

The Rose Retreat Spa



Landscape and Ecological Management Plan

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

Project Number: 2434_915
Date: 04/09/26

19 New Road, Llandeilo, SA19 6DD
107 Cowbridge Road East, Cardiff, CF11 9AG
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1. INTRODUCTION

This Landscape and Ecological Management Plan (LEMP) has been prepared for the approved single-storey extension, timber screen and patio with canopy at The Rose Retreat Spa. It supports an application to discharge Condition 9 of planning permission P/26/0041 and should be read alongside the approved planning drawings and Green Infrastructure Statement.

The LEMP sets out how the approved landscape and biodiversity commitments will be delivered and maintained. It covers retained vegetation, new ground planting, the biodiverse green roof, implementation, monitoring, replacement and long-term maintenance. It also covers the ongoing management of the wildlife features secured separately under Condition 6.

1.1 Planning condition

CONDITION 9

No development shall take place until a long term Landscape and Ecological Management Plan has been submitted to and approved in writing by the local planning authority. This shall include full details of the planting plan, the species list for the green roof and a timescale for the provision of any planting or seeding. The development shall be undertaken, managed and maintained thereafter in accordance with the approved Plan.

REASON

In the interests of biodiversity and visual amenity in accordance with Policies SW11 and EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

1.2 Compliance summary

Condition requirement	LEMP reference	Response
Full planting plan	Sections 4 and 5	Planting areas, species schedule, quantities, minimum stock sizes, planting arrangement and establishment requirements.
Green roof species list	Section 6	Species schedule for the BauderGREEN WB wildflower blanket, together with product-performance requirements and provision for normal batch variation.
Implementation timescale	Section 8	Protection of retained vegetation before works, installation of the green roof as part of the roof package and completion of ground planting during the first suitable planting season.
Long-term management	Sections 9-11	Long-term inspection and maintenance requirements, responsibilities, monitoring, success criteria, remedial action and record keeping.

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2. SITE CONTEXT AND APPROVED BASELINE

2.1 Site context

The site occupies the garden of The Rose Retreat Spa, opposite one of the entrances to Cyfarthfa Park. It lies within the Grade II* Registered Historic Park and Garden and the Cyfarthfa Conservation Area, close to the Grade I listed Cyfarthfa Castle. The open garden and existing stone boundary wall are visible from the park entrance and contribute to the landscape setting.

The garden contains managed lawn, mature trees, boundary hedges and shrubs, existing stone walls and small areas of hard landscaping. The mature trees and the majority of the existing boundary planting will be retained.

The approved extension is positioned principally over the existing lawn and hardstanding. This avoids the mature trees, hedges and their root protection areas and allows the more ecologically valuable garden edges to be retained.

2.2 Approved green infrastructure

Landscape component	Approved extent	LEMP approach
Managed lawn	Approximately 33 m2	Retain, reinstate where affected and manage as amenity lawn.
Existing boundary planting	Approximately 41 m2	Retain and protect; undertake selective, biodiversity-sensitive management where required.
New ground planting	Approximately 24 m2	Provide native hedgerow, shrub, fern and climber planting within the areas shown light blue on the approved ecological plan.
Biodiverse green roof	Approximately 29 m2	Provide a BauderGREEN WB native wildflower blanket system in accordance with the species schedule and performance requirements in Section 6.
Hard landscape	Approximately 31 m2	Maintain the approved external surfaces and keep associated drainage routes and outlets clear.
Wildlife features	Two bird boxes, two bat boxes, two insect hotels, one hedgehog access gap	Secured separately under Condition 6; provide in accordance with the approved Green Infrastructure Statement and retain in perpetuity.

2.3 Landscape character and objectives

The planting strategy follows the approved Green Infrastructure Statement and planning drawings. It is simple and native-led. Existing mature trees and the majority of the boundary vegetation will be retained. Approximately 24 m² of new planting will soften the extension and timber screen, while the roof will provide approximately 29 m² of native wildflower habitat.

The new planting will use robust, commercially available native shrubs, ferns and climbers suited to the site conditions. Plant stock of local or Welsh provenance will be used where reasonably available. If this is unavailable, UK-grown stock of the same scheduled species may be used in accordance with Section 11.

Retained trees, hedges and ecologically valuable garden-edge habitat will be protected during the works. Any areas of lawn affected will be reinstated. Planting will be arranged so that paths and access remain clear.

The green roof will be established and maintained to support pollinators and help reduce surface water runoff. The surrounding habitat will also be managed to support the wildlife features secured separately under Condition 6. The ground planting and green roof will be inspected and maintained for a minimum of 25 years, with failed planting replaced and any necessary remedial work carried out.

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3. RESPONSIBILITY AND MANAGEMENT

Responsibility for implementing and maintaining this LEMP rests with the owner or operator of The Rose Retreat Spa. The initial planting and green roof works will form part of the construction project. Ongoing maintenance will form part of the routine management of the site.

If the ownership or operation of the site changes, the approved LEMP and associated maintenance records shall be passed to the new owner or operator. Responsibility for the continued implementation of the LEMP will transfer with them.

Responsible Party	Duty
Owner or operator of The Rose Retreat Spa	Ensure the LEMP is implemented and maintained throughout the 25-year management period. Appoint suitable contractors, retain records and arrange any necessary replacement or remedial work.
Principal Contractor	Protect retained vegetation and coordinate the planting and green roof with the wider construction works. Provide relevant product and as-built information at handover.
Landscape or maintenance contractor	Set out and install the ground planting. Undertake establishment maintenance where appointed and record watering, plant failures and replacements.
Bauder-approved contractor	Coordinate the final green roof design with the structure, waterproofing, drainage and maintenance access. Install and establish the green roof and provide product information, warranties and maintenance guidance.
Green roof maintenance provider	Undertake the spring and autumn inspections and maintenance specified in this LEMP and the current manufacturer's guidance.
Suitably qualified ecologist or wildlife specialist, where required	Provide advice if protected species are encountered, a wildlife feature is occupied or its relocation is proposed.

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4. LANDSCAPE ZONING AND PLANTING PLAN

The plan below identifies the two new planting areas shown in the approved scheme, the retained garden-edge habitat and the biodiverse green roof. The planting bed edges shall follow the approved site arrangement and be set out on site before planting. Together, Areas 1 and 2 provide approximately 24 m² of new ground planting.

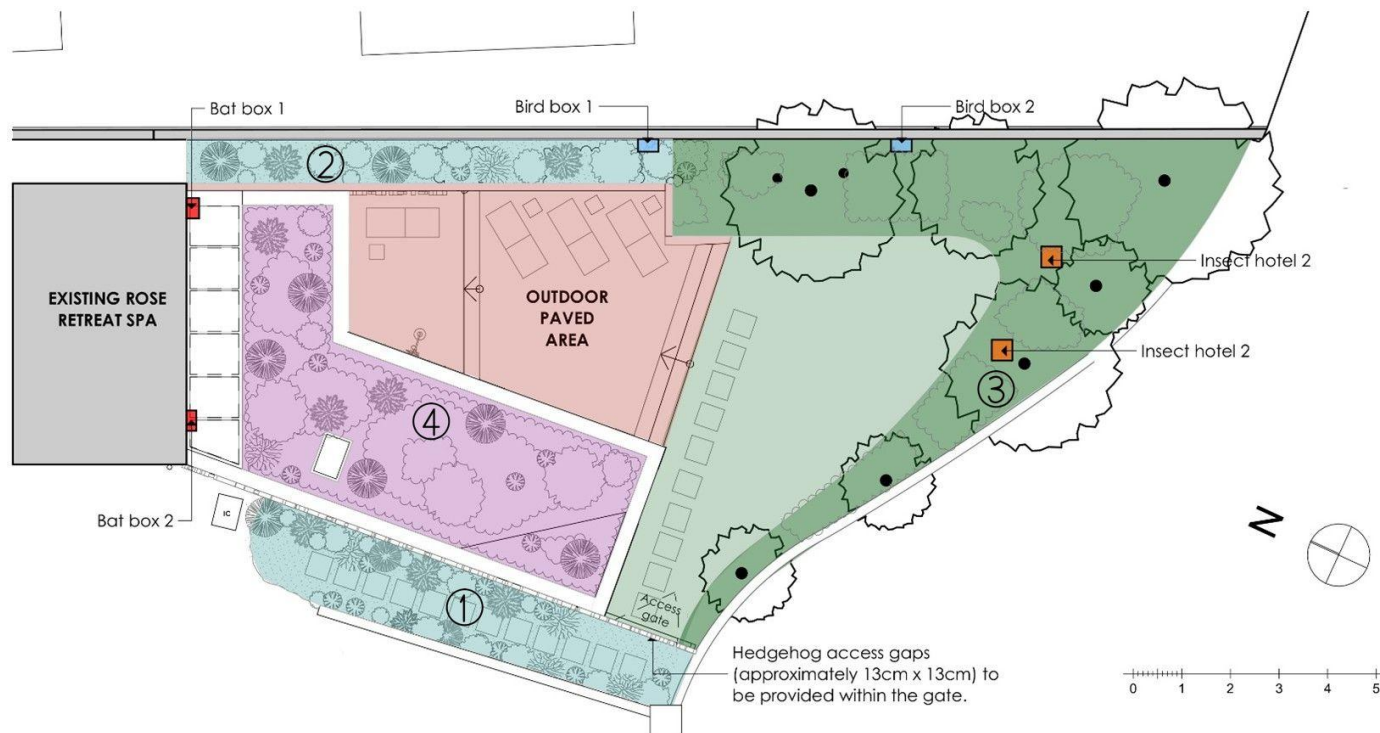


Figure 1 - LEMP planting and management areas over the approved ecological plan. The underlying approved site-cover areas and retained trees remain unchanged.

Area	Name	Location	Management intent
1	Front and screen planting	Approved light-blue planting bed beside the timber screen	Native shrubs, ferns and climbers to soften the screen while maintaining staff and pedestrian access.
2	Boundary replacement planting	Approved light-blue bed along the eastern boundary	A thinner mix of native shrubs and ferns to replace the limited boundary planting removed for the outdoor seating area.
3	Retained garden edge	Existing trees, hedge and shrubs at the garden end	Retain and manage as existing garden-edge habitat.
4	Biodiverse roof	Approximately 29 m2 roof area	BauderGREEN WB native wildflower system, maintained as an open and species-diverse roof habitat in accordance with Section 6.

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5. DETAILED GROUND PLANTING SCHEDULE

The schedule below sets out the ground planting for Areas 1 and 2. It follows the native, fern-rich character described in the approved Green Infrastructure Statement, planning drawings and Heritage Impact Assessment. The species have been selected to suit the scale and conditions of the site and should normally be available from commercial nurseries.

The planting shall be distributed between Areas 1 and 2 as shown below. Minor adjustments may be made on site to suit the final bed dimensions, services and ground conditions. The four climbers shall remain within Area 1, and the total plant quantities and intended character of each area shall be maintained.

All plant stock shall be healthy, well-rooted, true to name, nursery-grown and free from pests, diseases and invasive weeds.

5.1 New native planting - Areas 1 and 2

Botanical name	Common name / role	Area 1	Area 2	Minimum supply specification
Ilex aquifolium	Holly - evergreen shrub	3 no.	2 no.	2-litre container
Viburnum opulus	Guelder rose - flowering shrub	2 no.	3 no.	2-litre container or 40-60 cm bare-root
Cornus sanguinea	Common dogwood	2 no.	3 no.	2-litre container or 40-60 cm bare-root
Dryopteris filix-mas	Male fern	4 no.	4 no.	9 cm pot or larger
Polystichum setiferum	Soft shield fern	4 no.	4 no.	9 cm pot or larger
Asplenium scolopendrium	Hart's-tongue fern	4 no.	4 no.	9 cm pot or larger
Lonicera periclymenum	Common honeysuckle - climber	4 no.	-	2-litre; caned or trained

The container and pot sizes refer to the minimum nursery supply size. All plants shall be removed from their containers and planted into prepared soil within Areas 1 and 2. Bare-root stock shall only be planted during the dormant season when the ground is neither frozen nor waterlogged.

To allow for normal nursery availability, the quantity of an individual shrub or fern species may be adjusted by up to two plants. Any adjustment shall remain within the same plant group. All listed species shall remain represented, and the overall totals of 15 shrubs, 24 ferns and four climbers shall be maintained. Any more substantial substitution shall follow the procedure in Section 11.

5.2 Planting arrangement and establishment

The planting is intended to create a natural, layered character, with shrubs providing structure and ferns filling the lower level. It should soften the extension and timber screen without forming a formal hedge or obstructing access.

- Set shrubs at approximately 1.2-1.5 m centres, with ferns planted between them at approximately 0.75-0.9 m centres. Arrange the plants in small informal groups rather than a rigid repeating pattern.
- Along the eastern boundary, arrange the shrubs in a single informal line with ferns planted between and around them. This will maintain the thinner planted edge required beside the outdoor seating area.
- Plant the four honeysuckles within Area 1. Train them onto stainless steel wires or proprietary supports, allowing enough clearance from the timber screen for growth and maintenance. Keep planting clear of gates, thresholds, lighting and drainage outlets.
- Prepare the planting beds using peat-free soil improver where required by the soil conditions found on site. Apply a 75 mm layer of peat-free composted bark mulch, keeping it clear of shrub stems and fern crowns.
- Water all plants thoroughly immediately after planting. Continue establishment watering in accordance with Section 9.

5.3 Retained planting and lawn

The retained trees, boundary planting and lawn form an important part of the approved green infrastructure. They shall be protected during construction and managed so that their landscape and habitat value is maintained.

- Retain all existing mature trees and approximately 41 m² of boundary planting shown for retention in the approved documents.
- Protect retained vegetation with suitable barriers before any construction work that could affect it begins. Maintain the protection throughout those works. Do not store materials, mix or wash out products, light fires or change ground levels within the protected areas.
- Retain or reinstate approximately 33 m² of managed lawn. Repair areas affected by construction using turf or a robust amenity seed mix during a suitable season and maintain them until established.
- Prune retained shrubs and hedges selectively where needed to maintain safe access and a dense boundary. Avoid pruning between March and August inclusive unless a competent ecologist has confirmed that no active nest would be disturbed. Active nests shall not be damaged or disturbed at any time.
- Any necessary work to retained trees shall be specified and supervised by a suitably qualified arboriculturist. The work shall be subject to any required conservation area notification or consent.

5.4 Additional planting

The planting schedule in Section 5.1 sets out the ground planting required by this LEMP. It provides a native, fern-rich baseline and does not prevent the planting scheme from being developed further over time.

Additional horticultural or ornamental planting may be introduced later, including ideas developed with a landscape adviser. It must supplement rather than replace the scheduled native planting and must not reduce the approved planting areas or interfere with retained vegetation, access, drainage or wildlife features. Any proposal to change the scheduled planting or another approved requirement shall follow the procedure in Section 11.

6. BIODIVERSE GREEN ROOF

6.1 System and performance requirement

Provide approximately 29 m² of the BauderBIODIVERSE wildflower blanket system. This shall comprise BauderGREEN WB British-grown native wildflower blanket over 100 mm of BauderGREEN SUB-BM UK biodiverse substrate, together with the associated filter, drainage, protection and waterproofing components.

The final system specification shall be confirmed by Bauder and installed by a Bauder Approved Contractor. It shall be coordinated with the structural design, roof falls, rainwater outlets, fire requirements and safe maintenance access.

Bauder's current product information describes the BauderGREEN WB blanket as containing 36 native wildflower species and four grass species, with grasses forming no more than 10% of the vegetation mix. The final Bauder specification, product information and confirmation of the vegetation supplied shall be retained as part of the LEMP record.

The approximately 29 m² native wildflower roof shall not be replaced with a sedum-only blanket. If structural, roof pitch or other technical constraints mean that the specified system cannot be used, an alternative system providing equivalent native wildflower diversity shall be agreed in writing with the local planning authority before installation.

6.2 Green-roof species schedule

The full named species schedule for the BauderGREEN WB native wildflower blanket is included at Appendix A. This was supplied directly by Bauder Technical Department on 2 September 2026 for use in the discharge of Condition 9 and forms the planning reference species list for the specified blanket.

BauderGREEN WB is a living, commercially grown product. The relative abundance and visible presence of individual species will vary by season and production batch. The absence of an individual species from the visible vegetation at installation shall not require separate plug planting, provided the specified product has been supplied.

Before installation, the contractor shall provide the current Bauder product information and delivery confirmation. Any manufacturer-led change from the schedule in Appendix A shall be recorded and dealt with in accordance with Section 11. A material reduction in species richness, change to a different vegetation type or replacement with a sedum-only system shall be agreed in writing with the local planning authority before installation, provided the specified product and declared species composition have been supplied.

6.3 Installation and establishment

The wildflower blanket is a living product and shall be installed promptly and kept well watered while it establishes. Installation shall follow Bauder's current guidance and the final project specification.

Complete and test the waterproofing before the green roof is installed. Finish any other roof works that could damage the vegetation, test the rainwater outlets and provide an operational roof-level water supply before delivery.

Install the wildflower blanket on the day of delivery. Lay it closely in accordance with the manufacturer's instructions and patch any open joints with compatible substrate. Saturate the substrate and blanket immediately after installation and keep the substrate damp to the touch for six to eight weeks, or until a sound root system has developed. Daily watering may be required during warm or dry weather.

- Avoid installing the living vegetation during hot, sunny or exceptionally dry conditions.
- Prevent trafficking and the storage of materials on the completed vegetation.
- Provide vegetation barriers, any required fire breaks and clear inspection zones around outlets, upstands, perimeters and other roof features in accordance with the final specialist design.
- Record the product supplied, installation date, contractor, photographs, establishment watering and handover inspection as part of the Health and Safety File and LEMP record.

6.4 Long-term green roof maintenance

The green roof shall receive at least two planned maintenance visits each year, normally in spring and late autumn. An additional inspection shall be arranged following any significant weather event where damage or blockage may have occurred. Safe access arrangements must be in place before maintenance begins.

- Remove fallen leaves, saplings, invasive vegetation and accumulated debris. In late autumn, cut the wildflower vegetation to approximately 50–70 mm after seed has set and remove the cut material.
- Inspect rainwater outlets, downpipes, flashings, termination bars, sealants, stone margins and any irrigation components. Keep outlets, inspection chambers, walkways and vegetation barriers clear, and report any suspected damage to the waterproofing promptly.
- Water thoroughly during prolonged hot or dry conditions, particularly where there has been little effective rainfall for one to two weeks or the vegetation shows signs of drought stress. Apply manufacturer-recommended fertiliser only where inspection shows that it is needed.
- Repair any significant bare or failed areas using compatible BauderGREEN WB material or another native wildflower treatment approved by the manufacturer.
- Keep a dated record of inspections, watering, maintenance, failures and remedial work throughout the management period.

7. CONDITION 6 WILDLIFE FEATURES AND MANAGEMENT

The wildlife features are secured separately under Condition 6 and are not submitted for approval or alteration through this LEMP. Before the approved extension is brought into beneficial use, two bat boxes, two bird boxes, two insect hotels and a hedgehog gap in the gate shall be provided in accordance with Condition 6 and the approved Green Infrastructure Statement. The features shall thereafter be retained in perpetuity.

This section deals only with their recording and ongoing management. The installed locations, feature types and product details shall be recorded photographically and retained with the project handover and LEMP records. Any proposed change to an approved feature or location shall be agreed in writing with the local planning authority before the change is made.

- Inspect the bird and bat boxes externally at least once each year for damage, deterioration or insecure fixings. Inspections should normally be undertaken visually from ground level without disturbing the boxes. Do not open, clean or relocate a bat box without advice from a suitably qualified and, where required, licensed ecologist.
- Clean bird boxes only where needed, after confirming that the box is unoccupied and no active nest would be affected. Cleaning shall be undertaken outside the active nesting period and in accordance with the manufacturer's guidance.
- Inspect the insect hotels annually without dismantling occupied material. Retain occupied stems, timber and other habitat material wherever practicable, and repair failed components on a like-for-like basis.
- Keep the hedgehog gap open and unobstructed. Check it during routine landscape maintenance and remove any vegetation, stored material or other obstruction.
- Replace any damaged or failed wildlife feature with an equivalent feature in the same approved location, provided this can be done without disturbing a protected species. Any relocation or material change shall require prior written agreement from the local planning authority.

If bats, an active bird nest or another protected species is discovered during inspection or maintenance, stop the affected work and obtain advice from a suitably qualified ecologist and, where required, Natural Resources Wales.

External lighting is controlled separately under Condition 7 and shall only be installed and maintained in accordance with the lighting scheme approved by the local planning authority.

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8. IMPLEMENTATION PROGRAMME

The following programme sets out when the planting, green roof and associated management requirements will be implemented.

Timing	Owner	Action
Before construction starts	Principal Contractor	Install protection to retained trees, hedges and planting. Brief the site team and prevent storage, mixing, washout, fires or changes in ground level within protected areas.
Before planting or green roof materials are ordered	Principal Contractor and relevant specialist contractors	Confirm the planting areas, plant availability and final specialist green roof design. Address any proposed substitutions in accordance with Section 11 before ordering.
Green roof installation	Bauder-approved contractor	Install the complete biodiverse green roof once the waterproofing and any other work that could damage the vegetation have been completed. Establish the vegetation and provide the product and installation records required by Section 6.
First suitable planting season	Landscape contractor	Prepare the planting beds, install the climber supports and complete the ground planting during the first suitable October to March planting season following the main construction works. Based on the current programme, this is expected to be October 2026 to March 2027.
Before beneficial use	Principal Contractor	Provide the wildlife features required by Condition 6 in accordance with the approved Green Infrastructure Statement. Retain photographs, locations and product details with the project records.
Practical completion	Principal Contractor and The Rose Retreat Spa	Handover this LEMP together with relevant product information, maintenance guidance, warranties and installation records.
Years 1–2	Spa and appointed maintenance contractors	Undertake establishment maintenance, including watering, weed control, climber training, monitoring and replacement of failures.
Years 3–25	The Rose Retreat Spa and appointed maintenance contractors	Continue the inspection, maintenance, replacement and record-keeping requirements set out in this LEMP. The Condition 6 wildlife features shall remain in place beyond Year 25 and be retained in perpetuity.

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9. TWENTY-FIVE-YEAR LANDSCAPE MANAGEMENT REGIME

The planting will need more attention while it establishes. During the first two years, maintenance shall focus on watering, weed control, training and replacing failures. After this, routine maintenance shall continue for the remainder of the 25-year management period to retain the intended landscape character and biodiversity value.

Hand tools and low-impact methods should be used within retained tree and habitat areas wherever practicable. The Condition 6 wildlife features shall remain in place and be maintained beyond the 25-year period.

Asset	Minimum frequency	Required work	Responsibility
New ground planting	Monthly during the first two growing seasons, with additional visits during dry weather; twice yearly thereafter	Water as required; remove weeds by hand; top up mulch during establishment; re-firm plants; replace failures and maintain the intended planting coverage.	The Rose Retreat Spa and appointed landscape maintenance contractor
Native climbers	During routine planting inspections and as required	Train and tie growth to the supports; prune where needed; keep gates, paths, drainage outlets, lighting and building junctions clear; repair or replace failed supports.	The Rose Retreat Spa and appointed landscape maintenance contractor
Retained hedges and shrubs	Twice yearly and as required	Prune selectively to maintain safe access and dense habitat. Avoid work that could affect active bird nests. Replace any significant losses with suitable native planting.	The Rose Retreat Spa and appointed landscape maintenance contractor
Retained trees	Annual visual check and following severe weather where damage is suspected	Obtain arboricultural advice where defects or safety concerns are identified. Avoid unnecessary crown work and protect root areas from damage, storage and soil compaction.	The Rose Retreat Spa and a competent arboriculturist where required
Amenity lawn	As required during the growing season	Mow as an amenity lawn, raise the cutting height during drought and repair worn or bare areas. Avoid unnecessary fertiliser or pesticide use next to habitat planting.	The Rose Retreat Spa or appointed gardener
Green roof	At least twice yearly and following significant weather	Undertake the inspection and maintenance requirements set	Competent green roof maintenance provider

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	where damage or blockage is suspected	out in Section 6.4 and the current Bauder guidance.	
Wildlife features	Annual inspection, with the hedgehog gap checked during routine landscape maintenance	Inspect and maintain the bird boxes, bat boxes, insect hotels and 130 x 130 mm hedgehog gap in accordance with Section 7.	The Rose Retreat Spa and a suitably qualified ecologist where required
Hard landscape and drainage	Twice yearly and as required	Remove leaves, silt and vegetation. Keep drainage routes, joints and outlets clear and use cleaning methods suitable for the installed surfaces.	The Rose Retreat Spa or appointed maintenance contractor

10. MONITORING, SUCCESS CRITERIA AND REMEDIAL ACTION

10.1 Inspection and records

Monitoring shall be undertaken as part of the scheduled maintenance visits set out in Section 9 rather than through a separate inspection programme.

At handover, photographs shall be taken of the completed planting, green roof and wildlife features. An as-built record of the planting and wildlife-feature locations shall be retained with the LEMP records.

A simple record shall be kept throughout the management period. This shall include the inspection date, areas inspected, any significant failures or maintenance issues, and any replacement or remedial work undertaken. Updated photographs shall be included where they help to record a failure or completed repair.

The records shall be held by The Rose Retreat Spa and made available to the local planning authority on reasonable request.

10.2 Success criteria

Success shall be assessed against the practical outcomes set out below.

Element	Success criterion
Retained vegetation	The approved mature trees are retained and approximately 41 m ² of boundary vegetation continues to provide a planted garden-edge habitat.
New ground planting	Approximately 24 m ² is maintained as planted area. Plant failures are replaced during the next suitable planting season and the intended coverage is retained.
Native planting character	The scheduled native shrubs, ferns and climbers, or equivalent substitutions agreed under Section 11, remain the main planting framework within Areas 1 and 2.
Amenity lawn	Approximately 33 m ² is retained or reinstated and maintained as amenity lawn.
Green roof	Approximately 29 m ² is retained as a native wildflower green roof with generally continuous vegetation cover. Outlets, inspection zones and drainage routes remain clear.
Wildlife features	Two bird boxes, two bat boxes, two insect hotels and the hedgehog gap remain present and are maintained in accordance with Condition 6 and Section 7.
Invasive species	Invasive non-native plants are removed before they become established or spread within the planting areas or green roof.

10.3 Remedial action

Where monitoring identifies a failure or maintenance issue, suitable remedial work shall be arranged and recorded.

- Replace dead, dying, diseased, seriously damaged or missing plants during the next suitable planting season. Use the same species and minimum supply specification, or an equivalent agreed under Section 11.
- Where planting fails repeatedly, consider the soil, drainage, exposure, watering, damage and stock quality before further replacement. Record the likely cause and any corrective work undertaken.
- Repair failed or bare areas of the green roof using compatible native wildflower material recommended by the manufacturer. Consult Bauder before undertaking work that could affect the waterproofing or warranty.
- Repair or replace a damaged or missing Condition 6 feature on a like-for-like basis in the approved location. Obtain written agreement from the local planning authority before using a different type or location. If the feature is occupied, obtain ecological advice before any work begins.
- Refer any suspected structural tree defect to a competent arboriculturist. If a protected species may be affected, obtain advice from a suitably qualified ecologist and, where required, Natural Resources Wales.

11. CHANGES AND SUBSTITUTIONS

Once approved, this LEMP shall be followed during implementation and future maintenance. Any changes shall be managed in accordance with the process set out below

11.1 Minor substitutions and additions

If a scheduled ground plant is unavailable through normal commercial supply, it may be replaced without separate written approval provided the replacement is a non-invasive UK-native species within the same functional group of shrub, fern or climber. It shall be of comparable eventual size, habit, site tolerance and ecological value. The total plant number, minimum stock size, planting area and overall native character shall not be reduced, and the replacement species and reason for the change shall be recorded in the as-built planting schedule or maintenance record.

Normal variation within the proprietary green-roof blanket shall be managed in accordance with Section 6.2. Additional ornamental or horticultural planting may be introduced later, including planting developed with a landscape adviser, provided it supplements rather than replaces the scheduled native planting and does not adversely affect retained vegetation, access, drainage, wildlife features or the green roof. Any proposed change that does not meet these criteria shall be referred to the local planning authority for written agreement before purchase or installation.

11.2 Changes requiring LPA agreement

Written agreement from the local planning authority shall be obtained before any proposal to change the green-roof system or vegetation type, materially reduce the green-roof or ground-planting areas, remove a retained tree or significant area of boundary vegetation, or make a significant change to the approved planting layout. The local planning authority shall confirm the appropriate approval route before the change is carried out. Any proposed change to a wildlife feature secured under Condition 6 shall be dealt with separately and is not authorised by this LEMP.

The detailed Bauder design may refine the roof build-up, components and installation to suit the structural design, waterproofing, drainage, fire requirements and safe maintenance access. It shall not materially reduce the approximately 29 m² native biodiverse roof or replace it with a sedum-only or otherwise materially different vegetation system without prior written agreement from the local planning authority.

12. CONCLUSION

This LEMP provides the planting plan, green-roof species information, implementation programme and 25-year management arrangements required by Condition 9. It establishes a practical, native-led landscape scheme based on the approved planning drawings and Green Infrastructure Statement, which shall be implemented and maintained as set out in this document.

The wildlife features remain controlled separately under Condition 6. Further horticultural planting may be introduced later in accordance with Section 11, allowing the garden to develop without reducing the approved landscape or biodiversity commitments.