

<u>Our Project</u>	Demolition of existing buildings, refurbishment of an existing building and erection of workshop buildings (Use Class B20 with ancillary offices and welfare floorspace, parking and new access		
<u>Location</u>	Midland Distribution Centre Markfield Road Groby LE6 0FS		
<u>Planning Ref</u>	20/01284/FUL	<u>Approval Date;</u>	13th December 2023
<u>Subject</u>	Discharge of Conditions attached to the Planning Consent		

Condition 10 No development shall take place until a scheme of hard and soft landscaping works including suitable boundary treatments for the site including an implementation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved details. The soft landscaping scheme shall include details of the species mix and density of the proposed woodland and all landscaping on site will be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the local planning authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Response to Conditions

- 1 We attach a plan showing the proposed Landscaping for the site. This plan has been produced following consultation with the original Planning Officer, Jenny Brader and also following discussions with National Forest. We have submitted this plan for comment many months ago but have received no responses.
- 2 As the ideal time for new tree planting approaches in Autumn, we wish to proceed with the approval of these proposals as soon as possible. Therefore, rather than wait any further for comment prior to an official application to discharge the Condition, we have made an Application via the Planning Portal and their Planning Portal Reference is PP – 15124073
- 3 We would be happy to attend a meeting with the Local Authority Landscape Architect and/or Arboriculturalist to discuss in more detail if required