

Please be advised that surfacewater disposal arrangements should take account of accommodate the existing spring which runs through the site.

9. Taking account of the overall amended site layout and repositioning of the houses you are requested to submit a revised detailed landscaping plan for the site to include details of all hard and soft landscaping, species, variety and location of all existing/proposed trees/hedgerow and shrubs and a programme for implementation of the plan.
10. Taking account of the revised overall site layout you are requested to submit an updated detailed boundary treatment layout and associated schedule detailing the location of all existing walls on site in addition to all proposed new walls, fences, screen walls and retaining walls. Please note that proposals for boundary treatment on the southern site boundary and the location of an existing stone wall on the northern boundary should be clearly detailed.
11. You are requested to identify on a map the locations of significant Japanese Knotweed infestations and the extent of the area around these where topsoil will be required to be removed. Please also submit a treatment plan detailing the proposed specific treatment methods and a timeline for the management, treatment and control of Knotweed on site.
12. A full proposal for public lighting for the overall proposed development including design and drawings (public lighting layout) to include:
 - a) the location of all proposed public lights throughout the site
 - b) details of height, spacing and overall positioning of public lighting
 - c) the design and installation of new lights at the entrance to the Apartments and along the boundary of this proposed development the Main Street
 - d) the design and installation of new lights at the entrance to the houses and along the boundary of this proposed development the Back Road
 - e) a lighting design showing night rendering to ensure the light is contained within the boundaries and it should give an idea of the light pollution that may result from the elevation
13. Please submit proposals for the future management of the proposed apartments, commercial units and associated areas.

You are advised to contact the Planning Authority to discuss required revisions/details in advance of formulating a formal response.

This request for further information is without prejudice to any decision the Council may take, either to refuse permission or to grant permission, with or without conditions. Please note that your application shall be declared to be withdrawn if all of the further information as required above is not submitted within 6 months of the date of this letter, or within such additional period, not exceeding 3 months, as may be agreed by the Planning Authority in accordance with Article 33 (3) of the Planning and Development Regulations 2001 – 2013.

Please further note that where the Planning Authority considers that the further information request has not been fully complied with and requires clarification, the 4 weeks for making a decision (or 8 weeks in the case of an application accompanied by an EIS), does not begin until this clarification has been provided and the request for further information has been fully complied with.