
From: Steve Massey
Sent: 20 January 2023 12:12
To: Simpkin, Rachael.
Cc: Planning Comments (SMDC); Kate Dewey
Subject: SMD/2021/0456 - Phase 1 revisions - landscaping (Land of Froghall Rd, north of Ayr Rd, Cheadle)

Categories:

Rachael

With regard to my previous comments as noted/highlighted on the condition tracker document:

- Revised Planting Plan 1 of 3 (Drg. No. LDS439-01D) now shows new hedgerow planting to the rear boundaries of plots 1 – 5 inclusive, outside the indicated 1.8m close boarded screen fences, as we requested. This tallies with the corresponding amendment to the latest Boundary Treatments Plan, Drg. No. ARCH/PL/BT1/E. However, this additional stretch of hedge planting is not specified on the planting plan in terms of species, numbers/densities etc. Furthermore, this additional stretch of hedge appears as though it is intended as an extension to the Laurel hedging already shown wrapping around the front and side garden of Plot 1, but in fact it should be an extension of the proposed mixed native hedging already shown along the Donkey Lane boundary from Froghall Road to opposite 9 Donkey Lane. The principle of this additional hedging is acceptable and is as requested, but the detail just needs correctly specifying as noted here.
- Previously proposed timber fence screening to bin collection areas is now omitted, and these areas are simply to be tarmac or block-paved defined with timber knee rail or hedging to suit surroundings/adjacent land. This greatly reduces previous visual impact issues and anti-social behaviour concerns.
- The previous transposed colour key for ornamental shrubs and native shrubs has been corrected on the revised Landscape management Plan Drg. No. LDS439-06D.
- My previously requested substitution of tree species *Prunus avium* 'Plena' with the basic *Prunus avium* has not been actioned; the revised Landscape Specification LDS439(D)-LS still lists 'Plena' in the schedule. This would be a simple correction, but well worth doing as 'Plena' is a sterile variety and therefore of no real value to pollinating insects.
- Tree species substitutions requested around the northern side of the balancing pond have been actioned and are now more appropriate/acceptable.
- The proposed balancing pond has been relocated slightly – now ensuring it and any associated groundworks and new planting do not encroach into/obstruct the public footpath.
- What is left of the original mature hedging (much has been removed, unclear why) along the footpath and southern boundary of the site to the side of 24 Cheltenham Avenue and rear of 3 – 8 incl Sandown Close, and into/around the south-east corner of the (Phase 2) site, is now indicated to be retained on the revised Planting Plan 3 of 3 Drg. No. LDS439-03D. Tree planting and damp meadow hay seeding is proposed around the balancing pond, which is acceptable; otherwise reinstatement planting to mitigate what has been removed along this stretch of the public footpath will need to be addressed in due course through the detailed landscaping scheme for Phase .
- Previous erroneous reference to Taylor Wimpey Midlands in In the first paragraph of the section on "Maintenance of Public Open Spaces" on page 13 of the Landscape Management and Maintenance

Specification document has now been corrected to rear Persimmon Homes Ltd in the revised version LDS439(D)-LMMS.

- Still no specific mention in the Landscape Management and Maintenance Specification revised document of avoiding trimmer and mower damage to trees, hedgerows and shrubs. This anyway should be standard careful practice for all landscape maintenance companies and operatives, but sadly not always followed in practice. However, the generic "Replacement Planting" paragraphs of the Maintenance Specification do mention the need for replacement "including plants damaged during maintenance operations" so I think this point is adequately covered.
- None of my comments dated 28/07/2022 regarding some specific details of planting specification around the main site entrance area off Froghall Road (highlighted in the condition tracker document) appear to have been addressed/actioned, and stand as before.
- Revised Planting Plan 1 of 3 (Drg. No. LDS439-01D) details appropriate new hedge planting and 22 additional new trees (species suitable for average sized gardens) along the southern boundary of the Phase 1 site generally to the rear of The Gables 100 Froghall Road, rear of 108 – 118 evens incl Ness Grove, and side of 5 Ayr Road. Once established, this would provide beneficial softening/filtering of the new development to mitigate for the levels changes and retaining structures introduced along this edge of the development (in conjunction with existing vegetation in these older properties' gardens and along this boundary, and any future further vegetation planted by occupiers of the older properties and new Plots 59 – 67 incl).

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