

DISCHARGE OF CONDITIONS REQUEST

14/08/2026

Planning Reference: 25-00598-PP

Project Name: Brolly Forestry Office-Workshop Extension

Condition 4 – Landscaping and Biodiversity Enhancement

Please refer to drawing 03_BBP_B2669_Proposed_Site_Plan_BW and the responses below to allow for the discharge of Condition 4.

i) Existing and proposed ground levels

Response:

Existing and proposed ground levels are shown on the Existing Site Plan, Proposed Site Plan and associated engineering drawings, referenced to the identified survey datum (AP1 RL 18.464 and AP2 RL 17.964).

The proposed development has been designed to follow the existing site topography, with only localised adjustments to ground levels required to accommodate the building extension, external access routes, hardstanding areas and associated drainage. The development has been designed to minimise earthworks and integrate with the surrounding landscape.

ii) Existing landscaping features and vegetation to be retained

Response:

The following existing landscape features will be retained wherever practicable:

- *Existing trees and vegetation surrounding the site.*
- *Existing grassed areas outside the approved construction footprint.*
- *Existing post and wire fencing.*
- *Existing timber fencing.*
- *Existing gravel areas outside the proposed works.*

Only vegetation within the approved construction footprint will be removed where necessary to facilitate the development. Retained vegetation will be protected throughout the construction period in accordance with good site practice.

iii) Proposed walls, fences and gates

Response:

No new perimeter walls, fences or gates are proposed as part of the development. Existing timber fencing and post and wire fencing will be retained unless temporary removal is required to facilitate the approved works. Any disturbed sections will be reinstated to match the existing specification upon completion of the works.

iv) Proposed soft and hard landscaping

Response:

The proposed hard landscaping will comprise:

- *Anti-slip asphalt footpaths.*
- *Asphalt accessible parking bays.*
- *Type 1 gravel hardstanding.*
- *New gravel access track.*
- *Concrete wash slab.*
- *Reinstatement of disturbed grassed areas where required.*

The proposed soft landscaping will comprise:

- *Formation of landscaped bunding along the north-east site boundary using suitable fill material.*
- *Planting of native fast-growing trees and shrubs to provide natural screening of the operational yard and proposed building extension.*

- *A planting bed adjacent to the existing natural stone wall at the main entrance, planted with low-maintenance ornamental shrubs appropriate to the local environment.*

The proposed landscaping has been designed to soften the visual impact of the development and provide long-term integration with the surrounding rural setting.

v) Biodiversity Statement

Response:

The development has been designed to minimise disturbance to the surrounding environment by restricting construction activities to the approved development footprint wherever practicable.

Existing vegetation will be retained where possible and protected during construction. Areas disturbed by the works will be reinstated on completion. The proposed landscaped bund together with native tree and shrub planting will provide biodiversity enhancement by creating additional habitat, improving ecological connectivity and strengthening natural screening around the development.

The proposed planting will contribute to the long-term environmental quality of the site and will be maintained for the lifetime of the development.

vi) Programme for implementation and maintenance

Response:

The landscaping works will be implemented as follows:

- *Existing vegetation to be retained will be protected prior to and throughout the construction period where practicable.*
- *Hard landscaping works will be completed as part of the main construction programme.*
- *The proposed landscaped bund and associated native tree and shrub planting will be completed following completion of the external works or during the first suitable planting season.*
- *Any disturbed grassed areas will be reinstated following completion of the works or during the first suitable growing season.*
- *All planted areas will be maintained for the lifetime of the development, with any failed trees or shrubs replaced during the next appropriate planting season to ensure successful establishment.*