

THE CLACKMANNANSHIRE COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
PLANS REFERRED TO IN DECISION NOTICE

APPROVED

DEVELOPMENT SERVICES

0	50	100
CLIENT	Clayton Care Ltd	
JOB	Residential Care Facility, Dollar Road, Tillicoultry	
DRAWING	Proposed Bedroom Layout	
STATUS	PLANNING	
Drawn	RH	Checked ___ Approved ___ DATE March '18 JOB NO s/4417 DR NO PL-05 REV /
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SCALE	1:50	SHEET SIZE A4



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Front (East) Elevation



Side (North) Elevation



Rear (West) Elevation

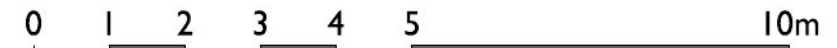


Side (South) Elevation

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DEVELOPMENT SERVICES



Scale 1:100



CLIENT	Clayton Care Ltd		
JOB	Residential Care Facility, Dollar Road, Tillicoultry		
DRAWING	Proposed Elevations		
STATUS	PLANNING		
Drawn	gw	Checked	Approved
DATE	Oct 2016	JOB NO	s/4417 DR NO PL-03
REV	/		
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SCALE	1:100	SHEET SIZE	A3



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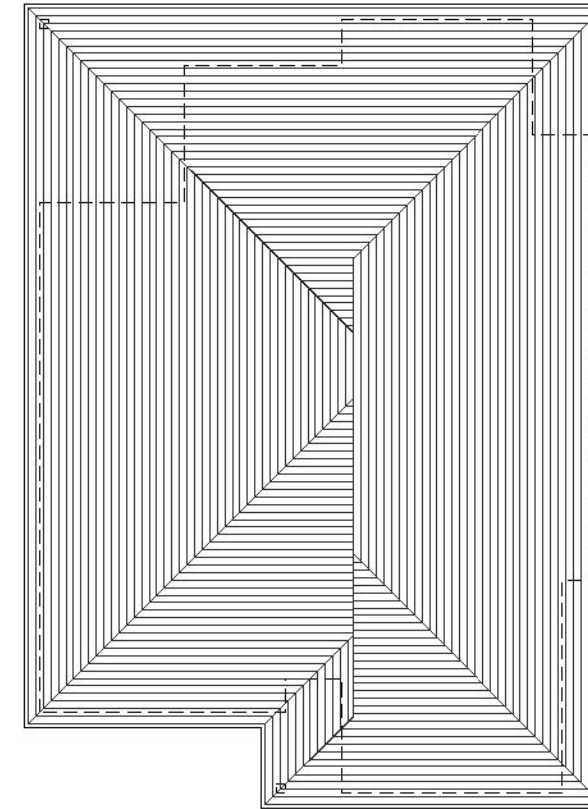
Ground Floor Plan 1:100

Floor Area
221.8 sq.m
2387.4 sq.ft

Capacity - 5 occupants



Scale 1:100



Roof Plan 1:200

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REV	DATE	DRAWN	DESCRIPTION	CHECK	APP'D
B	30.09.19	sm	Office layout corrected in response to comments from planning dept.	-	-
A	26.04.18	RH	Amendments made to room layouts.	-	-

REVISIONS



CLIENT	Clayton Care Ltd
JOB	Residential Care Facility, Dollar Road, Tillicoultry
DRAWING	Proposed Floor & Roof Plans
STATUS	PLANNING
Drawn	gw
Checked	---
Approved	---
DATE	Oct 2016
JOB NO	sl/4417
DR NO	PL-02
REV	B
SCALE	1:100/200 SHEET SIZE A3



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NOTES

1) All survey work and co-ordinates are related to OS datum and East National Grid Network.

2) Whilst G.L. Surveys has made every effort to locate all geographical and building features we cannot accept responsibility for any features which may be omitted if they are obscured from view for any reason or temporary reason at the time of the survey taking place.

LEGEND

AV - Air Valve	MC - Manhole Cover
AW - Abutment	MA - Manhole
B - Bulb	MB - Manhole
BT - British Telecom Cover	MP - Manhole Pit
C - Curb/kerb (as shown)	MR - Manhole Ring
CL - Cell Line	OSM - O.S. Benchmark
CO - Column	OW - Overhead Wire
CT - Cable Telecom Cover	OT - O.S. Trig Point
D - Drain	P - Flag
DC - Drain Cover	PM - Manhole
DC - Concrete Cover	PK - Pole
EL - Elevation Point	PL - Pole
EP - Electric Pole	PL - Pole
FL - Floor Level	PS - Post
FR - Drain	RS - Road Sign
FT - Footpath	SP - Sign Post
FL - Floor Level	SV - Stop Valve
GA - Gully	T - Trough
GA3 - Gully Cover	TP - Trip
GO - Gully Office Box	TL - Traffic Light
GT - Gas Tap	TP - Telegraph Pole
IC - Inundation Cover	TV - Cable T.V. Cover
L - Level	UP - Utility Pipe
LA - Lighting Pole	WC - Waste Cover
LI - Lamp Post	WM - Wall Head Level
LI - Lamp Post	WC - Waste Cover
LI - Lamp Post	WM - Waste Meter
LI - Lamp Post	WT - Waste Tray

SURVEY STATIONS

Station	Eastings	Northings	Level
5701	26234.407	69707.752	37.200
5702	26208.308	69718.848	37.071
5703	26208.720	69718.816	37.071
5704	26208.479	69707.876	36.200
5705	26207.046	69707.876	36.271
5706	26205.054	69707.377	35.530
5707	26211.585	69707.876	37.071
5708	26202.081	69707.752	34.270
5709	26202.080	69707.876	37.071
5710	26207.772	69715.368	32.768
5711	26202.642	69711.228	32.242
5712	26204.088	69707.376	32.360
5713	26207.078	69707.876	37.071
5714	26208.428	69717.084	37.281
5715	26207.078	69707.376	32.280

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CLIENT	YM pdc
JOB TITLE	DOLLAR ROAD/ SANDY KNOWE/ TILLOUCHRY
DRAWING TITLE	SITE SURVEY (2D)
DATE	SEPTEMBER 2016
SCALE	1:200@A0
SURVEYED BY	EL
EDITED BY	EL
CHECKED BY	SL
JOB NUMBER	16-04-12
DRAWING NUMBER	01



- ### Key
- 02
 -
 - New Specimen Tree Planting
 - Existing Tree Retained
 - Extent of Tree Protection Zone
 - Tree BS 5837 Category A (Good)
 - Tree BS 5837 Category B (Fair) - Proposed for Removal
 - Tree BS 5837 Category C (Poor) - Proposed for Removal
 - Tree BS 5837 Category U (Poor) - Recommended for Removal

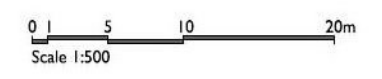
NB. To be read in conjunction with Tree Survey by Brindley Associates

- New natural stone wall to match existing (height circa 1.2m and is outwith the visibility splay)
- Boundary of Proposed Development
- Boundary of Land Under Management of the Applicant
- pb pedestrian barrier
- 31.75+ existing level
- 32.05+ proposed level

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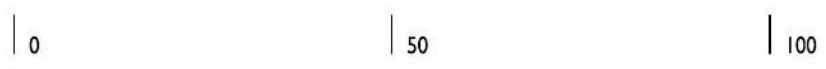
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E	30.09.19	sm	Site access & trees amended, levels added in response to comments from planning dept.	--	--
D	24.01.19	cs	Site access, visibility splay, parking spaces amended and vehicle turning added	--	--
C	03.12.18	cs	Tree annotation amended and existing levels added	--	--
B	28.06.17	ebs	Boundary annotation amended	--	--
A	28.03.17	ebs	Visibility amended following discussion with engineer	--	--

REV	DATE	DRAWN	DESCRIPTION	CHECK	APP'D
REVISIONS					



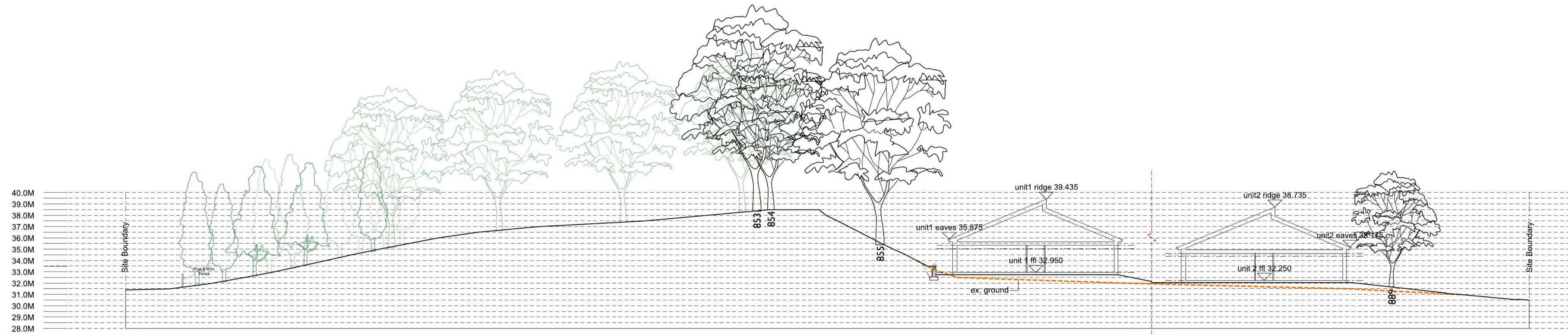
CLIENT	Clayton Care Ltd
JOB	Residential Care Facility, Dollar Road, Tillicoultry
DRAWING	Proposed Site Layout Plan
STATUS	PLANNING
Drawn	ebs
Checked	...
Approved	...
DATE	Oct 2016
JOB NO	s/4417
DR NO	PL-01
REV	E



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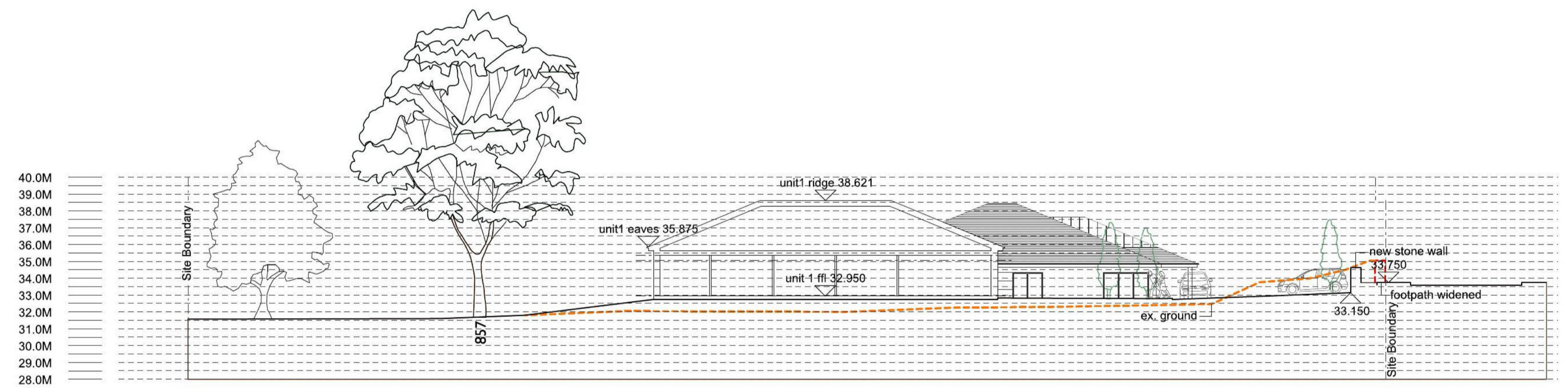
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01 Site Layout Plan
1:500



Line of crank in section

1 Site Section AA
PL-04
1:200



2 Site Section BB
PL-04
1:200

3 Key Plan
PL-04
1:2000



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REV	DATE	DRAWN	DESCRIPTION	CHECK	APP'D
C	30.09.19	SM	Key plan updated and existing tree added		
B	25.01.19	CS	Sections and Key plan updated		
A	08.11.18	CS	Sections and Key plan updated		



CLIENT	Clayton Care Ltd
JOB	Residential Care Facility, Dollar Road, Tillicoultry
DRAWING	Proposed Site Sections
STATUS	PLANNING
Drawn By	Checked...
DATE	Jan 2018
REV	C
SCALE	1:200
SHEET	A1

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DEVELOPMENT SERVICES

Woodland Management Plan and Tree Proposals

for

**Dollar Road
Tillicoultry**

for and on behalf of

Clayton Care Ltd

by

**Yeoman McAllister
Architects**

September 2019

CONTENTS

	Page no.
1. Introduction	3
1.1 Background	3
1.2 Scope of Report	4
1.3 Tree Survey	4
2. Woodland Management Plan	5
2.1 Removal and Retention	5
2.2 Woodland Description and Assessment	5
2.3 Aims and Objectives	6
2.4 Long Term Management Strategy	7
2.5 Felling Works	9
2.6 Woodland Thinning	10
2.7 Tree Surgery Works	10
2.8 Disposal of Arisings	11
2.9 Undergrowth Management	11
2.10 Rubbish Removal	11
2.11 Species Composition	12
2.12 Nature Conservation	13
2.13 General Management	13
2.14 Short Term Management Works	14
3. Individual Trees	16
3.1 Tree Removal and Retention	16
3.2 Tree Planting	16

Plan

1. INTRODUCTION

1.1 Background

This report was commissioned by The Clayton Care in connection with proposals to develop part of the Woodland at Dollar Road, Tillicoultry. The development to which this report relates to is outlined below.

- Erection of a new residential care facility comprising of two single storey buildings.

The proposed site layout plan is illustrated on drawing PL-01 prepared by Yeoman McAllister Architects and this is referred to here.

1.2 Scope of Report

This report has been prepared in support of the development proposals. It is split into two main parts.

1. Woodland Management Plan – This focuses specifically on the mixed woodland to be retained around the site. This has been under-managed for many years and would benefit from sensitive and proactive silvicultural management to improve overall quality and longevity.

The proposed development provides a timely opportunity and impetus to do this.

This report relates to the woodland to be retained following the implementation of the development works. It encompasses long term aims and objectives, as well as setting out a range of short-term management proposals.

2. Individual Trees in Relation to Development – This identifies trees for removal to facilitate the proposed development. Indicative suggestions are provided regarding replacement planting.

1.3 Tree Survey

A detailed **Tree Survey** was undertaken across the site by Brindley Associates in May 2018 and a subsequent **Expanded Tree Survey Report** was also undertaken in September 2019. These provide a detailed description and inventory of all of the obvious individual trees within the main body of the site. The trees have been tagged and have been accurately plotted. These were submitted as separate documents and should be read in conjunction with this report. The tree numbering system is adopted here.

2. WOODLAND MANAGEMENT PLAN

2.1 Removal and Retention

It is proposed to remove a relatively small number of trees around the northern part of the woodland to accommodate the proposed care facility, as shown on drawing PL-01 (trees 858, 859, 860, 861, 862, 863, 864, 865, 866, 885, 888, 890 and 891). It is proposed to remove some of the trees due to poor condition (trees 823, 828, 844, 846, 883, 884, 892, 893, 894 and 895). These are indicated by a hatched line on plan PL-01. The vast bulk of the woodland will be retained. This extends to some 0.34 hectares.

2.2 Woodland Description and Assessment

The woodland forms a long, linear feature running along the south eastern boundary. It occupies a sloping embankment with a north easterly aspect and forms a prominent landscape feature in the locality. An area of public open space adjoins to the east. The main point of access for pedestrians is via a rough track entering from the open space to the north of the woodland and from the west of the site via the garage areas off Johnston Crescent.

The tree cover is essentially woodland and dominated by broadleaved trees that are both native and naturalised. There are some isolated examples of exotic conifer species. Conifers are represented by Sitka Spruce, which tend to form small stands. Broadleaved species are represented by Common Beech, Common Oak, Goat Willow, Mountain Ash, Norway Maple, Sitka Spruce, Sycamore and Wych Elm, representing the deciduous species, scattered throughout. The canopy is more or less complete across the woodland area.

Tree age is also mixed, although tending towards maturity with younger regeneration present in various stages of development.

There is little evidence of any proactive management having been carried out over many years. Dumping of rubbish is evident throughout the woodland and this is unsightly. Occasional large clumps of snowberry form dense thickets in places and these are starting to spread. Ivy is well-established in places and is becoming over-dominant to the detriment of the tree cover. Remedial felling, thinning and pruning works are desirable.

2.3 Aims and Objectives

Aim: To manage the woodland on a sound and sustainable basis, and as an integral landscape feature within the proposed development.

Objectives: It is intended that management of the woodland will fulfil a number of objectives.

- Manage the woodland in a sensitive and sustainable manner as an integral part of the proposed development;
 - Minimise risk to public safety;
 - Promote and encourage diversity in terms of species composition and age structure;
 - Commence the regeneration and re-structuring process to ensure long-term continuity of tree cover;
- Present a retention/removal plan;

- Present a strategic soft and hard landscaping design, including planting;

- Present a subsequent arboricultural impact assessment that quantifies direct and indirect effects of the proposed design on the tree population;

2.4 Long Term Management Strategy

It is proposed to manage the woodland on a continual cover basis to meet a broad range of objectives. This will ensure that the site will remain wooded at all times, thereby minimising visual and environmental disruption to the area.

Over time, a combination of selective thinning and the opening up of small glades throughout the woodland will create 'regeneration areas'. This in turn will provide conditions suitable for the natural regeneration of tree species and provide opportunities for re-planting. Implemented at various points across the site over a long time scale, this approach will gradually create a matrix of different age classes desirable for the long-term perpetuation of the woodland, and create an attractive and sustainable ecosystem with enhanced age structure and species diversity. Invasive, poor quality sycamore will gradually be reduced and controlled in favour of a wider range of broadleaved tree species suited to the site. Oak, beech and ash will be promoted as the dominant species. Areas of bare ground which show no signs of regenerating naturally will be planted with a variety of native species suited to the local site conditions to restore full woodland cover. Regeneration areas will be focused around existing gaps in the canopy or areas of poor tree cover.

The overall aim is to develop the natural character of the woodland by diversifying species composition and promoting greater structural diversity. Natural regeneration of desirable species will be encouraged and promoted within gaps in the woodland canopy, and the site demonstrates good potential

for this. A higher proportion of species native to the area will be introduced by planting, where appropriate. The woodland cover will be allowed to develop in a natural fashion, creating a dynamic and attractive woodland feature of high amenity and wildlife value.

Mature individual trees will be managed along sound arboricultural principles and retained as long as it is safe to do so. Developing regeneration will be selectively re-spaced and thinned to select trees of superior quality and adjust species balance. The presence of sycamore will be controlled during thinning operations to prevent it from becoming over-dominant.

Undesirable understorey species, such as snowberry, will be reduced and controlled to benefit the natural flora, and promote opportunities for replanting or natural regeneration.

The main silvicultural objectives in the long term are therefore to;

- Bring the woodland into sound and sustainable silvicultural management;
- Retain continuity of woodland cover by adopting a sustainable, continuous cover silvicultural regime;
- Commence an ongoing programme of selective tree removal to remove the poor specimens and to improve overall woodland quality;
- Create a more uneven age structure where all developmental stages are represented;
- Instigate a re-structuring programme by a process of small group felling and regeneration.

- Encourage and promote natural regeneration of a wider range of tree and shrub species native to the area to enhance diversity and wildlife value;
- Control potentially invasive tree species, such as sycamore;
- Utilise and promote natural regeneration wherever possible;
- Retain and manage the mature tree population for as long as it is safe to do so;
- Enhance wildlife value and biodiversity by retaining standing and fallen deadwood and installing bird, owl and bat boxes.

2.5 Felling Works

Dead, dying and potentially dangerous trees within the woodland will be removed as and when necessary for reasons of public safety. These will be identified by an annual tree safety audit.

Particular attention will be paid to the larger, mature trees. Potentially dangerous specimens in poor health and condition will be identified at an early stage and made safe for reasons of public safety. Where feasible, rather than fell these to ground level, surgery works could remove the upper portion of the crown to retain a large standing stump for wildlife habitat (see section 4.9).

Potentially dangerous specimens in poor health and condition will be identified at an early stage and made safe for reasons of public safety. Three trees in poor condition are recommended for complete felling at this stage.

All trees will be inspected for the presence of bats by a person experienced in this field before any felling works are undertaken.

2.6 Woodland Thinning

Thinning will be carried out selectively throughout the woodland belt. This will concentrate on areas where the tree canopy is particularly dense, and as such will be guided by the prevailing conditions on site. Thinning will seek to remove poor and suppressed trees and retain dominant specimens of superior form and health. Thinning intensity will generally be light and will vary throughout the woodland to create a matrix of varying tree density. Where thinning intensity is heavier, natural regeneration will be encouraged. This operation will also maintain a suitable balance of species; potentially invasive species, such as sycamore, will be controlled to prevent them becoming over-dominant and long term species, such as oak, beech and ash favoured. Trees for removal will be marked-up on site prior to thinning operations commencing.

2.7 Tree Surgery Works

Remedial tree surgery may from time to time be necessary to remove large deadwood, broken and damaged branches and to maintain the tree cover in a safe and healthy condition. All surgery works will be carried out to British Standard 3998:2010 '*Tree Work - Recommendations*'. A detailed inspection and safety audit of all trees will be carried out annually for reasons of safety by a competent arboriculturalist, and a work programme drawn up accordingly.

Arboricultural work may, from time to time, be required at the interface between the woodland and adjoining properties to minimise potential issues regarding overhanging branches and shading.

2.8 Disposal of Arisings

Large diameter timber of any commercial value will be extracted and utilised where possible. Where extraction is not feasible, large diameter logs will be retained *in situ* to provide wildlife habitat. Smaller trees and brushwood will be chipped directly on site, or alternatively retained as habitat piles.

An informal access track will be created throughout the length of the woodland to allow for future maintenance and management machinery. The existing access point at the western tip of the woodland will continue to be utilised.

2.9 Undergrowth Management

Invasive and undesirable plant species such as snowberry will be controlled to prevent them spreading and becoming over-dominant. This will be achieved by cutting back and the repeated application of an approved herbicide.

Ivy will be controlled where this is encroaching into the crowns of trees by severing the ivy stems at ground level.

2.10 Rubbish Removal

All tipped and dumped rubbish which has accumulated over the years will be removed and disposed of at a recognised tip. Large piles of horticultural waste and tree prunings will also be removed or chipped on site. This will significantly enhance the overall appearance of the woodland.

2.11 Species Composition

The mixed character of the woodland will be retained and enhanced. The occurrence of sycamore will be controlled during thinning operations to prevent it becoming over-dominant. Tree species native to the area will be encouraged and promoted as an integral part of management.

A variety of tree species native to the area will also be introduced by planting within the regeneration areas to enhance diversity and nature conservation value. Suggested species for planting include;

Ash (<i>Fraxinus excelsior</i>)	Gean (<i>Prunus avium</i>)
Hawthorn (<i>Crataegus</i>	Scots pine (<i>Pinus</i>
<i>monogyna</i>) Rowan (<i>Sorbus</i>	<i>sylvestris</i>) Bird cherry
<i>aucuparia</i>)	(<i>Prunus padus</i>) Crack
Holly (<i>Ilex</i>	willow (<i>Salix fragilis</i>)
<i>aquifolium</i>) Oak	Alder (<i>Alnus glutinosa</i>)
(<i>Quercus petraea</i>)	

Natural regeneration will be encouraged and promoted where possible and early indications on site suggest that this will be successful. Ash, birch, beech and hawthorn all show good potential. Invasion by sycamore may have to be controlled if this is prolific and at the expense of other species.

Planting will utilise cell grown stock approximately 30 – 50cm in height. These will be planted in an informal and random layout within the areas to be planted at an average spacing of 2.5m (1600 trees/ha). Chemical weed control using an approved herbicide (glyphosate) will be carried out as necessary to ensure full establishment.

2.12 Nature Conservation

Maintaining and enhancing the nature conservation value of the site is an important objective of management. In general terms, the management regime advocated will improve overall conservation value and biodiversity in that it promotes continual tree cover, greater age and structural diversity and native broadleaved trees. Aiming for long-term stability and a matrix of different age classes will ensure that the ecological value of the woodland is protected and enhanced.

Dead and decaying timber, both standing and fallen, provides a valuable habitat for a wide range of fungal, invertebrate and animal species. Provision will be made for retaining a proportion of such material where feasible. Retaining standing dead trees will be most feasible in the less frequented parts of the site away from the proposed housing area. Where public safety is a consideration, dead or dangerous trees will be made safe by judicious pruning or topping, while retaining the bulk of the standing trunk in a safe form.

Habitat piles will be created from the arisings of tree works and will be carefully situated around the woodland for maximum effect.

Bird, owl and bat boxes will be erected throughout the woodland.

2.13 General Management

In addition to silvicultural operations, ongoing management and maintenance of the site will be necessary. This will include the following;

- **Litter removal** – The regular removal of litter from throughout the woodland.
- **Safety inspections** – Regular inspections to ensure that the site does not present any hazard to users. Specialist pruning of trees where necessary.
- **Dead and dangerous trees** – Identification and making safe where appropriate, especially where close to the public highway and adjacent properties. Dealing with unforeseen storm damage.
- **Boundary maintenance** – Repair of boundary fences and walls.

2.14 Short Term Management Works

Within the first 5 year cycle of the management plan, the following works will be undertaken:

- Fell or make safe dead and dangerous trees as identified on site. These will be 'topped' where appropriate to leave standing trunks approximately 5 to 8m in height, and leave a proportion of dead timber on woodland floor to enhance biodiversity.
- Carry out any remedial pruning works for reasons of safety.
- Selectively thin woodland to improve overall quality and encourage conditions suitable for natural regeneration.
- Promote and encourage natural regeneration of native broadleaves.
- Install bird and owl boxes.

- Carry out annual safety inspection and report.
- Remove all litter and rubbish from throughout woodland.
- Kill and control ivy where this is encroaching on trees.
- Reduce and control the spread of snowberry.

By the end of the five year programme, work will have been carried out throughout the entire woodland and will have made a significant impact in bringing it into active and planned management. The work programme will be reviewed annually and brought forward on a rolling cycle.

3. INDIVIDUAL TREES

3.1 Tree Removal and Retention

In order to accommodate the proposed development works, a number of individual trees within the main body of the site are to be removed. These either fall within the footprint of proposed development or are located so close that retention would neither be feasible or desirable. A small number of trees outside the site boundary but within the application boundary are to be removed due to poor condition. Individual trees for removal listed below.

- Woodland to west of site - tree 823, 828, 844 and 846.
- Within **application** site boundary – tree 858 to 866 **inclusive**, 883 to 885 **inclusive**, 888, and 890 to 895 **inclusive**

Trees proposed for removal are shown by a dashed line. Trees proposed for retention are shaded in green on the plan.

3.2 Tree Planting

It is proposed to carry out new tree planting as part of the landscaping for the development.

PLAN

Drawing PL-01 Rev E

