

24/01520/FUL – Wallace House, Windermere Road

Proposals:

Erection of 3no. secure bin stores within curtilage of Wallace House, plus dropped kerbs, new internal access paths and screen planting

This application is before the Planning Committee because Cheltenham Borough Council is the applicant and landowner.



Site Location Plan



Site Location



Site Location

Scale 1:200



Planting Schedule

All trees to be supplied from an HTA approved nursery unless otherwise specified.

WHOLE SPECIES HEDGE PLANTING

Key Species	Plant Type	Plant Type	No per lin	No.
Lo	Location, same root or SL		6	25
20% Laurel - Prunella Prunella	20% Holly - Prunella Prunella	20% Holly - Prunella Prunella		
20% Holly - Prunella Prunella	10% Holly - Prunella Prunella	10% Holly - Prunella Prunella		
10% Holly - Prunella Prunella	10% Holly - Prunella Prunella	10% Holly - Prunella Prunella		

AMENITY GRASS REINSTATEMENT AREAS

General PCB / amenity areas to be seeded or turfed with:
20% Grass - Prunella Prunella
20% Grass - Prunella Prunella
10% Grass - Prunella Prunella
10% Grass - Prunella Prunella

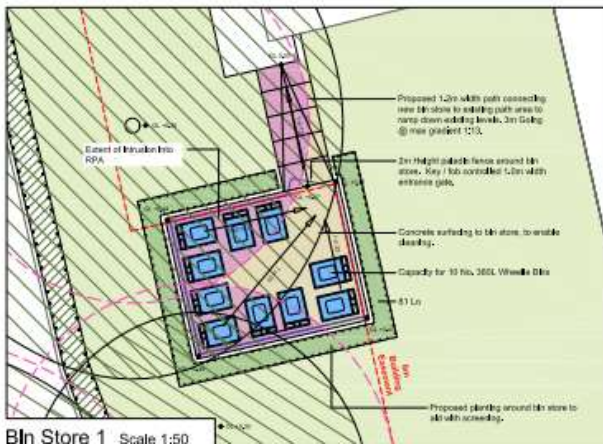
GENERAL MEADOW MIXTURE - (Such as Emerald EM) or similar

EM is a single low cost meadow mixture suitable for a wide range of soil types. The mix covers an robust and showy, and the grasses are low and fine growing.

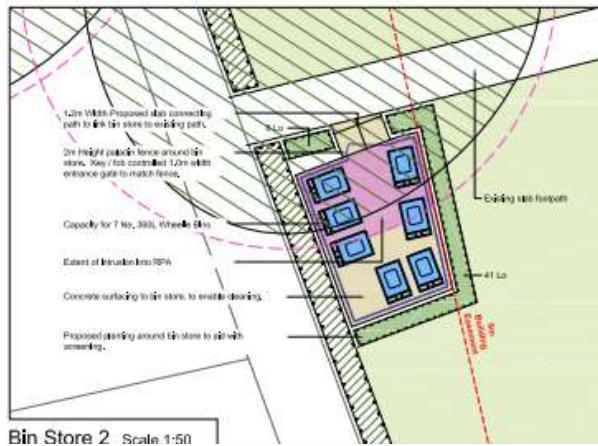
Site Layout Plan

Wallace House, Windermere Road
Bin Store Proposals

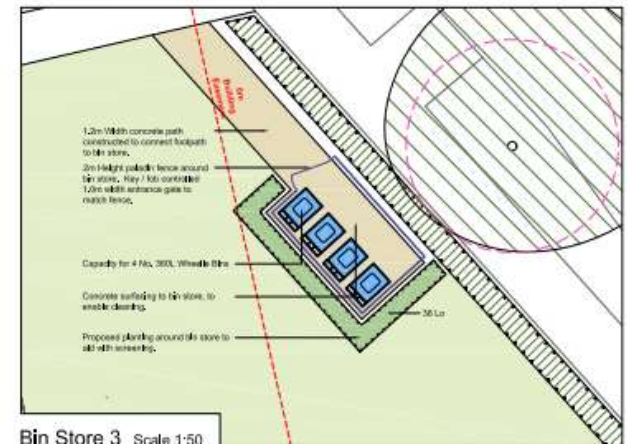




Bin Store 1 Scale 1:50



Bin Store 2 Scale 1:50



Bin Store 3 Scale 1:50

Individual Bin Store Site Layout Plans

Key Planning Matters

- Layout, design and appearance – impact on street scene
- Landscaping and 10% Biodiversity Net Gain
- Neighbour amenity
- Highway safety

Recommendation and Summary of Conditions

Recommendation to permit subject to standard conditions plus the following conditions relating (in summary) to:

- Habitat Management and Monitoring Plan (the HMMP) in accordance with the approved Biodiversity Gain Plan
- Implementation of approved landscaping scheme
- Implementation of approved Tree Protection measures