

Hi Gian,

I refer to your letter dated 26/10/17 which outlines the following changes:

1. T7 to be removed
2. T12 is now to be retained.
3. Unit mix changed to 21x2bed units and 4 x 1bed units.
4. Parking area in NE corner of the site moved off the boundary
5. Re-siting of the building.

I have had a chance to assess the amended plans and make a further site visit with Steve Weaver. I note your efforts to amend the plans accordingly to address the previous concerns raised with regards to the loss of significant trees on the site and impact on neighbouring properties. However, further amendments are required which I have outlined below:

1. Landscape Strategy Plan states that existing hedge on east boundary to be maintained and retained but with some hard pruning required. We have today measured the distance from the boundary to the edge of the hedge and require a minimum of 2.5m depth of hedge to be retained.
2. Parking area adjacent to 1A Beach Road – Space 1 still too close. This could be relocated to be adjacent to space No. 9.
3. Driveway width along the north boundary needs to be 4.2m minimum to allow two cars to pass each other and turning movements for a large service vehicle. However, I feel more of a landscape buffer is required on the north boundary. I have attached sketch plan which removes the footpath on the south side of the north driveway and moves this to south of T28 to connect the parking area to the main path. This should allow the driveway to still be retained at 4.2m but moved further south.
4. New trees to replace T7 – we recommend that these should be trees such as *Fagus sylvatica* Dawyck - Fastigate Beech. These should look to be planted and then protected with fencing, prior to the any construction of the new building so they can be established.
5. Removal of balcony on Unit 22 and inclusion of an oriel window to avoid overlooking of private amenity space of No. 1a Beach Road.

I look forward to hearing from you,

Kind regards

Rachael

Rachael McMurray
Principal Planner
Development Management