

Planning Permission Ref: 25/00592/FUL
Condition 8 Tree Planting Specification

The proposed tree planting is shown indicatively on the approved site plan and comprises a row of trees along the boundary adjacent to Sugar Lane and additional feature planting within the site.

Tree Schedule:

T1 – *Sorbus aucuparia* (Rowan)

Quantity: 4

Size: 10–12cm girth

Location: Along the boundary adjacent to Sugar Lane

T2 – *Betula pendula* (Silver Birch)

Quantity: 1

Size: 10–12cm girth

Location: Within the garden area

Planting Method:

All trees will be planted in accordance with good horticultural practice, including appropriate soil preparation, staking and protection measures such as tree stakes and guards where required.

Planting Timing:

All planting will be carried out during the first available planting season (October to March) following completion of the development.

Protection and Maintenance:

All trees will be protected during construction and retained thereafter. Any trees that die or become damaged within the first five years will be replaced with trees of a similar size and species.

The tree planting will be carried out in full prior to occupation of the dwelling and maintained thereafter in accordance with the approved details.



Foot path to be reinstated to minimum 2.0-metre-wide footway along the full Sugar Lane frontage as indicated, as per Legal Deed plans

The footway to be wholly within the adopted highway and is to be constructed to adoptable standards; and provide a clear, continuous and unobstructed pedestrian route.

All to the approval of the Local Planning Authority in conjunction with Highways.

Existing Boundary treatment retained

Pool

4no. cycle parking to be located within garage as indicated

Garage

T-4-B3

T-6-B3

T-1-B2

T-3-B2

T-2-B2

T-5-B3

Site plan as proposed @ 1:100

LANE

Min 2.0m wide foot path

New dropped Kerb

9000

Min 2.0m wide foot path

New 2200mm high fence
Refer to detail A

Purple dashed line indicates approx line of as built fence line, to be carefully removed and relocated into position as in accordance with the legal deeds of the property.

All dimensions to be checked on site.
Figured dimensions to be read in preference to scaled.
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Revisions / Notes: KEY

DEVELOPMENT BOUNDARY
Extent of Demolition / removal

Existing CAT 3 established specimen and self seeded trees to be retained and protected, refer to tree survey for further details



Existing trees to be carefully removed and relocated, refer to tree survey



Existing Buildings



Grassed area - Rye Fescue turf to be agreed with Local Authority.



PAVING SLABS. all to be agreed with Local Authority.



New Tarmac road surface, colour / chippings - all to be agreed with Local Authority.



New tree planting / shrubs - all to be agreed with Local Authority.



ELECTRIC VEHICLE CHARGING POINT



New Tarmac access road surface, colour / chippings - BLACK. All to Local highways department. Agreed Specification and to be carried out by agreed LA approved sub contractor.

Scale Bar (metres)

0 1 5 10



Job Title:	19 Ormskirk Road		
Purpose:	PLANNING		
Client:	Mr & Mrs Bryne		
Date:	Mar 2025		
Drawing Title:	Site plan as proposed		
Drawn By:	das	Checked By:	INIT
Scale:	1:200	Paper Size:	A3
Job Number:	25.002	Drwg No:	004
		Rev:	a

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