

To: DEVELOPMENT MANAGEMENT TEAM.	Development Management Officer: Mike Carr
From: LANDSCAPE TEAM.	Landscape Architect: PCarr x6546
Application Number: 06/2018/0859	
Address: A Touch Of Spice , 521 Garstang Road, Preston, PR3 5JA	Proposal: Erection of three storey retirement apartments building (Class C2), and two storey office (Class B1) and retail units (Class A1) building, following demolition of existing restaurant building (Class A3) with associated landscaping and car parking and new access off Woodplumpton Lane
Type of Consultation: Current Application	
Dwg nos. <ul style="list-style-type: none"> • LGD_01_01 A, "Proposed Landscape Plan" • A203 " Proposed Elevations and Perspectives" 	
<p>Response:</p> <p>Broughton village centre is a place of high density historic buildings clustered around the crossroads, contrasting with rural fields not far away along the approach roads. It lessens the sense of place or arrival by replacing the former Golden Ball Inn with a modern building set back slightly from the street. I would prefer to convert the inn because:-</p> <ul style="list-style-type: none"> • Building is tight on the corner in common with typical 19th C townscape. Two of the other corners of the crossroad have lost these close buildings. Only the former Golden Ball and the former Green Man, diagonally opposite, retain this enclosed historic townscape. • It is a historic coaching inn of solid masonry construction and referenced in local history documents • Local memories of visiting the inn and passing en route to Garstang and Lancaster or Longridge & Elswick. <p>The planting at the Care Home is a rich variety of trees shrubs and herbaceous plants. The low hedge next to Footway on Woodplumpton Rd may be vulnerable to damage by passers-by, dogs etc. A good quality railing would be stronger.</p> <p>Construction detail drwgs of paving, pergolas, fencing, seats, planters etc. should be provided for approval</p> <p>The timber fence along the southern boundary lessens the green and domestic character provided by all the planting and hedging. A hedge or masonry wall instead here would continue the good quality character to this area near the main entrance</p> <p>It is important that good quality landscape plans containing all of the relevant information are submitted. It is difficult to see what is planted in the beds as this planting is tabulated in a plant schedule on a separate document, rather than being annotated on the drawing.</p> <p>Please add the following standard information to the submitted drawing LGD-01-01 A:-</p>	Date: 29-9-2018

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| <ol style="list-style-type: none">1. Location plan to identify the site with scale and north point.2. Information on ground levels, preparation and improvement.3. Proposed top soil depths (tree pit dimensions for trees).4. Existing vegetation and site features to be retained or removed. Methods for the protection of existing trees and shrubs whilst development is being carried out.5. Layout of beds – N.B. – it is not sufficient to list plant material without showing the layout.6. Staking and tying methods (generally for trees only).7. Whether plant material is container grown (container size to be specified) or have rooted. (This info. is shown on Separate schedule with this Planning application).8. Density of plant material or planting centres, sizes of plant material (shrub height, trees girth, size at 1000mm, tethers height).9. British standards references (nursery stock, topsoil, etc.).10. Accurate plant names, grass/wildflower seed mixes (type and sowing rate and turf types). | |
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