



Pemberton, Llanelli

**Landscape and
Ecological
Management Plan**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Coastal Housing Group

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PLANS

Plan EDP 1: Phase 1 Habitat Plan (edp7982_d006 13 September 2023 GYo/EWi)
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Section 1 Introduction

- 1.1 This Landscape and Ecological Management Plan (LEMP) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf Coastal Housing Group (hereafter referred to as ‘the Developer’) in relation to land at Pemberton, Llanelli (hereafter referred to as ‘the Development Site’).
- 1.2 Outline planning consent (planning reference: S/34991) for residential development of the Development Site was granted on 07 March 2022 following submission of an outline planning application to Carmarthenshire County Council (CCC). A Concept Masterplan for the consented site is provided within **Appendix EDP 1**.

SITE CONTEXT

- 1.3 The Development Site is centred approximately at Ordnance Survey Grid Reference (OSGR) SS 53159 99768 within the Local Planning Authority of CCC. The Development Site measures approximately 2.02 hectares (ha) and is located to the south-east of Pemberton, east of the town of Llanelli. The western boundary of the Development Site is delineated by Maes Ar Ddafen Road, whilst an area of derelict land (now under construction) lies to the north. A row of residential housing and semi-mature treeline delineates the eastern boundary whilst a public footpath delineates the southern boundary.
- 1.4 The Development Site comprises a single field (**F1**) dominated by horse-grazed, poor semi-improved grassland, with scattered patches of scrub and unmanaged treelines. Much of the Development Site experiences significant waterlogging, particularly within its south-western corner.

PLANNING CONTEXT

- 1.5 Given the limited ecological sensitivities of the Development Site, several planning conditions are attached to the outline permission (refer to **Appendix EDP 2** for further details) to ensure the protection and preservation of the ecological integrity of the Development Site.
- 1.6 Specifically, Condition 16 of outline planning consent states:

“No development shall commence until a Landscape Ecological Management Plan (LEMP) for the provision, management and maintenance of the landscape and ecological features for the development, has been submitted to and approved by the Local Planning Authority. The LEMP shall include:

- *Details of habitats, landscape, environmental and ecological features present or to be created at the site.*
- *Details of the desired conditions of features (present and to be created) at the site.*

- *Details of scheduling and timings of activities.*
- *Details of short and long-term management proposals, monitoring proposals and maintenance operations of new and existing landscape, environmental and ecological features at the site to deliver and maintain the desired landscape and ecological conditions and functions Details of monitoring of landscape and ecological features and required post construction monitoring.*
- *Details of replacement measures should any landscape or environmental features die, be removed or become seriously damaged or diseased within the lifetime of the development.*
- *Details of management and maintenance responsibilities.*
- *Details of timescales, length of plan, the method to review and update plans (informed by monitoring) at specific intervals as agreed between interested parties.*
- *Mechanisms to be used for reporting.*
- *The LEMP must deliver all mitigation and enhancement requirements for the operational phase as referenced in the ecology reports and associated documents.*

The LEMP shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to safeguard and enhance existing features of landscape and biodiversity value.”

- 1.7 This LEMP has therefore been prepared to discharge Condition 16 of the outline planning consent. This LEMP should be read in conjunction with the Detailed Soft Landscape Design (**Appendix EDP 3**). This document should also be read in conjunction with the Construction and Environmental Method: Biodiversity (CEMP) prepared to partially discharge Condition 15 of outline planning consent (report reference: edp7982_r001).
- 1.8 The aim of this LEMP is to provide a management framework for the conservation of site ecology, specific to all areas of soft landscaping associated with the detailed design of the development and, in so doing, incorporates those recommendations documented within the Ecological Appraisal (report reference: edp3166_03c) and Ecology Update Note (report reference: edp3166_r004b) previously prepared by EDP to inform the outline planning application (planning reference: S/34991).
- 1.9 To further inform the scope of this LEMP and mitigation strategies in respect of protected and notable species, an update desk study, Extended Phase I Habitat survey, and ground level bat tree assessment was undertaken by EDP during August 2023.

Section 2

Scope, Aims and Responsibilities

SCOPE

- 2.1 This LEMP will extend for a minimum of 25-years post-construction, requiring subsequent monitoring and review of all operations set out within this LEMP at five-year intervals post-development, so as to take account of any changes to the Development Site or other influencing factors, which may become evident as the landscape and ecological features become established and approach maturity. It will also further the design principles established at the time of the outline application for this development.
- 2.2 The LEMP sets out the management and monitoring tasks to be undertaken prior to and during the construction phase and throughout the operational phase of the development. In particular, it details those management recommendations for all features of ecological interest located within the development footprint, including areas of green open space, and habitat features to be retained, enhanced and created.
- 2.3 The management prescriptions set out within this LEMP are structured to take into account the following phases of the development works:
- Construction; and
 - Operational Phase.

AIMS

- 2.4 The rationale for this LEMP is to facilitate the establishment and management of those ecological and landscape components specific to proposed development. Specifically, this LEMP aims to:
- Ensure the appropriate management of any tree/vegetation works including planting and establishment during each phase of development; and
 - Set out measures for the long-term management and maintenance of all areas of soft landscaping associated with the development. Such measures will ensure that all ecological features are protected and enhanced over the long-term such that all benefits to biodiversity and visual amenity are delivered successfully throughout the lifetime of the scheme.

RESPONSIBILITIES

- 2.5 The responsibility for carrying out the functions of this LEMP will vary throughout the duration of the management period as follows:
- Construction Works Phase: All management and maintenance works of all features and species of ecological importance associated with the development are the

responsibility of the Developer and/or their appointed Principal Contractor, and are to be continued through to practical completion; and

- Operation Phase: The responsibility for the management and maintenance works of all features and species of ecological importance associated with the development post-completion, outwith the curtilage of private properties, will be the responsibility of the Developer and/or Private Management Company, with day-to-day activities managed by the appointed Managing Agent.

2.6 The management scheme detailed within this LEMP is specific to all areas of soft landscaping associated with the detailed design of the development footprint and will cover provision, management, inspection, maintenance, repair and replacement as necessary, taking into account factors including ecological, landscape, social, wildlife and amenity use of the land.

Section 3 Biodiversity Interest

- 3.1 This LEMP incorporates pertinent baseline information and recommendations documented within the Ecological Appraisal (report reference: edp3166_03c) and Ecology Update Note (report reference: edp3166_r004b), submitted as part of the outline planning application (planning reference: S/34991). This LEMP also considers the results of update surveys for habitats and protected species undertaken by EDP during 2023 (report reference: edp7982_r001).

ECOLOGY BASELINE

- 3.2 Detailed ecological assessments of the Development Site and approximately 7.75ha of the land to the east were previously undertaken by EDP during February and May of 2016 to inform an Ecological Appraisal and planning application submission for its proposed residential development (report reference edp3166_03c). Previous assessments comprised an Extended Phase 1 Habitat survey, desk study and further detailed protected species surveys for bats, badger (*Meles meles*), great crested newt (*Triturus cristatus*), otter (*Lutra lutra*) and water vole (*Arvicola amphibius*).
- 3.3 Following progression of an outline planning application for the Development Site only, an update desk study, Extended Phase I Habitat survey and further detailed surveys in respect of tree roosting bats and badger were undertaken during January 2018, with these surveys further updated in August 2023 to inform a Reserved Matters application.
- 3.4 The Development Site is dominated by horse grazed, species-poor grassland with patches of dense scrub. Semi-mature and mature trees delineate the western and eastern boundaries and part of the southern boundary of the Development Site. Such habitats are considered to be of no more than Site level importance *per se* but, nevertheless have the potential to support several protected and notable species at certain times of year including roosting and foraging/commuting bats, nesting birds, badger, common amphibians, common reptiles and other notable mammal species such as European hedgehog (*Erinaceus europaeus*). A Phase 1 Habitat Plan is provided at **Plan EDP 1**.

ECOLOGICAL FEATURES TO BE RETAINED, ENHANCED AND CREATED

- 3.5 In line with those initial recommendations detailed within the Ecological Appraisal and Ecology Update note prepared by EDP in 2016 and 2018 respectively, the development has been designed to retain, protect and further enhance those valued ecological features detailed above within the scheme as far as possible. This has/will be achieved through the following design principles:
- Minimising pre-construction and construction impacts upon habitats and species through the implementation of sensitive working methods throughout the construction period;

- Pre-commencement surveys of the Development Site, particularly for badger and roosting bats;
- Retention of mature trees adjacent and along the boundaries of the Development Site as far as possible, whilst ensuring their future protection, enhancement and maintenance over the long-term; and
- The creation and long-term management of formal and informal areas of green space, to include scrub and grassland planting for the benefit of both public amenity and wildlife.

3.6 Subject to implementation of the above, it is considered that the strategy proposed for the Development Site, as detailed within this LEMP prepare to inform discharge of Condition 16 and within the supporting CEMP (report reference: edp7982_r001) prepared to inform discharge of Condition 15, is consistent with those biodiversity objectives previously set.

Section 4

Habitat Creation and Landscape Planting (Construction Phase)

- 4.1 This section sets out the proposed habitat creation and landscape planting works to be completed across the development footprint, with further details and specifications included at **Appendix EDP 3**, to ensure that appropriate measures to promote biodiversity and visual amenity are implemented from the early stages of the scheme.

CONSTRUCTION PHASE

- 4.2 To facilitate commencement of construction, it is anticipated that site clearance and associated pre-construction/enabling works will commence from winter 2023/2024, subject to approval of a Reserved Matters application and discharge of pre-commencement conditions.
- 4.3 A range of new habitats and landscape features will be established during the construction phase of the development or in the first planting season. The locations, planting densities and species incorporated into the new planting areas are illustrated within the Detailed Soft Landscape Design provided at **Appendix EDP 3**.
- 4.4 Given the potential of the Development Site to support protected species including a bat assemblage, nesting birds, badger, common amphibians, common reptiles, and notable mammals such as European hedgehog, the development has been designed to retain, protect and enhance key habitat for such species, with particular focus on the retention and protection of semi-mature/mature trees along the boundaries of the Development Site as far as possible. Where loss is unavoidable such as that required to facilitate construction of an access road, this will be compensated for with new tree planting at an approximate 3:1 ratio. In addition, new tree, shrub and grassland planting is proposed across areas of open green space within the Development Site. Such retained (where located within the Development Site boundary) and newly created habitats will require ongoing sensitive and appropriate management over the lifetime of the development. Sensitive management will seek to enhance the value of foraging, dispersal, breeding, and hibernation resources for protected and notable species present/potentially present.
- 4.5 Planting will be undertaken in accordance with those specifications stated therein. Additional measures are further provided below.

GENERAL MEASURES

- 4.6 All work is to be carried out in accordance with the following:
- All materials and workmanship are to be to the highest possible standards in accordance with relevant good practice and British Standards;

- All work to be carried out by appropriately skilled, qualified and experienced operatives for the type and quality of the work, and in accordance with good horticultural practice and contemporary Legislation, Regulations and Codes of Practice;
- All work will be undertaken where weather conditions are suitable, avoiding moving, handling and tracking over very wet soils. Soils for planting will be warm, moist, friable and not waterlogged;
- Planting should be undertaken using topsoil recovered from the construction footprint, where this is feasible, incorporating soil conditioner as required;
- Only tools suited to site conditions and work carried out are to be used. Hand tools to be used around existing and newly planted trees and shrubs. Boards to be used where required while working, to protect grass/plant beds;
- Work is only to be carried out while soil and weather conditions are suitable. Planting, turfing, seeding etc. will not be undertaken during periods of frost, strong winds, when topsoil is frozen, snow-covered or waterlogged, or in drought conditions;
- Materials will not to be stock-piled adjacent to newly planted trees or shrubs;
- All waste materials, including plant wrappings and temporary labels, will be removed from site at the contractors' own expense. No waste materials will be buried or burnt on-site;
- All hard and soft landscape materials will conform to the relevant British Standards and Codes of Practice. All plants will be true to name, type and character, and to comply with the National Plant Specification;
- Plants will be vigorous, weed, pest and disease free, and not suffering from drought, waterlogging, windburn, damage or nutrient deficiency. Fresh grass seed and turf produced for the current growing season will be used. Any substitutes will otherwise be approved by the project landscape architect;
- Transport and handling of plants shall comply with 'Handling and Establishing Landscape Plants' (Horticultural Trades Association), including protection from desiccation or any other damage prior to planting out;
- Watering will be undertaken as necessary by the Developer to ensure the establishment and thriving of all planted areas;
- All areas where plants or trees have failed to thrive (through death, damage or disease), will be identified by the Developer and plants will be removed and replaced with equivalent species to match the size of adjacent nearby plants in the next appropriate planting season, as frequent as necessary. The advice of the project landscape architect should be sought wherever possible; and

- All plants will be pruned to promote healthy growth and natural shape, and any dead, dying or diseased wood and suckers will be removed. Overhanging branches will be pruned to ensure that growth is prevented from encroaching onto paths, signs, sightlines and road lighting. Pruning will be undertaken annually or as appropriate to each species between October and February inclusive, to avoid the main bird breeding season, and undertaken according to best practice. All arisings will be removed for composting.

HABITATS TO BE RETAINED AND ENHANCED

Retained Tree and Shrub Habitat

- 4.7 The development has been designed to retain and protect mature trees and vegetation present along the western and southern boundaries of the Development Site as far as possible, excluding circa. 150m² requiring removal to facilitate construction of an access road. This is combined with the protection of the off-site eastern boundary tree line through offsetting of the development along here to avoid impacts to associated root protection zones. In so doing, development proposals seek to maintain valued ecological features, providing continued opportunities for protected and notable species.

HABITATS TO BE CREATED

Tree, Shrub and Whip Planting

- 4.8 New tree, shrub and whip planting is also proposed across the Development Site to compensate for tree loss elsewhere and to enhance the Site for ecology and visual amenity. Proposals include the following features:
- Scattered native tree and shrub planting within the north-west and south-west corners of the Development Site providing further refuge opportunities and a foraging resource for protected and notable species; and
 - Tree, hedgerow and shrub planting in association with the frontage of residential properties across the development footprint as well as proposed public open space to soften the edges of built development and integrate semi-natural habitat within built development, thus delivering benefits to the health and wellbeing of a new residential community whilst promoting Green Infrastructure.
- 4.9 The proposed planting schedule is provided at **Appendix EDP 3** and includes a diverse mix of native species, and/or those of value as a foraging resource for wildlife.
- 4.10 The installation, maintenance and material standards for the landscape works will be undertaken in line with the following:
- Planting stock will be handled in accordance with the Horticulture Trade Association guidelines and will follow landscape specifications as provided by a Chartered landscape architect;

- Planting of landscaped areas with tree and shrub planting will be undertaken during the optimal window of between October and March or in accordance with the advice of the project landscape architect. Planting outside of this time will require the use of containerised stock and may involve additional irrigation arrangements;
- Any seeding will be carried out in mid to late spring or early autumn, depending on seasonal variations, in accordance with the advice of the project landscape architect;
- All planting and seeding is to be undertaken in accordance with the construction for that specific development area, and will conform to *BS 3936-1 Nursery Stock: Specification for Trees and Shrubs*;
- Cultivation adjacent to established vegetation will take care to ensure no damage to existing root systems, with disturbance kept to the minimum necessary to expose fresh soil;
- Newly planted tree and shrub plants to be protected by individual spiral/netting guards, as specified. The condition of all tree stakes, ties and guards will be checked by the Developer and all broken items will be replaced and items regularly adjusted to accommodate plant growth and prevent rubbing. Any bark damage will be cut back neatly with a sharp knife. All plants will be straightened and the ground at the base to be firmed up. All shelters will be hand weeded;
- Cultivation adjacent to established vegetation will take care to ensure no damage to existing root systems, with disturbance kept to the minimum necessary to expose fresh soil;
- Spot weed control of all broad-leaved and injurious weed species listed in the *Weeds Act 1959* will be undertaken using a suitable non-residual herbicide as and when required annually. The specification and use of herbicides or pesticides, including their use in proximity to water bodies, to comply with all contemporary Regulations, British Standards and Codes of Practice; and
- Soil debris and arisings will be swept from adjacent hard surfaces after each maintenance operation. All extraneous rubbish not arising from the contract works will be collected and recycled (where feasible) or else removed from site at each maintenance visit.

Hedgerows

- 4.11 A number of new hedgerows are to be planted within formal planting areas along the frontages of residential housing. Species selected for planting include the native common privet (*Ligustrum vulgare*).
- 4.12 Planting instructions for new hedgerow trees and shrubs will follow those provided above in relation to proposed tree and shrub planting.

- 4.13 Ground preparation for hedgerow seeding will rid the soil of perennial weeds through repeated cultivation or herbicide application, prior to sowing. Cultivation will only go to the minimum depth required to expose fresh soil into which new seeds are to be sown.
- 4.14 Once the ground has been suitably rid of perennial weeds and a fine tilth to sow into has been prepared, seeding will take place in the autumn or spring subject to sufficient soil warmth and moisture to aid germination. Seed will be surface sown by machine or broadcast by hand. Seeds will not be compressed into the soil but will be firmed in with a roller, or by treading. A slow-release fertiliser will also be applied where appropriate. Topsoil trench shall be mulched with amenity bark mulch up to a depth of 75mm.

Grassland Planting

- 4.15 Areas of amenity grassland are proposed within the Development Site, primarily in association with public open space, formal landscape areas and the frontages of residential housing. This is in addition to provision of species-rich grassland across the proposed attenuation basin in the south-west corner of the Development Site, Public Open Space and north-western corner to increase ecological diversity whilst providing a potential foraging resource for invertebrates and common amphibian/reptile/mammal species. Grassland planting will include the following mixtures:
- Medallion turf or similar to be laid along roadside verges and within areas of open green space across the main development footprint;
 - EM1 Basic General Purpose Meadow Mixture incorporating five wildflower species and nine grass species to be sown along the western boundary of the Development Site. Such habitat is intended to provide a foraging resource for a bat and bird assemblage as well as common reptile population whilst contributing to development of mixed ecotone habitats along this boundary;
 - EG8 Wetland Meadow Grass Mixture incorporating 19 wildflower species and 9 grass species to be sown across the attenuation basin located within the south-western corner of the Development Site, and EP1 Pond Edge Mixture incorporating 14 wildflower species and 8 grass species to be sown across its banks, enhancing the value of this area for common reptiles whilst further promoting dispersal of a population between the Development and off-site habitats via the adjacent railway line;
 - Plug planting of herbaceous species along selected streetscapes and around the curtilage of residential plots to further benefits to visual amenity and a nectar/pollen resource of invertebrates;
 - Plug planting of marginal/wetland species within the attenuation basin to enhance the Development Site for biodiversity and provide new foraging opportunities for protected and notable species present/potentially present; and
 - Bulb planting around the margins of public open space to enhance the Development Site with respect to visual amenity. Although species are predominantly ornamental, they will continue to provide a nectar resource for invertebrates.

- 4.16 The proposed distribution of wildflower, wetland, and amenity grassland across the Development Site, in addition to details of its preparation, sowing and establishment, are provided within the Detailed Soft Landscape Proposals provided at **Appendix EDP 3**. In general, preparation of ground will include the removal of weeds and other vegetation, to reduce fertility whilst ensuring its future establishment. Weeds should be controlled by cultivation before sowing if necessary. Use of herbicide should be minimised as far as possible, particularly within or adjacent to retained areas that are relatively biodiverse.
- 4.17 Where required, topsoil will also be reduced by around 125mm, so as to reduce the long-term fertility of the soil and facilitate competition within the established grassland sward aimed at achieving and sustaining medium to long-term species diversity. Prior to sowing, all large debris, litter, stones and earth clods will be removed.
- 4.18 Seeding of grassland habitats will be undertaken thereafter. Following seeding, further applications of herbicide will be avoided so as not to detrimentally affect establishment of a species-rich grassland sward.
- 4.19 Cultivation adjacent to established vegetation will take care to ensure no damage to existing root systems, with disturbance kept to the minimum necessary to expose fresh soil. Seed mixes will be sown onto a fine tilth seedbed through use of harrow or rake where necessary. For best results, sowing will ideally be undertaken during spring when grounds are frost free. Sowing can be undertaken at other times of the year if there is sufficient warmth and moisture.

Bat Boxes

- 4.20 To compensate for the loss of roosting features associated with removal of suitable trees and further enhance the Development Site for a roosting assemblage, new bat roosting features are proposed across the Development Site. Six 1FR Schwegler Bat Tubes are proposed for installation within the fabric of residential buildings, selected for their suitability to support summer roosting, crevice-dwelling bats, comprising a single entrance hole and with a lifespan ranging between 20 and 25 years. In addition, four bat boxes will be erected upon suitable mature trees to be retained across the Development Site. Schwegler bat box designs to be installed upon mature trees will include two no. 1FF and two no. 2FN or similar.
- 4.21 Such features will be installed in accordance with manufacturer's specifications and ideally south facing, at a minimum of 4m height. With respect to buildings, bat boxes should be installed immediately below the eaves, avoiding placement above windows and doors. Where installed on trees, small branches should be removed to minimise clutter around box entrances. Boxes will not be illuminated at night and will remain permanently *in-situ*.

Bird Boxes

- 4.22 New bird nesting features are proposed across the Development Site to further enhance the development for a breeding bird assemblage. The following features are proposed:
- Two Schwegler 1B nest boxes or similar with 26mm holes for blue tit (*Cyanistes caeruleus*) and coal tit (*Periparus ater*);

- Four No 16. Schwegler Swift (*Apus apus*) Box or similar; and
- Two Schwegler 2M nest box or similar with 32mm hole, used by great- (*Parus major*), blue-, marsh- (*Poecile palustris*), coal- and crested tit (*Lophophanes cristatus*), redstart (*Phoenicurus phoenicurus*), nuthatch (*Sitta europaea*), collared (*Ficedula albicollis*) and pied flycatcher (*Ficedula hypoleuca*), wryneck (*Jynx torquilla*), tree (*Passer montanus*) and house sparrows (*Passer domesticus*) and occasionally bats.

4.23 In each instance, boxes should be hung at a height of 2m or higher above ground level, with the entrance facing away from prevailing winds and sources of light and within or immediately adjacent to good tree or shrub cover to increase the shelter and food source available. When installed, birds should have a clear flight path to the nest without clutter directly in front of the entrance.

Hibernacula/Refugia

4.24 Additional enhancement for a local invertebrate, European hedgehog and common reptile population will be provided through the creation of informal refugia from brash generated from vegetation clearance with such features to be provided at the base of new shrub planting along the western boundary of the Development Site.

European Hedgehog

4.25 To facilitate the dispersal of European hedgehog across the Development Site during the operational phases of development, boundary fences forming the curtilage of residential properties, where located adjacent to retained vegetation, will include a 13cm x 13cm gap along their base to allow hedgehogs to pass through.

4.26 This will be in addition to creation of log and brash piles to provide refuge opportunities for hedgehog within proposed ecotone planting along the western boundary of the Development Site.

Section 5

Establishment and Management Regime - Years 1–5 (Operational Phase)

- 5.1 This section details the management, which will be undertaken for the retained and newly created ecological habitat features including seeded areas, tree, hedgerow and shrub planting.
- 5.2 The establishment and management regime for all created and enhanced habitats will require subsequent monitoring and review of all operations at five yearly intervals unless otherwise specified.

GENERAL MEASURES – ESTABLISHMENT AND MAINTENANCE

- 5.3 Soil debris and arisings will be swept from adjacent hard surfaces after each maintenance operation. All extraneous rubbish not arising from the contract works will be collected and recycled (where feasible) or else removed from site at each maintenance visit.
- 5.4 Watering will be undertaken as necessary by the Developer to ensure the establishment and continued thriving of all planted areas. Watering will be to the full depth of the topsoil. If supply is restricted by emergency measures, watering will not be carried out unless instructed to do so.
- 5.5 All areas where plants or trees have failed to thrive (through death, damage or disease) will be identified and plants will be removed and replaced with equivalent species to match the size of adjacent nearby plants in the next appropriate planting season as frequently as necessary. The advice of the project landscape architect should be sought wherever possible. Any variation of this will only occur upon consent by the Local Planning Authority.
- 5.6 Spot weed control of all broad-leaved and injurious weed species listed in the Weeds Act 1959 will be undertaken using a suitable non-residual herbicide as and when required annually. The specification and use of herbicides or pesticides, including their use in proximity to water bodies, will comply with all contemporary Regulations, British Standards and Codes of Practice.
- 5.7 Bark mulch on all planted areas is to be topped-up to appropriate levels at least once in spring, with a second application in autumn as required.

HABITATS TO BE RETAINED AND ENHANCED

Retained Tree and Shrub Habitat

- 5.8 An annual inspection of all retained mature trees within the ownership boundary of the Development Site should be undertaken by an Arboricultural Association approved arboricultural contractor or professional arboriculturist, with all recommendations implemented in full within three months of initial inspection.

- 5.9 Where damage is identified, consideration should be given to the inclusion of protective fencing.
- 5.10 Dead/dying/damaged limbs will be removed only if they pose a hazard to public health and safety. In these instances, a bat licensed ecologist will inspect any limbs prior to their removal to check for the presence of roosting bats. Once removed, the limb, as well as any dead wood, will be left at the base of the tree to provide a refugia and food resource for invertebrates.
- 5.11 All tree works, the requirements of which are to be identified through annual inspection identified above, are to be carried out in accordance with good arboricultural practice and under the direction of a member of the Arboricultural Association. In undertaking tree works, consideration should be given to safety aspects in balance with visual and ecological benefits provided by the tree.

Tree, Hedge, Shrub and Whip Planting

- 5.12 All newly planted tree, shrub and whip planting will be managed to ensure the stock establishes and thrives in accordance with the detailed landscape scheme provided at **Appendix EDP 3**. New planting will be watered as required, particularly during the first three years of establishment.
- 5.13 All planting will be maintained in such a way as to exclude aggressively competitive plants from around the base of each plant for a period of three years from the end of the season in which the stock was planted. Any herbicides should avoid areas of newly established grassland.
- 5.14 Weeding will be undertaken during the main growth period (April to June, inclusive) for three years, achieving and maintaining a weed-free area around each of a minimum of 0.5m radius. Weed control will be by strimming (using appropriate guards to avoid damage to the plant) and/or herbicide application. Care will be taken to avoid damage to trees themselves.
- 5.15 Shelters and guards will be checked during each monthly maintenance visit. Plants are to be maintained upright and adjustments will be made following strong winds.
- 5.16 The condition of all stakes, ties and guards will be regularly checked by the Managing Agent or relevant appointed subcontractors, and all broken items will be replaced, and items regularly adjusted to accommodate tree/hedgerow/shrub growth and prevent rubbing. Any bark damage will be cut back neatly with a sharp knife. All plants will be straightened and the ground at the base to be firmed up.
- 5.17 An assessment of the condition of all retained and newly planted tree, hedge, shrub and whip plants will be made by a qualified and experienced arboriculturist or Chartered landscape architect annually for a period of five years to ensure adequate establishment and identify the need for any remedial action required. All tree works are to be undertaken in accordance with *BS 3998:2010 Tree Work*.
- 5.18 All areas where newly planted plants have failed to thrive (through death, damage or disease) will be identified and plants will be removed and replaced with equivalent species

to match the size of adjacent nearby plants in the next appropriate planting season, as frequent as necessary. The advice of a Chartered landscape architect or suitably qualified arboriculturist should be sought wherever necessary.

- 5.19 Amenity hedgerows comprising on plot and/or formal planting will be cut to heights and widths of between 1–2m as required.
- 5.20 Pests will be identified and eradicated, and litter will be removed. Annual monitoring of newly planted tree, hedge, shrub and scrub habitat will be undertaken each autumn for the first five years after planting. All planting and seeding will be subject to a five-year maintenance defects rectification period during which all dead, missing, dying or defective plants and areas of seeding will be replaced (or reinstated) annually with the same species and size of plants as per the original plant specification.
- 5.21 All management and remedial work should avoid the main bird nesting season (March to August inclusive). Minor works required during this period should otherwise follow the advice of a suitably qualified ecologist, landscape architect or arboriculturist.

Species-rich/Wildflower Grassland

- 5.22 During first year after sowing, mowing will be undertaken to promote establishment as follows:
- Grassland will be subject to a first cut in late June to early July, with a second cut undertaken between no earlier than mid-September if required. Sward heights will not be reduced to less than 75mm height; and
 - Mowing may be undertaken using an appropriate mechanical mower or using a brushcutter/trimmer where access for larger machinery is not possible.
- 5.23 Cut material will be removed and disposed of away from the grassland areas, e.g. baled as hay or sent for composting. Ideally, material will be cut and left on the ground for two to three days to allow seed and invertebrates to drop out, but it may be necessary to use a mower or collector for practical reasons.
- 5.24 Weed and scrub control by manual or chemical means will be undertaken as required, so as to prevent pernicious perennial weed species from becoming established. During the early developmental stages of the grassland sward, some 'undesirable' broadleaved species are to be expected and should become less dominant as the communities become established and stabilised. Control methods will comprise hand-pulling or spot treatment with a suitable approved selective herbicide, as appropriate; timing will be dependent on the affected species.
- 5.25 Following establishment, the grassland sward will be subject to a hay cut no earlier than end July, with a second cut undertaken October/November prior to winter dieback. Sward heights should not be reduced to less than 75mm height. Cut material will be removed off-site.

- 5.26 Areas of grassland with bulbs should be left un-mown in early spring. The cut should be made when the bulbs have died down (approximately six weeks after flowering). After this, the management should revert to that of the surrounding grassland.

Amenity Grassland

- 5.27 Amenity grassland areas will be cut as and when necessary, between March and the end of October to required heights of circa 30–50mm. During summer, cutting may be required fortnightly. Cutting will be suspended in periods of drought. All litter and debris are to be removed before each cut.
- 5.28 Areas of grassland with bulbs should be left un-mown in early spring. The cut should be made when the bulbs have died down (approximately six weeks after flowering). After this, the management should revert to that of the surrounding grassland.
- 5.29 At the time of each cut, all grass edges round the base of trees, manholes, etc., will be trimmed, taking precautions not to damage the tree trunks. All arisings will be removed, and all adjoining hard areas will be swept clear of cuttings and swept material removed.
- 5.30 The sward will be kept substantially free of broad-leaved weeds where required, by applying a suitable approved selective herbicide. Fallen leaves will be removed in autumn.
- 5.31 Grassland will be watered as necessary to ensure a healthy sward until it has become established. Any areas of extreme wear, bare patches or wheel ruts will be reinstated by means of re-cultivation and re-seeding.

Bulb/Herbaceous Planting

- 5.32 Formative pruning will be kept to a minimum but where necessary diseased and damaged plant material will be removed. Where shrubs overhang path edges, they will be neatly clipped back in order to maintain the full width of pedestrian access routes.
- 5.33 Planting beds will be checked regularly throughout the growing season for pests and diseases and treated as necessary. If a particular plant becomes subject to a fatal pest or disease it shall be replaced by an alternative resistant plant with a similar form and habit.
- 5.34 The use of pesticides/herbicides or other chemicals will not be permitted in these areas in order to avoid impacts to desirable invertebrates and pollinators. Any weeds will thus be controlled by hand weeding.
- 5.35 Watering will be carried out during the growing season to maintain trees and shrubs in active growth and in a healthy thriving condition.

Marginal/Riparian Planting

- 5.36 The extent of plant colonisation of the attenuation basin is to be reviewed one year following creation by a suitably qualified landscape architect. In the event that colonisation has been slow to the extent that these habitat features remain as bare mud devoid of desirable plants, then additional low-density plug planting of native flora will be undertaken. Plug planting will include a proportion of submerged, emergent, marginal and bankside plants

and grasses where appropriate to the feature, to maximise plant diversity. Species selected for inclusion within the plug planting schedule will follow those recommended by the suitably qualified ecologist or project landscape architect following inspection of the current site conditions and diversity of plants present.

- 5.37 Encroaching scrub will be removed on an annual basis to prevent overshadowing and terrestrial succession, whilst maintaining their drainage function. Cutting is best carried out in mid-September, outside of the bird nesting season, with vegetation cut to no less than 150mm. Variable cutting will encourage diversity, thereby increasing the ecological value of the habitat.

Bat Boxes

- 5.38 Bat boxes installed will be checked in Years 1 and 3 following installation and timed to avoid the main bird nesting season (March to August inclusive). Boxes should be inspected by a bat licensed ecologist, with damaged boxes repaired/replaced where necessary. The maintenance and repair of bat boxes installed across the Development Site should remain the responsibility of the Developer, or any appointed Private Management Company. Five-year replacement checks should continue long-term.
- 5.39 All repairs and remedial action necessary to such features will, however, only be undertaken following the advice (and supervision where necessary) of the bat licensed ecologist.

Bird Boxes

- 5.40 Bird boxes will be checked in Years 1 and 3 following their installation by a suitably qualified ecologist and timed to avoid the main bird nesting season (March to August inclusive). The maintenance and repair of nesting features installed across the Development Site throughout the construction phase through to completion will remain the responsibility of the Principal Contractor and/or Developer. Following occupation, this responsibility will fall to the Private Management Company.
- 5.41 All repairs and remedial action necessary to such features will, however, only be undertaken following the advice (and supervision where necessary) of a suitably qualified ecologist. Five-year replacement checks should continue long-term.

Hibernacula and Refugia

- 5.42 Logs and brash generated from management of trees and scrub will continue be retained where possible and used to create new or supplement existing informal refugia within retained habitats located along the north-western and southern boundaries of the Development Site.

Section 6

Monitoring and Timetable of Works

MONITORING

- 6.1 The responsibility for the undertakings set out within this LEMP rests with Developer for the duration of the construction phase. Upon completion of development, land ownership and responsibility of managed areas will be transferred to a Private Management Company.
- 6.2 The provisions and responsibilities for the plan will be reviewed by those responsible for landscape management and maintenance on an annual basis during the first five years (known as the establishment period). At the end of each monitoring year, an annual Compliance Report will be prepared detailing all management and remedial actions undertaken during the previous year whilst setting out actions for the next to ensure the establishment and maintenance of new planting. It is recommended that a Compliance Report be prepared annually for the first five years, after which this document will be reviewed. Thereafter, this LEMP will be reviewed every five years (or as required) for a minimum period of 25-years following completion of development. Should monitoring indicate a failure in any aspect of the LEMP, remedial measures shall be agreed in writing with the LPA and shall be implemented as agreed.

TIMETABLE OF WORKS

- 6.3 To facilitate commencement of construction, it is anticipated that vegetation clearance will commence from winter 2023/2024, subject to approval of a Reserved Matters application.
- 6.4 Soft landscaping works will be undertaken within the first available season following completion of the construction period unless otherwise specified within this LEMP and supporting CEMP (report reference: edp7982_r001).
- 6.5 **Table EDP 6.1** illustrates optimal times of year to undertake habitat creation. **Table EDP 6.2** illustrates optimal times of year to undertake subsequent monitoring and management of created/enhanced habitats.

Table EDP 6.1: Optimal Timings to Undertake Tasks Anticipated in Relation to Proposed Development

Task	Timing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
New planting (tree, hedge and shrub planting)	During first planting season												
Seeding: species-rich grassland	During first planting season in spring or autumn when grounds are frost free or as per supplier specifications.												
Seeding: amenity grassland	During first planting season in spring or autumn when grounds are frost free or as per supplier specifications.												
Bulb/herbaceous planting	During first planting season in spring or autumn when grounds are frost free or as per supplier specifications.												
Installation of bat boxes	Integrated boxes - during construction of new buildings. Tree mounted boxes – upon completion of development immediately adjacent.												
Installation of bird boxes	Integrated boxes - during construction of new buildings. Tree mounted boxes – upon completion of development immediately adjacent.												
Construction of hibernacula	Following vegetation clearance.												

Table EDP 6.2: Schedule of Works for Monitoring and Maintenance of Retained and Newly Created Habitats within Proposed Development

Task	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Inspection, management and remedial works to structure planting	Annually with any clearance undertaken outside of bird nesting season – thinning, pruning and removal of dead material.												
Replacement planting	First five years (as required).												
Tree/Shrub management	Annually with any clearance/pruning undertaken outside of bird nesting season.												
Native infill planting	Three-year rotation with 30% of the cut at any one time.												
Species-rich grassland management	First year after sowing one cut late June/early July with a second cut no earlier than mid-September.												
Species-rich grassland management	Cutting Years 2–5. First cut no earlier than end July with second cut October/November.												
Amenity grassland management	Cut between March and October/November annually with cuts likely required on a fortnightly basis during summer, except in periods of drought.												
Bulb/Herbaceous planting	Formative pruning to be undertaken as necessary through the growing season.												
Marginal/Riparian planting	Vegetation cut to no less than 150mm with only one third cut in any one year.												

Task	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Inspection of bat boxes	Years 1 and 3 following installation. Every five years thereafter. Outside of bird nesting season.												
Inspection of bird boxes	Years 1 and 3 following installation. Every five years thereafter. Outside of bird nesting season by a bat licensed ecologist.												
Inspection of hibernacula	Annually with supplementary creation undertaken as necessary arising from vegetation management works. Any disturbance/repairs of hibernacula to be undertaken during the reptile active season.												

Section 7

Summary and Conclusions

- 7.1 This LEMP details the management and maintenance measures specific to proposed development considered necessary to protect and conserve the ecological and landscape interest features of the Development Site. Detailed measures have been provided to ensure that existing and retained features of ecological and landscape interest are suitably protected during the construction phase of the development.
- 7.2 Management prescriptions for the maintenance of the viability of retained and newly created habitats located across the development footprint have been provided, including timings for when operations should occur. Such prescriptions are considered to be in line with the broader recommendations made for the continued long-term maintenance and protection of the Development Site's ecological interests.
- 7.3 The responsibility of the undertakings set out within this LEMP rests with the Developer for the construction works phases and for the period up to handover to the Private Management Company. Any deviation from that prescribed within this LEMP is to be agreed in writing with the LPA.

Appendix EDP 1
Concept Masterplan
(Turley, Drawing Number: 4000 Rev 00, April 2018)



Former School Site:
Potential Future Development Site
and pedestrian / cycle connection

Design Strategy

Site Area: 2.02ha
Net Developable Areas: 1.70ha
Open Space: 0.30ha
(including attenuation, strategic planting, public open space)
· Primary Access from Maes-Ar-Ddafen Road
· Footpath connection utilising existing footpath
· Public Right of Way maintained
· Central open space with children's play area
· Development overlooking areas of open space
· Existing trees and hedge maintained where possible
Density
The development form in this parcel has evolved from character analysis as set out in the DAS, and feedback through the application process. The Parc y Scarlets Stadium to the west of the site, is 4 - 5 storeys high. With this context it is appropriate to propose residential development up to 3 storeys, providing an appropriate transition between the higher rise of the stadium and the existing 2 storey development to the east.
A density range of between 40 - 55 dpha is proposed allowing an development of up to 94 dwellings.

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1. Potential Access - all modes
 2. Potential Access - pedestrian
 3. Existing Footpath (retained)
 4. Drainage Attenuation
 5. Local Area of Play (LAP) circa 100m2
 6. Potential Mine Entry (20m indicative zone of influence*)
 7. Suggested alignment of Diverted Sewer
 8. Indicative Noise Attenuation Fence
- *depending on extent and condition of mine entries

- KEY**
- Site Boundary
 - Primary Route
 - Secondary Route / Shared Surface
 - Parking Surface
 - Pedestrian / Cycle Connection
 - Existing Trees
 - Illustrative New Planting
 - Public / Strategic Open Space
 - Illustrative Street Trees
 - Private Amenity Space
 - Indicative Development Block Frontage

CLIENT:
TATA Steel

PROJECT:
Pemberton, Llanelli
Application update ref: S\34991

DRAWING:
Concept Masterplan

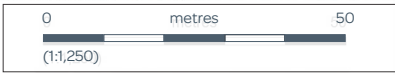
PROJECT NUMBER:
TATT3002

DRAWING NUMBER: 4000
CHECKED BY: SM

REVISION: 00
STATUS: DRAFT

DATE: April 2018
SCALE: 1:1250@ A3

KEY NOTE
Mine Entries
Subject to intrusive investigation works to establish exact location, condition and their potential impact at surface.
Shallow Workings
Intrusive investigation is required onsite to establish their presence/absence and assess any risk at surface with appropriate mitigation measures to be detailed.
Topography / Levels
The masterplan and development areas suggested are illustrative and subject to technical review of site levels and ground works.



Appendix EDP 2

Outline Decision Notice (S/34991)

TOWN AND COUNTRY PLANNING ACT 1990

Decision Notice

Outline Planning Permission Granted

Applicant

TATA STEEL UK LIMITED
C/O AGENT

Application No: **S/34991** registered on 18/01/2017 for:

Proposal:	RESIDENTIAL DEVELOPMENT OF UP TO 94 DWELLINGS, VEHICULAR ACCESS FROM MAES-AR-DDAFEN ROAD, OPEN SPACE, LANDSCAPING AND OTHER ASSOCIATED INFRASTRUCTURE
Location:	LAND AT CEFNCAEAU, OFF MAES-AR-DDAFEN ROAD AND ERWLAS, LLWYNHENDY, LLANELLI
Application Type:	Outline planning consent: some matters reserved

Carmarthenshire County Council HEREBY GRANT OUTLINE PLANNING PERMISSION for the development proposed by you as shown on the application form, plan(s) and supporting document(s) subject to the following condition(s):

Please read the conditions listed below carefully, some conditions may require to be discharged prior to or during development.

Condition 1

The permission hereby granted relates to the land defined by the location plan contained in drawing no. 1003 received on 2nd October 2018.

Reason: For the avoidance of doubt as to the extent of this permission.

Condition 2

The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 3

Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 4

Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: In order to ensure a satisfactory layout of the site and in the interest of visual amenities.

Condition 5

No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include a programme of implementation of the scheme and shall be implemented in accordance with the approved details prior to the residential use of the development and retained in perpetuity.

Reason: To ensure the development is drained in a sustainable and acceptable manner.

Condition 6

No development shall commence until details of the design and implementation of the scheme of surface water removal from the public sewerage system, as set out in the Addendum to FCA /Drainage Strategy dated June 2018 and received on 25th June 2018 and accompanying surface water removal detail (aerial photograph) received on 13th February 2019, have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and to the written approval of the Local Planning Authority prior to the occupation of any of the residential units hereby approved.

Reason: To protect the existing community and the environment from the adverse effects of sewage flooding.

Condition 7

No development shall commence until details of existing ground levels and proposed finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. Such details are to form part of any Reserved Matters application for the site and the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

Condition 8

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- (a) A preliminary risk assessment which has identified:
- all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors;
 - potentially unacceptable risks arising from contamination at the site.
- (b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- (c) The site investigation results and the detailed risk assessment (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: Controlled waters at this site are of high environmental sensitivity, being on Secondary A Aquifer and contamination is known at the site due to its previous use as a landfill.

Condition 9

Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To demonstrate and ensure that the remediation criteria relating to controlled waters have been met, and (if necessary) to secure longer-term monitoring of groundwater quality.

Condition 10

Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate and ensure that the remediation criteria relating to controlled waters have been met, and (if necessary) to secure longer-term monitoring of groundwater quality.

Condition 11

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.

Condition 12

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: There is an increased potential for pollution from inappropriately located infiltration systems such as soakaways, unsealed porous pavement systems or infiltration basins.

Condition 13

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: There is an increased potential for pollution of controlled waters from inappropriate methods of piling.

Condition 14

No development shall take place until an intrusive site investigation for mine entries shallow coal workings and gas monitoring has been carried out in accordance with a methodology first submitted to and approved in writing by the Local Planning Authority. The results of the intrusive site investigation shall be submitted to the Local Planning Authority prior to the commencement of the development. In the event that the site investigation confirm that remedial works are required, a scheme specifying the measures to be taken to remediate the site shall be submitted to and approved in writing by the Local Planning Authority. The remedial measures shall be carried out prior to the commencement of the development in accordance with the approved details.

Reason: To ensure any ground instability issues are dealt with in an acceptable manner.

Condition 15

No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP must include:

- Construction methods: details of materials used in construction; details of how waste generated will be managed.

- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage site set-up plan detailing how sensitive receptors will be protected from harm e.g. fencing, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management during construction: details of habitat retention and protection; invasive species management; species and habitat protection, avoidance and mitigation measures (as detailed with the Ecology reports).
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill.
- Resource Management: details of fuel and chemical site storage and containment; details of waste generation and its management; details of the consumption of water, wastewater and energy use.
- Traffic Management: details of site deliveries access points, storage and use of plant on site; details of wheel wash facilities.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities set out in the CEMP and emergency contact details. For example, contract manager, site manager, contractors, visitors, site environmental advisor, landscape clerk and ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented in accordance with the approved details.

Reason: To prevent the pollution of the environment.

Condition 16

No development shall commence until a Landscape Ecological Management Plan (LEMP) for the provision, management and maintenance of the landscape and ecological features for the development, has been submitted to and approved by the Local Planning Authority. The LEMP shall include:

- Details of habitats, landscape, environmental and ecological features present or to be created at the site.
- Details of the desired conditions of features (present and to be created) at the site.
- Details of scheduling and timings of activities.
- Details of short and long-term management proposals, monitoring proposals and maintenance operations of new and existing landscape, environmental and ecological features at the site to deliver and maintain the desired landscape and ecological conditions and functions.

- Details of monitoring of landscape and ecological features and required post construction monitoring.
- Details of replacement measures should any landscape or environmental features die, be removed or become seriously damaged or diseased within the lifetime of the development.
- Details of management and maintenance responsibilities.
- Details of timescales, length of plan, the method to review and update plans (informed by monitoring) at specific intervals as agreed between interested parties.
- Mechanisms to be used for reporting.
- The LEMP must deliver all mitigation and enhancement requirements for the operational phase as referenced in the ecology reports and associated documents.

The LEMP shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to safeguard and enhance existing features of landscape and biodiversity value.

Condition 17

During the construction phases, no works or construction shall take place other than within the hours of 08:00 – 18:00 Monday – Friday, Saturday 08:00 – 13:00 and not at all on Sundays, Bank or Public Holidays.

Reason: In the interest of safeguarding residential amenity.

Condition 18

No development shall commence unless and until all relevant interests in the land, including but not limited to the interests of mortgagees and chargees, are bound by the Section 106 agreement entered into between Carmarthenshire County Council and Tata Steel UK Limited, dated 7 March 2022. Any interests to be so bound shall enter into a supplemental deed substantially in the form appended to this outline permission.

Reason: As the Local Planning Authority would not have granted outline planning permission in the absence of a signed Section 106 agreement binding all relevant interests in the land and, at the time of this outline permission being issued, it was not possible to bind all relevant interests in the land to the terms of the Section 106 agreement. This condition restricts the commencement of development until such time that the relevant interests in the land, including but not limited to the interests of mortgagees and chargees, are bound by the Section 106 agreement dated 7 March 2022 by way of the supplemental deed appended to this outline permission.

Reasons for Granting Planning Permission

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- The proposed development complies with Policies SP1, SP3 and GP1 of the LDP in that it consists of a sustainable form of development that is appropriate in scale and design to the existing urban form of the area and is not likely to cause unacceptable harm to neighbouring properties.
- The proposed development complies with Policy H1 and H2 of the LDP in that it is allocated for residential development purposes within the Plan. Furthermore, the proposal is in accord with policies AH1 and AH2 of the LDP in that it will provide a proportion of affordable housing.
- The proposed development complies with Policies SP9, GP1 & TR3 of the LDP in that the proposal is located in a sustainable location and will not be detrimental to highway safety.
- The proposed development complies with policies EQ4, EP2 and EP3 of the LDP in that it will not result in any unacceptable ecology, flooding or pollution impacts.
- The proposed development complies with policy GP4 in that it will be served by infrastructure that is adequate to meet the needs of the development.
- The proposed development complies with policies GP3, REC2 and REC3 of the LDP in that provision is to be made for improvements to open space, education and pedestrian and cycling facilities in area.

Note 1

The applicant/developer is advised that this permission is granted subject to the completion of a Section 106 Agreement securing a proportion of affordable housing as well as commuted payments towards the improvement of education, open space and pedestrian/cycling facilities as part of the development.

Note 2

Further advice and guidance from consultees is provided in their consultation responses which can be viewed on the Authority's website. This may include reference to other relevant permissions and legislation.

Note 3

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

DATED: 07/03/2022

Rhodri Griffiths

Pennaeth Lle a Chynaliadwyedd / Head of Place and Sustainability

PLEASE NOTE: Your attention is drawn to the attached notes which explain, amongst other things, your right of appeal against this decision.

Appendix EDP 3
Detailed Soft Landscape Design
(edp7982_d002c 12 December 2023 TYC/HMc)



Site Boundary

Existing Trees and Tree Groups to be Retained

Existing Vegetation to be Retained

Proposed Tree Planting

Proposed Formal Hedgerow Planting
Topsoil Depth: 450mm
Mulch: 75mm Depth Bark Mulch

Proposed Native Hedgerow Planting
Topsoil Depth: 450mm
Mulch: 75mm Depth Bark Mulch

Proposed Amenity Grass
Product: Medallion Turf or Similar Approved
Supplier Rolawn
Topsoil Depth: 150mm

Proposed Species-Rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
Topsoil Depth: 150mm

Proposed Ornamental Shrub Planting
Topsoil Depth: 450mm
Mulch: 75mm Depth Bark Mulch

Proposed Native Shrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats

Proposed Bulb Planting

Proposed Climb Planting

Proposed Specimen Planting

Proposed Marginal Planting Mix

Proposed Wetland Meadow Grass to the Base of Attenuation Basin
Product: EGB Meadow Grass Mixture for Wet Soils
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²

Proposed Grassland to Banks of Attenuation Basin
Product: EP1 Pond Edge Mix
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²

Proposed Permanently Wet Area

Proposed Knee Rail

Timber Bench

Informal Play Equipment
To inspire natural play

Proposed Easement

purpose of issue **PLANNING**

c	QA amends	12-12-2023	HEI
b	Layout changes and related amendments to plot planting	07-12-2023	HEI
-	Original	13-09-2023	TYC

rev	description	date	by
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client

Coastal Housing Group

project title

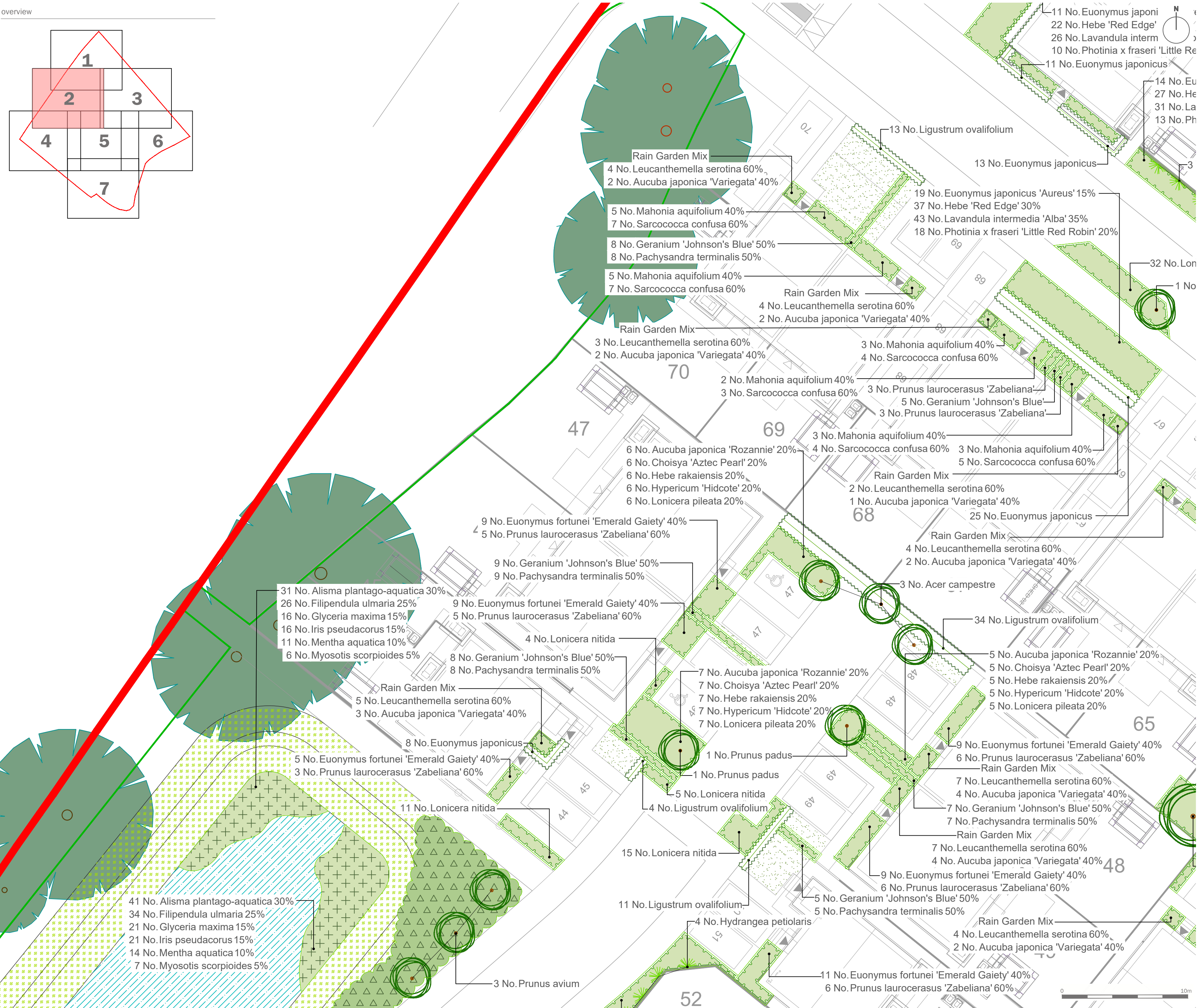
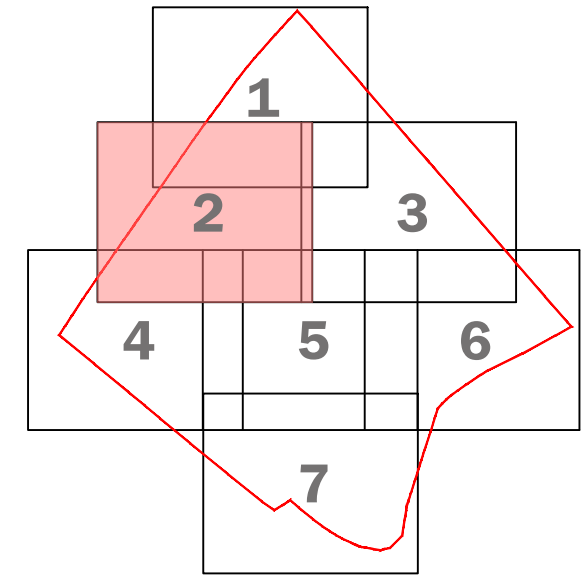
Pemberton, Llanelli

drawing title

Detailed Soft Landscape Design

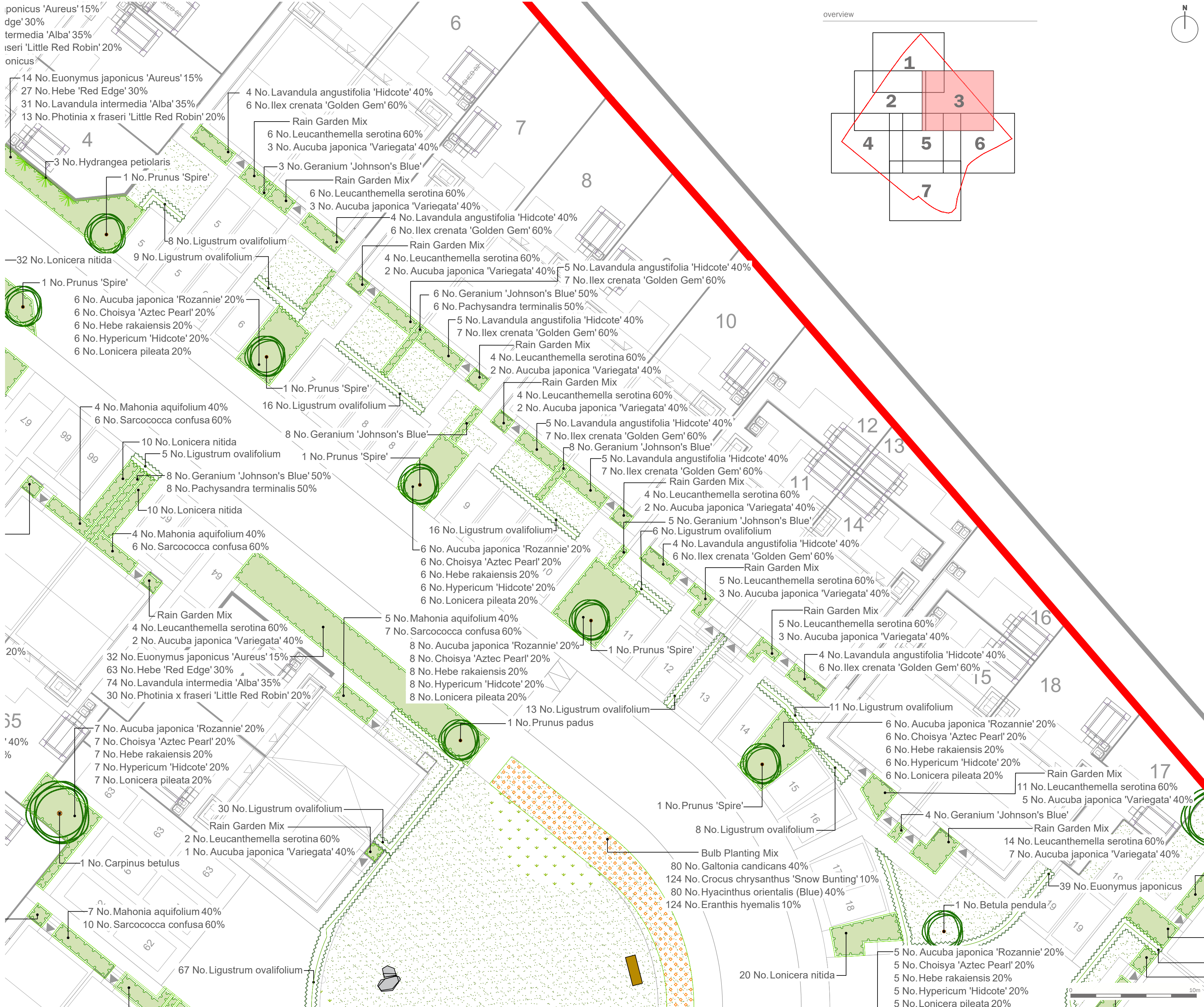
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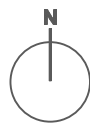
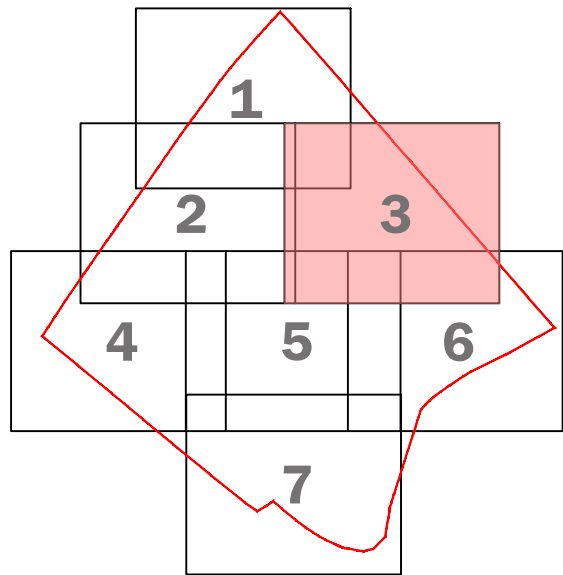


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- Proposed Formal Hedgerow Planting
Topsoil Depth: 450mm
Mulch: 75mm Depth Bark Mulch
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Supplier Rolawn
Topsoil Depth: 150mm
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- Timber Bench
- Informal Play Equipment
To inspire natural play
- Proposed Easement

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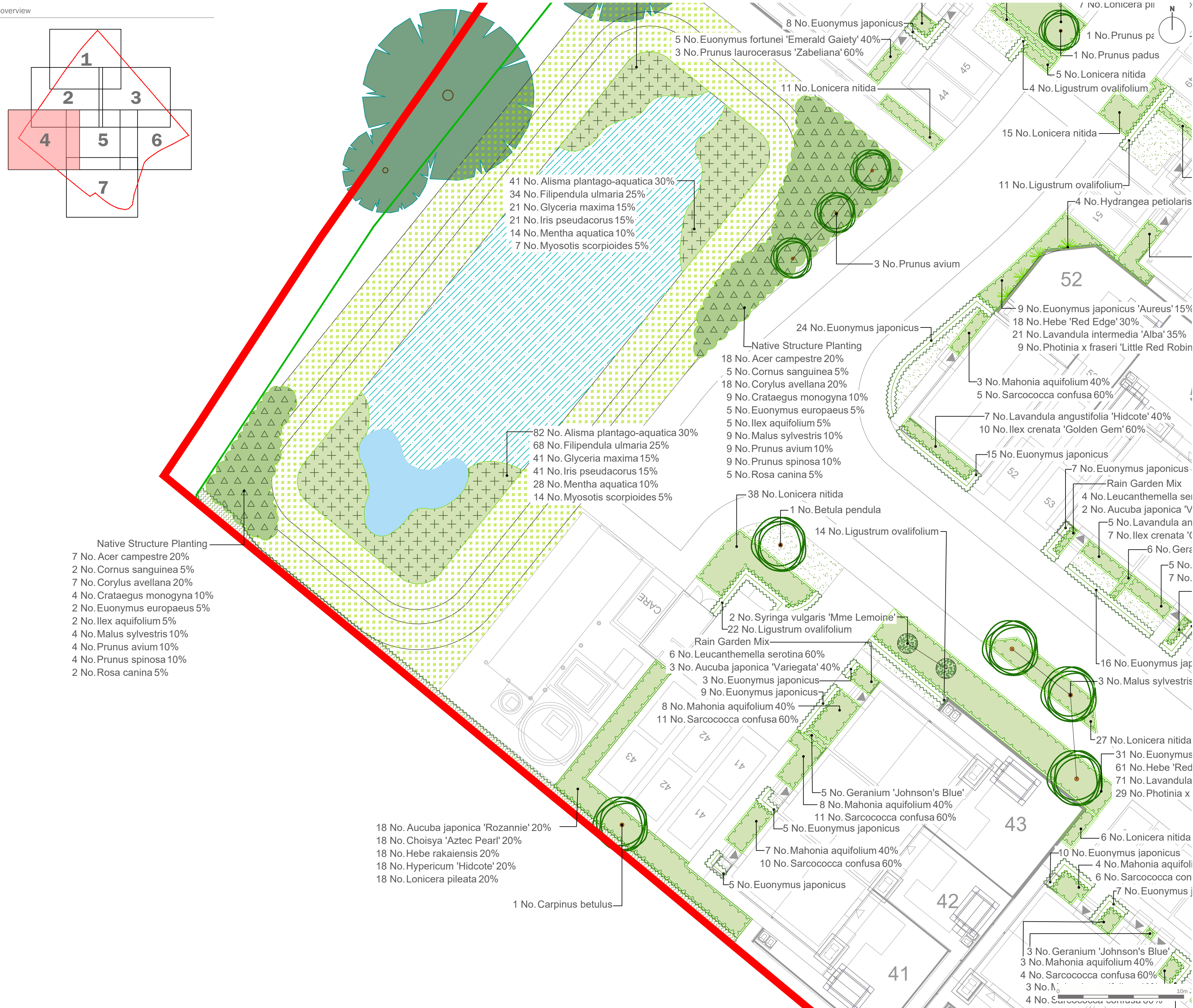
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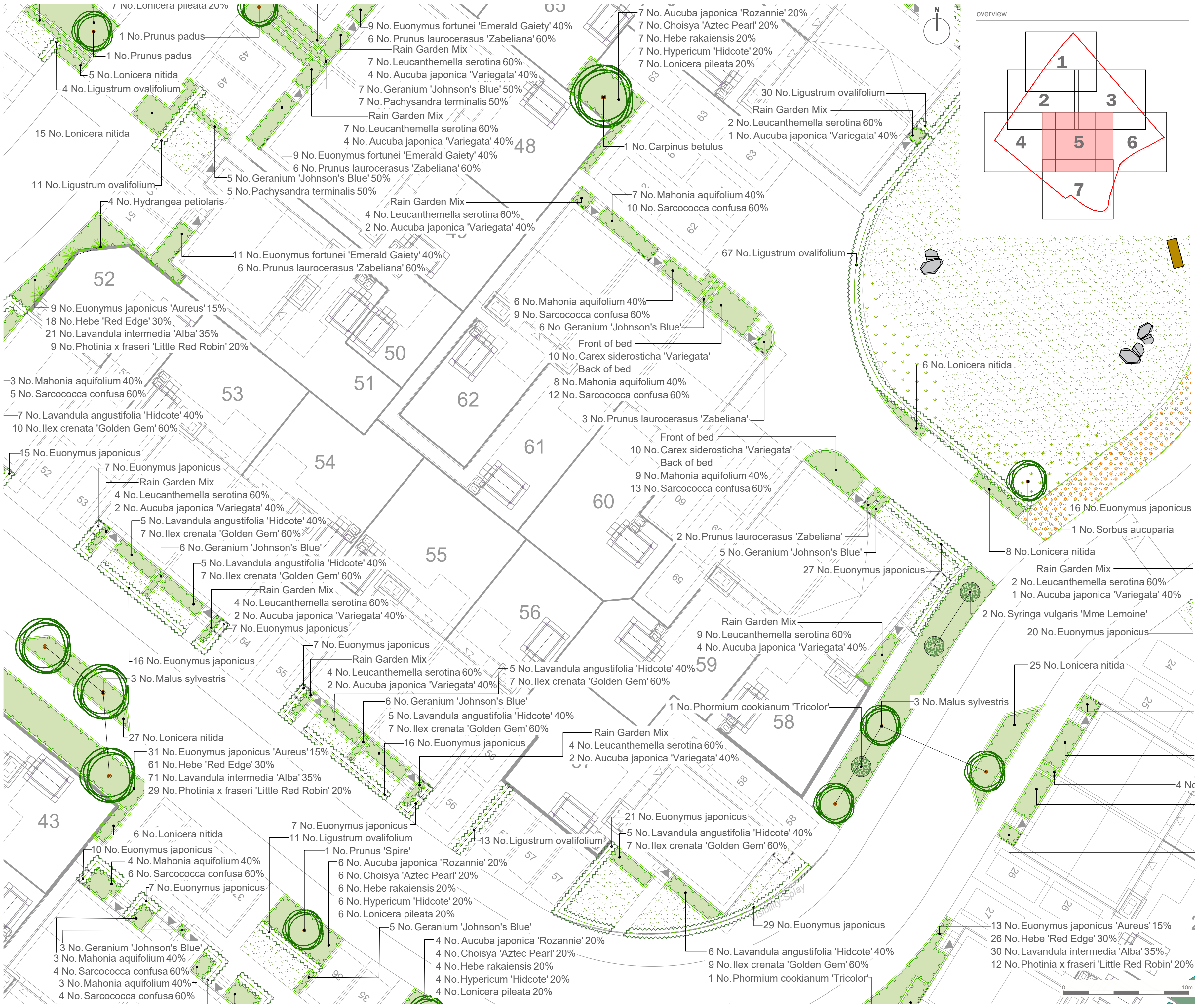
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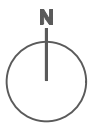
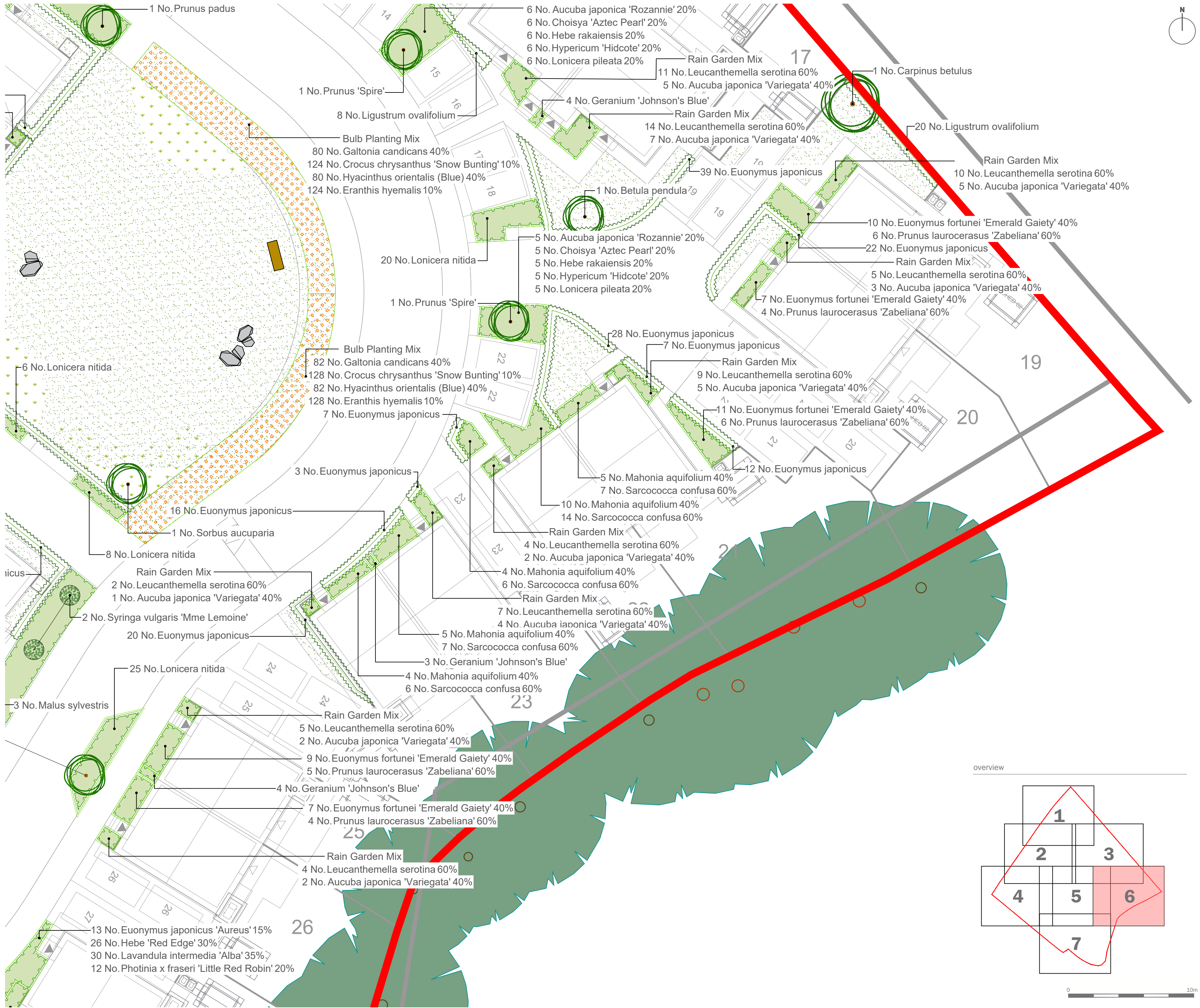
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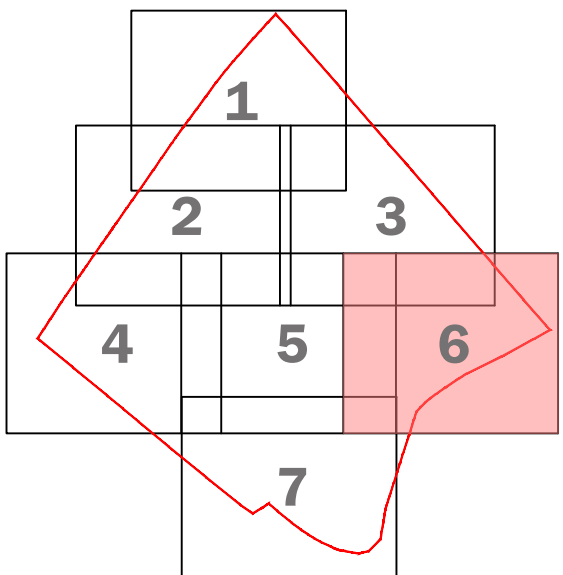
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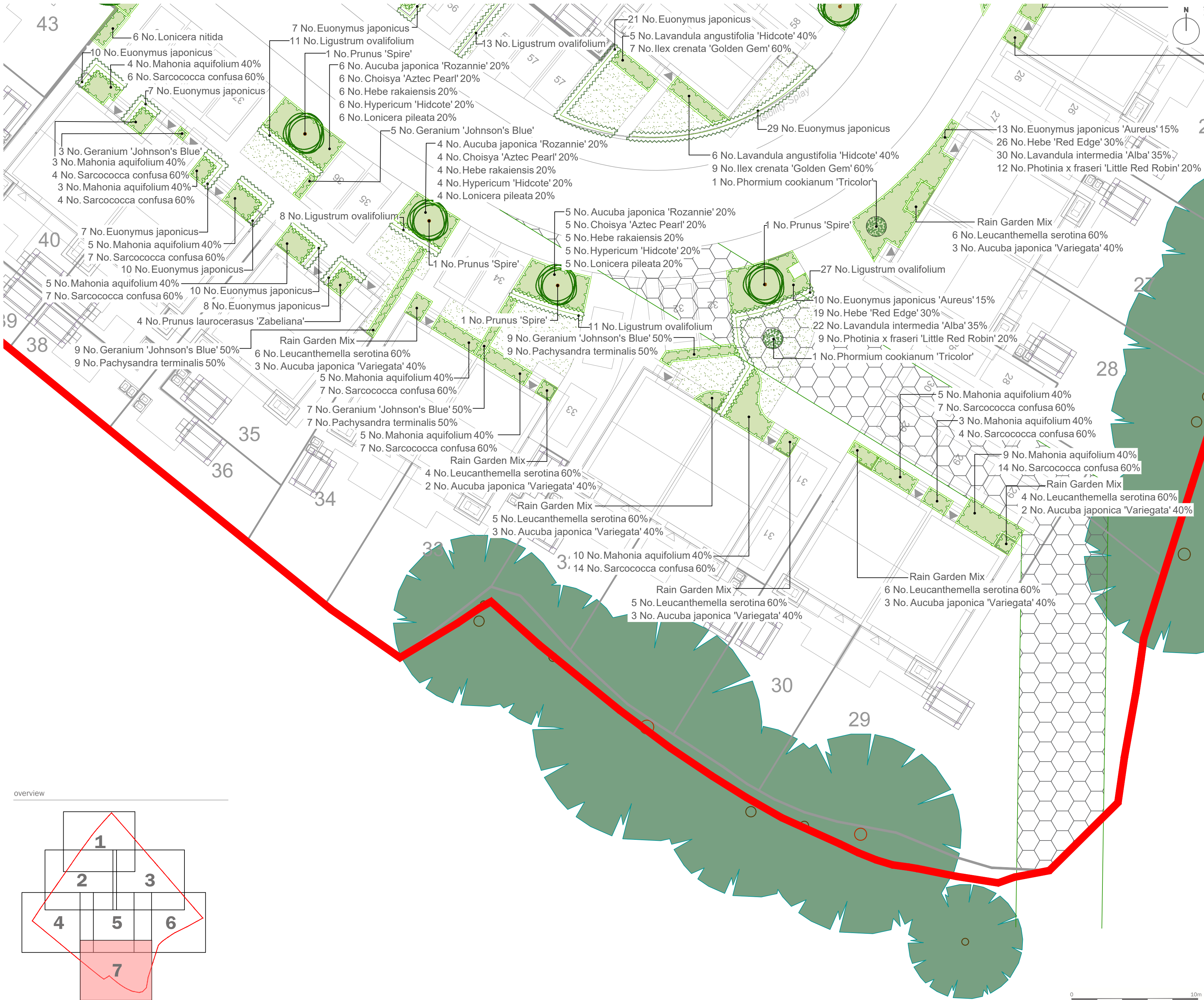


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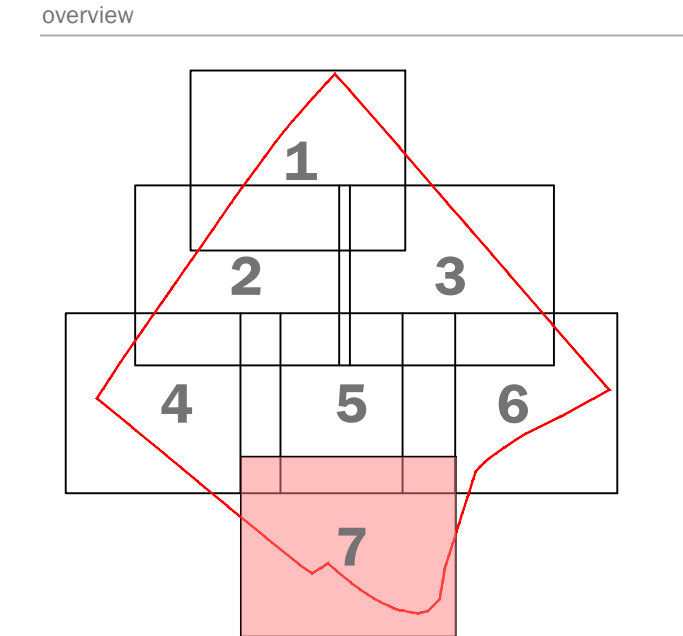
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Planting Schedule

Trees						
Number	Common Name	Species	Girth	Height	Specification	Density
3	Common Maple	Acer campestre	14-16cm	400-450cm	3x :Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB	Counted
49	Field Maple	Acer campestre		40-60cm	BR :1+1 :Transplant - seed raised	1Ctr
2	Common Silver Birch	Betula pendula	18-20cm	450-500cm	3x :Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB	Counted
4	Common Hornbeam	Carpinus betulus	14-16cm	400-450cm	3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB	Counted
25	Common Crab Apple	Malus sylvestris		40-60cm	BR :1+1 :Transplant - seed raised	1Ctr
9	Common Crab Apple	Malus sylvestris	14-16cm	400-450cm	3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB	Counted
11	Flowering Cherry 'Spire'	Prunus 'Spire'	14-16cm	400-450cm	3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB	Counted
25	Wild Cherry	Prunus avium		40-60cm	BR :1+1 :Transplant - seed raised	1Ctr
6	Wild Cherry	Prunus avium	14-16cm	400-450cm	3x :Heavy Standard :Clear Stem 175-200 :5 brks :RB	Counted
3	Bird Cherry	Prunus padus	14-16cm	400-450cm	3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB	Counted
2	Common Oak	Quercus robur	14-16cm	450-500cm	Extra Heavy Standard :Clear Stem min. 200	Counted
2	Rowan	Sorbus aucuparia	14-16cm	450-500cm	Extra Heavy Standard :Clear Stem min. 200	Counted
Total :141						

Shrubs						
Number	Common Name	Species	Height	Pot Size	Specification	Density
89	Japanese Laurel 'Rozannie'	Aucuba japonica 'Rozannie'	30-40cm	3L	Bushy :C	2/m²
129	Variegated Spotted Laurel	Aucuba japonica 'Variegata'	30-40cm	3L	Bushy :3 brks :C	0.6Ctr
89	Mexican Orange Blossom 'Aztec Pearl'	Choisya 'Aztec Pearl'	30-40cm	3L	Bushy :C	2/m²
13	Common Dogwood	Cornus sanguinea	40-60cm	BR :1+1 :Transplant - seed raised :Branched :2 brks	1Ctr	
49	Common Hazel	Corylus avellana	40-60cm	BR :1+1 :Transplant - seed raised :Branched :2 brks	1Ctr	
25	Hawthorn	Crataegus monogyna	40-60cm	BR :1+1 :Transplant - seed raised	1Ctr	
13	Common Spindle Tree	Euonymus europaeus	40-60cm	BR :1+1 :Transplant - seed raised :Branched :3 brks	1Ctr	
96	Euonymus 'Emerald Gaiety'	Euonymus fortunei 'Emerald Gaiety'	20-30cm	5-7.5L	Bushy :9 brks :C	0.5Ctr
139	Golden Japanese Spindle	Euonymus japonicus 'Aureus'	40-60cm	5L	Bushy :4 brks :C	0.5Ctr
273	Shrubby Veronica 'Red Edge'	Hebe 'Red Edge'	20-30cm	3L	Bushy :5 brks :C	0.5Ctr
89	a Shrubby Veronica	Hebe rakalensis	30-40cm	3L	Bushy :C	2/m²
89	St John's Wort 'Hidcote'	Hypericum 'Hidcote'	30-40cm	3L	Bushy :C	2/m²
13	Common Holly	Ilex aquifolium	40-60cm	2L	Leader with laterals	1Ctr
106	Box-leaved Holly 'Golden Gem'	Ilex crenata 'Golden Gem'	30-40cm	5L	Bushy :7 brks :C	0.6Ctr
74	Lavender 'Hidcote'	Lavandula angustifolia 'Hidcote'	30-40cm	5-7.5L	Bushy :9 brks :C	0.6Ctr
318	English Lavender 'Alba'	Lavandula intermedia 'Alba'	20-30cm	5L	Bushy :7 brks :C	0.5Ctr
217	Box Honeysuckle	Lonicera nitida	30-40cm	3L	C :Bushy :4 brks	2/m²
89	Privet Honeysuckle	Lonicera pileata	30-40cm	3L	Bushy :C	2/m²
185	Oregon Grape	Mahonia aquifolium	30-40cm	5-7.5L	Bushy :3 brks :C	0.6Ctr
76	Japanese Spurge	Pachysandra terminalis	20-30cm	3L	Bushy :C	0.5Ctr
3	Mountain Flax 'Tricolor'	Phormium cookianum 'Tricolor'	60-80cm	10L	Triple crown	Counted
130	Christmas Berry 'Little Red Robin'	Photinia x fraseri 'Little Red Robin'	30-40cm	3L	Bushy :6 brks :C	0.6Ctr
56	Cherry Laurel 'Zabeliana'	Prunus laurocerasus 'Zabeliana'	30-40cm	3L	Bushy :3 brks :C	0.8Ctr
15	Cherry Laurel 'Zabeliana'	Prunus laurocerasus 'Zabeliana'	30-40cm	3L	Bushy :3 brks :C	0.8Ctr
25	Blackthorn	Prunus spinosa	40-60cm	BR :1+1 :Transplant - seed raised :Branched :2 brks	1Ctr	
13	Dog Rose	Rosa canina	40-60cm	BR :1+1 :Transplant - seed raised :Branched :3 brks	1Ctr	
265	Sweet Box	Sarcococca confusa	30-40cm	5L	Bushy :6 brks :C	0.6Ctr
5	Lilac 'Mme Lemoine'	Syringa vulgaris 'Mme Lemoine'	60-80cm	5-7.5L	Branched :2 brks :C	Counted
Total :2683						

Herbaceous

Number	Common Name	Species	Height	Pot Size	Specification	Density
76	Cranesbill 'Johnson's Blue'	Geranium 'Johnson's Blue'		2L	Full Pot: C	0.5Ctr
82	Cranesbill 'Johnson's Blue'	Geranium 'Johnson's Blue'		2L	Full Pot	0.5Ctr
251		Leucanthemella serotina		2L	Full Pot	
Total :409						

Climbers

Number	Common Name	Species	Pot Size	Specification	Density
7	Climbing Hydrangea	Hydrangea petiolaris	10L	Several Shoots :3 brks : Self hanging dumber against wall	Counted
Total :7					

Bulbs

Number	Common Name	Species	Bulb Size	Specification	Density
252		Crocus chrysanthus 'Snow Bunting'		Grade 5/7	
252	Winter Aconite	Eranthis hyemalis		Grade 4/5	
162		Galtonia candicans		Grade 12/13	
162		Hyacinthus orientalis (Blue)		Grade 14/15	
Total :828					

Marginal / Aquatics

Number	Common Name	Species	Specification	Density
154	Water Plantain	Alisma plantago-aquatica	Full Pot	0.5Ctr
128	Meadowsweet	Filipendula ulmaria	50cc min :Plug :established root 2-3 months min. :Sept to April planting :British native-origin	0.5Ctr
78	Reed sweet grass	Glyceria maxima	50cc min :Plug :established root 2-3 months min. :Sept to April planting :British native-origin	0.5Ctr
78	Yellow flag iris	Iris pseudacorus	50cc min :Plug :established root 2-3 months min. :Sept to April planting :British native-origin	0.5Ctr
53	Water mint	Mentha aquatica	50cc min :Plug :established root 2-3 months min. :Sept to April planting :British native-origin	0.5Ctr
27	Water Forget-me-not	Myosotis scorpioides	50cc min :Plug :established root 2-3 months min. :Sept to April planting :British native-origin	0.5Ctr
Total :518				

Grasses

Number	Common Name	Species	Specification	Density
20	Variegated Broad Leaved Sedge	Carex siderosticha 'Variegata'	Full Pot	0.2Ctr

Total :20

Hedges

Number	Common Name	Species	Height	Specification	Density
508	Japanese Spindle Tree	Euonymus japonicus	30-40cm	Bushy :4 brks	0.5Ctr
430	Green Privet	Ligustrum ovalifolium	40-60cm	Branched :5 brks	0.5Ctr
Total :938					

Wildflower Meadow - Seeding and Preparation

There are several methods to create a wildflower meadow. The method will depend on the size of the area to be seeded, the condition and diversity of flora on site and the availability of mechanised assistance.

Objectives

- Create a wildflower meadow that establishes to create a vibrant sward containing a variety of species;
- Enhance biodiversity locally; and
- Provide vital habitat for insects, mammals and birds.

Preparation/ Cultivation

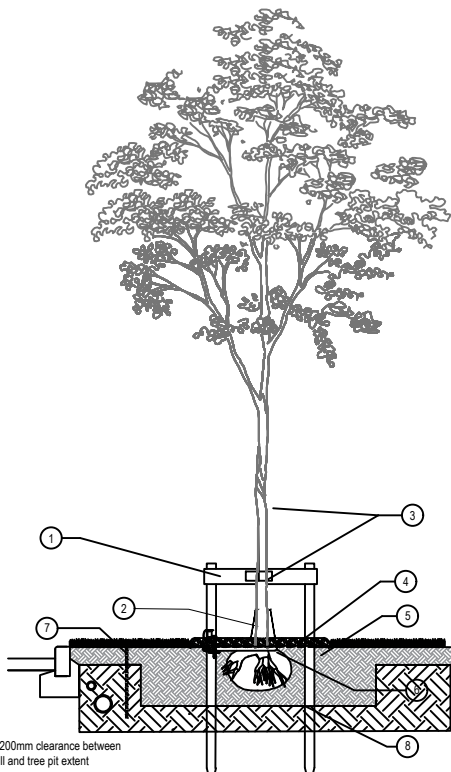
- Area should be free of competing weeds, debris and rubbish;
- Soil should be cultivated or rotavated to removed compaction;
- Debris or stones larger than 50mm should ideally be removed from the surface before laying/sowing; and
- Ground should be sufficiently level, with the top 15cm cultivated to a fine tilth before sowing/turfing, allowing water to fully permeate the soil.

Seeding

- Sowing to be undertaken mid-to-late April but can continue to the end of May;
- Seed should be sown thinly to suppliers recommended sowing rate - therefore mix seed with a bulking agent such as sand;
- Lightly rake seed into the soil; and
- If conditions are particularly dry, the seed will need to be watered to stimulate germination.

Operations to Ensure Establishment

- Seeded area to be fenced off if required to protect germinating seeds from trampling;
- Newly seeded areas to be kept moist during periods of dry weather;
- First cut should only be undertaken once grass species within mix have established and grown to at least 150mm;
- First cut to take off 1 third only;
- A spring meadow should be cut in late June to early July to a height of 75-100mm; and
- Summer meadows should be left uncut from June until mid-September or later; regular cutting for the first part of the year will prevent the establishment of coarse grasses.



Tree Pit Detail

1. 2x tanalised timber tree stakes, 75mm Ø driven into backfilled pit, and half round timber cross bar rails, 75mm Ø secured to tree stakes to provide support to the tree. Stakes 600mm above GL. Ensure stakes are not driven through the tree rootball.

2. Green-tech or similar strimmer guard - brown. Ensure that protection methods do not impede the natural movement of trees or restrict growth. Fit according to the manufacturers recommendations.

3. Secured centrally by rubber tie with spacer to trunk - minimum width 70mm.

4. 75mm deep bark mulch layer to be spread evenly over a circular area 1000mm Ø around the tree to prevent weed growth and retain moisture.

5. Tree pit 2000 x 2000 x 500mm with existing topsoil / imported topsoil to BS 3882 general purpose grade. Loosen any compaction in base of excavated pit to aid drainage. The tree should be planted at a depth where the root flare is still visible just breaching the soil surface following backfilling.

6. RootRain Metro irrigation system or similar. Place around top of root ball and nail to supporting stake, ensuring filler cap finishes slightly above mulch level.

7. ReRoot root barrier with root deflecting ribs installed between tree root ball and hard surfaces/services where there is a risk of root damage as the tree grows outward. As a general rule, root barriers should be installed in locations where hard surfaces and/or services are located within three metres of the tree stem. Install closer to the paving/service than the tree, to allow space for the tree roots to grow into the space available, with the ribs facing the tree. Note this may mean not placing the barrier within the tree pit, but further away within its own trench. Root barriers must extend a minimum of 2m lengthways beyond the expected canopy of the mature tree. The top of the root barrier should be set as close to the soil surface as possible without being visible. Refer to drawing for location / depth. Depth dependant upon adjacent services.

8. Backfill tree pit with topsoil excavated from pit - all tree pits to receive compost amelioration and fertiliser as per NBS spec.

Immediately after planting, water the tree, saturating the tree pit to field capacity.

- All arisings should be left for between 3-7 days before collection or bailing to allow seed pods to open and disperse seed;
- All arisings should be removed to prevent nutrient build up;
- Annual seed heads can be left standing over winter or can be cut back in late autumn with a brush cutter/trimmer
- Perennial meadows should be cut back in the same way, with a cut in winter before spring growth appears
- Annual meadows will need re-seeding the following spring

Ongoing Maintenance and Management

- Cut the wildflower meadow twice yearly to a height of 75-100mm, with the first cut taking place after flowering and seed drop – late July to mid-August
- The cut grass should be left to dry for 3-7 days dependent on weather conditions, and then collected and removed to a designated composting area on- or off-site
- The second cut is to take place at the end of the growing season (October/November), prior to winter die back
- All arisings are to be collected and removed, it is important to collect and remove mowings to retain low soil fertility and high floral diversity
- Remove all unwanted invasive, vigorous weeds (such as thistles and nettles, as well as all injurious weed species listed in the Weeds Act 1959 and Countryside Act 1981), including roots, by hand or by spot treatment with appropriate weed killer. Selective lawn killers should not be used.
- Wildflower meadows do not require any additional watering or feeding once established, this could alter the natural balance of plants in the area. Many native plants colonise poor land and the addition of extra nutrients and water will encourage excessive vigour in grasses, which will consequently out-compete the more desirable native plants
- Areas of grassland with bulbs should be left un-mown in early spring. Make the cut when the bulbs have died down (approximately six weeks after flowering). After this, the management should revert to that of the surrounding grassland

Tree Maintenance and Management During 5 Year Establishment Period

Immediately following planting, the tree should be watered thoroughly. Following this, and with regard to prevailing weather conditions, newly planted trees should be watered regularly during periods of dry weather. If the tree pit has been specified with an irrigation pipe, this should be used as the primary method of watering. If no irrigation pipe is specified, the square metre of ground around the tree should be soaked to field capacity (refer to BS 8545:2014 for further detail) by surface watering. Watering frequency is more important than quantity to prevent the root ball of the newly planted tree from drying out.

All trees are fitted with protective guards to prevent animal damage. These should be checked regularly to ensure they remain in place and are providing adequate protection against the animals in the area. If damage to trees from browsing by animals still occurs, additional measures may be required.

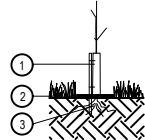
A formal assessment of young tree health and development should be carried out annually by a qualified arborist who will be able to advise on solutions should any problems be picked up. During this assessment, any stakes and ties should be checked to ensure they are providing support but not damaging the tree, and that the tree is still firmly seated in the ground. If the tree has become loose in the ground, the soil around the base should be re-firmed and stakes and ties adjusted accordingly.

The mulched area around the base of the tree should be kept clear of competing vegetation and weeds at all times.

Tree stakes and ties should be removed once the tree has established a strong enough root system to support itself, likely to be 1-2 years after planting. Strimmer guards should remain in place until the end of the five year establishment, with adjustments or segments added as necessary to facilitate tree growth. Tree guards should only be removed if they are beginning to restrict tree growth or if it is felt the risk of damage has significantly reduced due to strong tree growth and development or changes in the surrounding environment.

Formative pruning should be carried out in accordance with BS 3998 as required throughout the five year establishment period.

For further guidance on tree maintenance during establishment refer to BS 8545:2014 Section 11.



Native Planting Detail with Mulch Matt

1. Clear spiral guard to be fitted to trunk to protect against animal browsing with supporting cane or stake.

2. 50x50cm biodegradable mulch mat pegged down with supplied biodegradable plastic anchor pegs around the whip to prevent weed growth and retain moisture.

3. Whip to be notched planted following clearance of any existing vegetation.

Immediately after planting, water the whip, saturating the ground around its base to field capacity.

For further general guidance on planting refer to BS 8545:2014 Section 10 and BS4428:1989 Section 9.

Products suggested in italics above are available from Tubex (<http://www.tubex.com/>)

Whip Maintenance and Management During 5 Year Establishment Period

Immediately following planting, the whip should be watered thoroughly. Following this, and with regard to prevailing weather conditions, newly planted whips should be watered regularly during periods of dry weather. When watering, the square metre of ground around the whip should be soaked to field capacity (refer to BS8545:2014 for further detail) by surface watering. Watering frequency is more important than quantity to prevent the roots of the newly planted whip from drying out.

All whips are fitted with protective guards to prevent animal damage. These should be checked regularly to ensure they remain in place and are providing adequate protection against the animals in the area. If damage to trees from browsing by animals still occurs, additional measures may be required.

A formal assessment of areas of whip planting should be carried out annually by a qualified arborist who will be able to advise on solutions should any problems be picked up. During this assessment, any guards and canes/stakes should be checked to ensure they are providing protection but not damaging the developing whip and that its roots are still firmly seated in the ground. If the whip has become loose in the ground, the soil around the base should be re-firmed and guards adjusted accordingly.

The space above the mulch mat around the whip should be kept clear of competing vegetation and weeds at all times.

The shrub shelter/guard should be removed once the whip has established a strong enough root system to support itself and has begun to grow strongly clear of the top of the shelter/guard, likely to be 1-2 years after planting. Biodegradable mulch mats can remain in place indefinitely.

Formative pruning should be carried out in accordance with BS3998 as required during the first 5 years to ensure the desired form is achieved.

For further guidance on whip and tree maintenance during establishment refer to BS8545:2014 Section 11.

purpose of issue **PLANNING**

c	QA amends	12-12-2023	HEI
b	Layout changes and related amendments to plot planting	07-12-2023	HEI
-	Original	13-09-2023	TYC
rev	description	date	by

client

Coastal Housing Group

project title

Pemberton, Llanelli

drawing title

Detailed Soft Landscape Design

Sheet 8 of 8

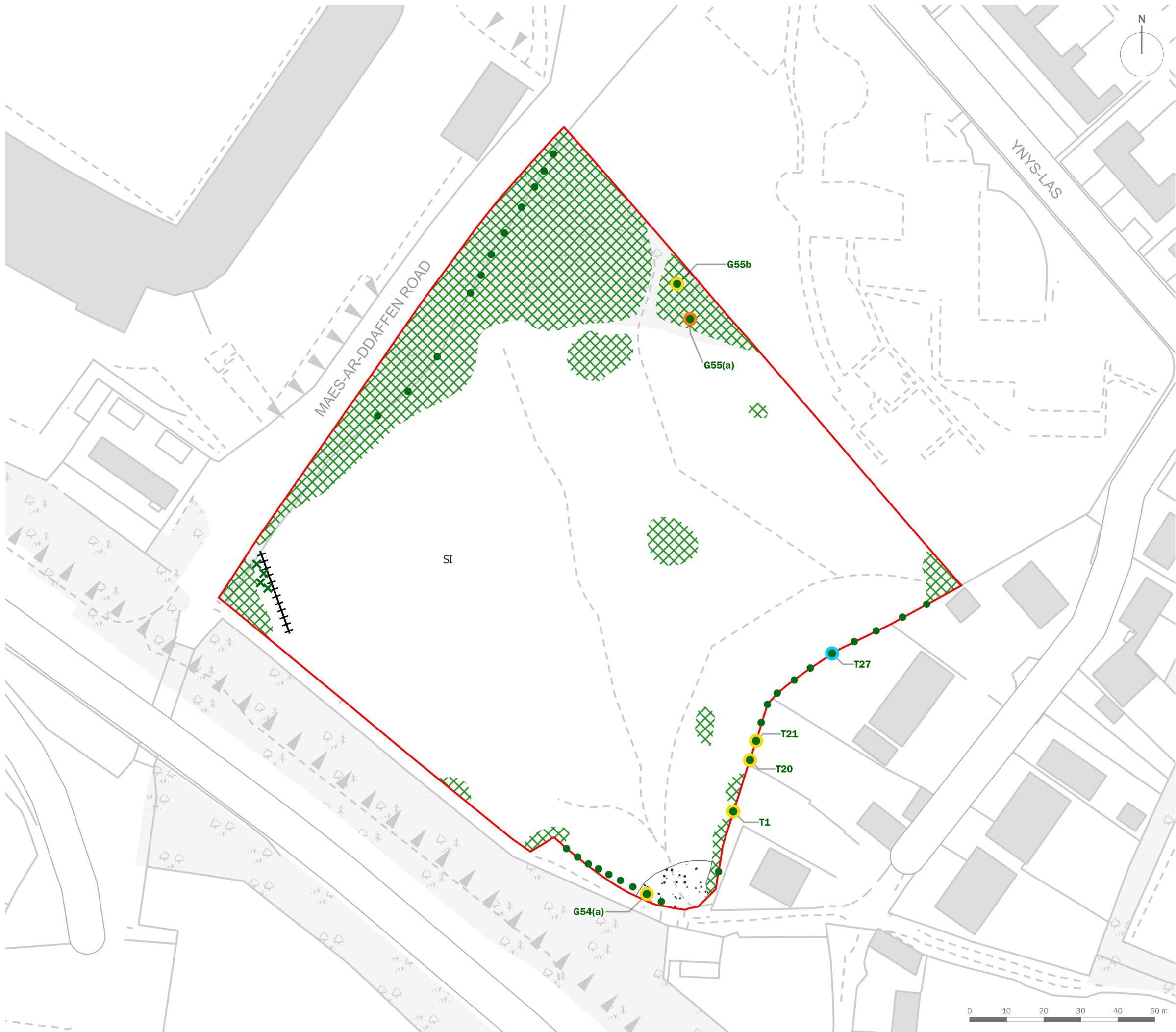
date	12 DECEMBER 2023	drawn by	TYC
drawing number	edp7982_d002c	checked	HMc
scale	NTS @ A2	QA	RBa



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Plans

Plan EDP 1: Phase 1 Habitat Plan
(edp7982_d006 13 September 2023 GYo/EWi)



- Site Boundary
- Dense Continuous Scrub
- Poor Semi-improved Grassland
- Bare Ground
- Fence
- Scattered Trees (Broadleaved)
- Scattered Scrub
- Tree with Moderate Bat Roosting Potential
- Tree with Low Bat Roosting Potential
- Tree with Negligible Bat Roosting Potential

client			
Coastal Housing Group			
project title			
Pemberton, Llanelli			
drawing title			
Phase 1 Habitat Plan			
date	13 SEPTEMBER 2023	drawn by	GYo
drawing number	edp7982_d006	checked	EWI
scale	1:1,000 @ A3	QA	RBa



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