

Lyndsay Prout

From: Michael Aitchison
Sent: 01 February 2019 11:50
To: Ben Sandover
Cc: Devcon Mailbox
Subject: App No 06/2018/1157 at Land adjacent 329 Preston Road, Preston

Good morning Ben,

I have only been able to undertake a desktop study regarding this application at this stage, although I have a number of remarks concerning the application.

My comments are based upon and in response to the documents provided by the applicant. I have not undertaken a separate exercise.

I assume that the Preston City Council Tree Officer will be providing comments regarding existing trees & tree protection.

The site is visible from the B6243 and due to the level topography from numerous nearby residences and farm buildings. Views of the site are interrupted locally to some degree by existing hedgerows and trees and obscured by vegetation when viewed from more distant vantage points.

I welcome the aim as stated in the Design & Access Statement;

'It would be proposed to retain all boundary hedges & trees, and provide strategic planting to provide privacy and introduce planting that will attract wildlife, especially around the attenuation pond and the GCN sanctuary.'

If this is carried forward into design this will ensure that existing landscape features are preserved and used to good effect.

However, at this stage it seems that the Root Protection Areas of some trees will apparently be within the area shown as hard surfaced. Therefore either the layout will need adjustment or no dig techniques of construction will need to be adopted to address this problem. Again I anticipate that the Tree Officer will make further remarks regarding this.

It is difficult to see clearly the amount of soft landscaping proposed. However, I am not convinced that there is sufficient greening of the frontage of the development and would like to see additional hedgerow and tree planting here. It would also help to define the entrances if soft and hard landscaping features were included in those locations.

The attenuation pond has been sited in such a way that it is concealed and it's potential to contribute amenity value has not been realized. It should be designed with a good balance between, functional considerations, visual aesthetic, potential amenity use, ecological benefit, ease and safety of maintenance, and health and safety of the public

The 'open space' has been positioned behind properties which means that its value as a visual and recreational amenity are rather limited. Linkages to this space should also be considered in the design.

Details relating to hard & soft landscaping are not included and will be required for assessment. These should include a scaled plan showing hard and soft landscaping details, indicating levels, paving treatment and materials, plant species, position, number and/or densities per square metre with the area given and the size and specification of the plant material. The details should also include the configuration of the planting pits, method of staking or guying, the position of existing and proposed underground services, drainage, overhead services, and tree/shrub protection/mulching.

When the development reaches the stage of provision of detailed information for landscape design the following standards would be important reference points for soft landscaping;

- BS 5837 Trees in relation to Construction
- BS 3882:2007 Topsoil
- BS 8545:2014 Trees from nursery to independence

The choice of materials should seek to create a place with locally inspired and distinctive character.

I hope this information is helpful, however if you require further please do not hesitate to contact me.

Michael Aitchison
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Preston City Council

From: Ian Maddison
Sent: Thursday, January 17, 2019 11:58 AM
To: Michael Aitchison <M.Aitchison@preston.gov.uk>
Subject: FW: Message regarding Application Number 06/2018/1157 at Land adjacent 329 Preston Road, Preston, PR2 5JT

From: Dawn Wilson **On Behalf Of** Devcon Mailbox
Sent: Thursday, January 17, 2019 10:55 AM
To: Parks Mailbox <Parks@preston.gov.uk>
Subject: Message regarding Application Number 06/2018/1157 at Land adjacent 329 Preston Road, Preston, PR2 5JT

Please see attached

Kind regards
Preston City Council