbrite	450-600mm	21/1 Cr	12 Minimum 3 breaks in lower 1/3 rd.
	D Spiraea candlelight	450-600mm	21/1 Cr	8 Minimum 3 breaks in lower 1/3 rd.
Bed 6	A Lavandula angustifolia	450-600mm	21/1 Cr	14 Minimum 3 breaks in lower 1/3 rd.
	B Spiraea candlelight	450-600mm	21/1 Cr	16 Minimum 3 breaks in lower 1/3 rd.

Shrub Planting (* Specimen Shrub planted as feature in position as indicated on the drawing)

Bed #	Plant	Size	Qty	Notes
Bed 6A	A Lavandula angustifolia	450-600mm	21/1 Cr	14 Minimum 3 breaks in lower 1/3 rd.
	B Spiraea candlelight	450-600mm	21/1 Cr	16 Minimum 3 breaks in lower 1/3 rd.
	C Prunus Otto Luyken	450-600mm	21/1 Cr	12 Minimum 3 breaks in lower 1/3 rd.
	D Lavandula angustifolia	450-600mm	21/1 Cr	14 Minimum 3 breaks in lower 1/3 rd.

Key

- Existing Stone Wall
- Existing Trees to be removed
- Proposed Housing
- Proposed Access Road & Car Parking
- Proposed Bin Store & Shed area
- Proposed Retaining Wall
- Proposed Pavements
- Proposed Washing Lines
- Proposed Trees
- Proposed Hedgerow
- Proposed Shrub Planting
- Proposed Lawn areas
- Area of seasonal Sub Planting

Rev A	PW	JB	JB	12/01/2015
Issued	BT	JB	JB	27/08/2013
Draft	BT	JB	JB	17/08/2013
Issue	Issue	Checked	Approved	Date

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Client

 NORTH WALLIS HOUSING
 TALLWOODLEIGH COTTAGE

Project Title
Proposed Housing Bethesda

Drawing Title
Landscape Planting Plan

Drawing Number
013.06.LPP/01

Scale
A1 1:200 Rev A

