

City Airport Development Programme (CADP1)

Condition 36: Landscape



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1.0 Introduction

- 1.1 The City Airport Development Programme (CADP1) planning application (13/01228/FUL) was granted planning permission by the Secretaries of State for Communities and Local Government and Transport in July 2016 following an appeal and public inquiry which was held in March/April 2016.
- 1.2 On 5th January 2017, the London Borough of Newham (LBN) approved some minor non-material design changes to the appearance of the western and southern elevations of the Western Terminal Extension (WTE) (16/03797/NONMAT). A further non-material amendment (17/02865/NONMAT) to the Planning Permission was approved on 27 September 2017 for minor amendments to the terminal buildings and associated service yard, East Pier, forecourt and decked car park. At the same time details of Access Roads and Parking Areas were approved pursuant to Condition 73 (17/02817/AOD).
- 1.3 The above approvals (the Approved Scheme) have been incorporated into the details provided to satisfy this condition.
- 1.4 This document has been prepared to discharge Condition 36 of CADP1 permission. Condition 36 states that:

'Prior to the relevant Phase of Development Commencing full details of a landscape scheme to include all hard surfaces, grassed areas, tree and shrub plantings and the proposed times of planting, relating to that approved Phase, shall be submitted to the Local Planning Authority for approval in writing. Each submitted landscape scheme shall be in accordance with the Landscape Drawings. All landscaping schemes and all planting shall make such planting unattractive to birds so as not to have an adverse effect on the safety of operations at London City Airport by encouraging bird roosting and creating sources of food for birds, and thereby preventing a bird strike threat to aircraft operating at the Airport.

Within one month of the completion of the landscaping scheme(s) for a relevant Phase written confirmation of the completion date shall be submitted to the Local Planning Authority.

The scheme(s) as approved shall be implemented in full within the first planting season following completion of each of the agreed Phases within the Construction Programme.

If any tree or shrub is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority, damaged, diseased or defective, another tree or shrub of the same species and size as that originally planted shall be replanted in the same location or as otherwise detailed in the scheme(s).

Reason: *To ensure a satisfactory standard of external appearance of the Development and in the interest of the safe operation of London City Airport; with regard to Policy OS8 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from 27 September 2007 by direction from the Secretary of State and not deleted on adoption of the*

Core Strategy on 26 January 2012), Policies 3.5, 7.1, 7.2, 7.3, 7.5, 7.6, 7.8 and 7.21 of the London Plan (consolidated with alterations Since 2011 and published March 2015), and Policies SP2, SP3, SP5 and INF1 of the Newham Core Strategy (adopted 26 January 2012). 'Prior to the relevant Phase Commencing a plant screening strategy shall be submitted to and approved in writing by the Local Planning Authority.'

- 1.5 The Airport submitted a Construction Phasing Plan to LBN pursuant to Condition 4 of the CADP1 permission in June 2018. It was proposed to build out CADP1 as a single uninterrupted period of construction over 5 years split into two distinct phases. Consistent with terminology used in the UES, the two phases were referred to as the 'Interim Works' and the 'Completed Works' – each delivering different parts of the CADP infrastructure. The Interim Works would be delivered first and would be immediately followed by the Completed Works. This Construction Phasing Plan was approved by LBN in July 2018 (ref. 18/01290/AOD) and the details pursuant to Condition 36 were also approved at the same time (ref. 18/00576/AOD).
- 1.6 Ahead of the commencement of construction of CADP1, the Airport's Delivery Partner have identified a number of programme efficiencies and improvements to the 5 year build which would reduce the duration of the construction programme by 14 months to 3 years 10 months and deliver the full CADP1 infrastructure in an accelerated single phase (*2017 Accelerated Construction Plan*). The new 2017 Accelerated Construction Plan has been submitted to London Borough of Newham pursuant to Condition 4 under separate cover.
- 1.7 This submission seeks approval of the landscaping details pursuant to Condition 36 for all of the approved CADP1 infrastructure. A draft was discussed with London Borough of Newham (LBN) in September 2018 prior to submission.
- 1.8 On 8th October 2018, London Borough of Newham (LBN) approved some minor design changes (ref.18/02611/NONMAT) to the elevations of the CADP1 terminal and new east pier as well as revisions to the forecourt pedestrian canopies. The approved minor changes deliver design improvements to enhance passenger experience and to meet security requirements in the forecourt. As such, the previously approved landscape details under condition 36 have been amended slightly to relocate some planters within the forecourt to reflect the recently approved elevational changes. For ease of reference the amended forecourt landscaping layout is outlined in red on plans A400-PAW-A-14-L00-XX-DR-DE-735-002-B-S3.
- 1.9 At the request of LBN Officers, new text added to the previously approved details (18/0576/AOD) has been distinguished in blue text in this document.

2.0 Landscaping Scheme

2.1 The drawings in Appendix 1 are for approval and illustrate the proposed hardscaping and planting layouts and types for the Western Service Yard, Terminal Forecourt and Dockside.

2.2 The Western Service Yard and Forecourt conform to the same soft and hardscaping specifications, materials types and details for consistency. The Dockside area adopts the same soft and hardscaping specifications, materials types and details where appropriate to achieve consistency across the development.

2.3 The landscaping scheme for the Western Service Yard is detailed as follows on the Plans in Appendix 1:

- I. **Western Service Yard Hardscaping Details:** – see Plan *A400-PAW-A-14-L00-XX-DR-DE-735-001-D-S3* that illustrates the details and materials proposed for the hardscaping and planter units. The hardscaping materials are in accordance with the Approved Scheme ((13/01228/FUL) and subsequent minor amendments) and include a series of concrete pavers in differing sizes and shades of grey depending upon their location and performance requirements. The planter unit material and form are in accordance with the Approved Scheme being galvanised steel.
- II. **Western Service Yard Planting Plan:** – see Plan *A400-LDA-A-14-L00-XX-DR-GA-735-001-S3* that illustrates the specific plant species proposed. The planting scheme is in accordance with the Approved Scheme and includes a variety of seasonal species that offer visual interest and a changing appearance throughout the year. A number of small trees are also specified to lend height to the planting scheme without contravening requirements for Airport safety relating to bird roosting. Details are also shown for the control of the trees in the context of the planter units.
- III. **Western Service Yard Schedule of Planting Types:** – see Plan *A400-LDA-A-14-XXX-XX-DR-DE-735-001* that illustrates the specified plant species with a key to the layout plans and using sample photos. A schedule indicating optimal times of year for planting is also shown (green fill).

2.4 The landscaping scheme for the Forecourt is detailed as follows on the Plans in Appendix 1:

- I. **Forecourt Hardscaping Details:** – see Plan *A400-LDA-A-14-L00-XX-DR-DE-735-002-B-S3* that illustrates the details and materials proposed for the hardscaping and planter units. The hardscaping materials are in accordance with the Approved Scheme and include a series of concrete pavers in differing sizes and shades of grey depending upon their location and performance requirements. The planter unit material and form are in accordance with the Approved Scheme being galvanised steel.
- II. **Forecourt Planting Plan:** – see Plan *A400-LDA-A-14-L00-XX-DR-GA-735-002-G-S3 & 003-F-S3* that illustrates the specific plant species proposed. The planting scheme is in accordance with the Approved Scheme and includes a variety of seasonal species that offer visual interest and a changing appearance throughout the year. A number of small

trees are also specified to lend height to the planting scheme without contravening requirements for Airport safety relating to bird roosting. Details are also shown for the control of the trees in the context of the planter units.

- III. **Forecourt Schedule of Planting Types:** – see *A400-LDA-A-14-L00-XX-DR-DE-735-002-B-S3 & 003-B-S3* that illustrates the specified plant species with a key to the layout plans and using sample photos. A schedule indicating optimal times of year for planting is also shown (green fill).

2.5 The landscaping scheme for the Dockside is detailed as follows on the Plans at Appendix 1:

- I. **Dockside Hardscaping & Landscaping General Arrangement:** – see *A400-ATK-L-16-XXX-DR-GA-200-001-02-S2 through A400-ATK-L-16-XXX-DR-GA-200-011-02-S2* which illustrate the details and materials proposed for both the hardscaping and landscaping of the Dockside areas (achieving 5% plant coverage), in accordance with the Approved Scheme. Indicative details and sections of key locations are also included on the relevant plans.
- II. **Dockside Schedule of Hardscaping Materials:** – see *A400-ATK-L-16-XXX-DR-SC-200-001-02-S2* which illustrates the materials proposed for the hardscaping of the Dockside areas, as shown on the accompanying General Arrangement plans. The hardscaping materials are in accordance with the Approved Scheme and include macadam surfacing, a series of concrete pavers in differing sizes and shades of grey depending upon their location and performance requirements, and areas of natural stone along the Dock Edge Path.
- III. **Dockside Schedule of Planting Types:** - see *A400-ATK-L-16-XXX-DR-SC-200-002-02-S2* which shows the specific plant species proposed for use within the Dockside. The planting scheme is in accordance with the Approved Scheme and includes a variety of seasonal species that offer visual interest and a changing appearance throughout the year. A number of small trees are also specified to lend height to the planting scheme without contravening requirements for Airport safety relating to bird roosting.

3.0 Schedule of Plans for Approval

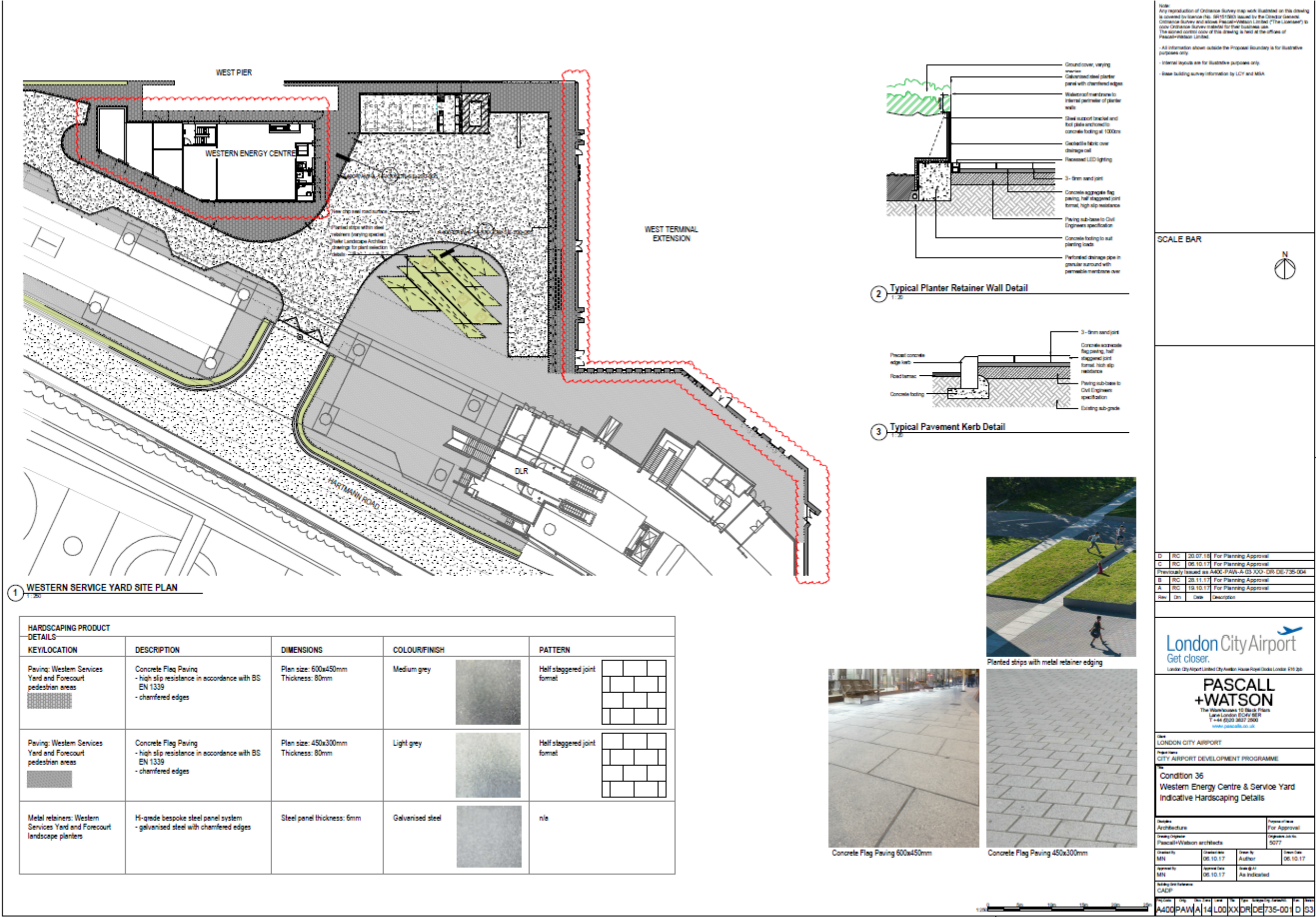
The following schedule identifies the deliverables submitted for this condition.

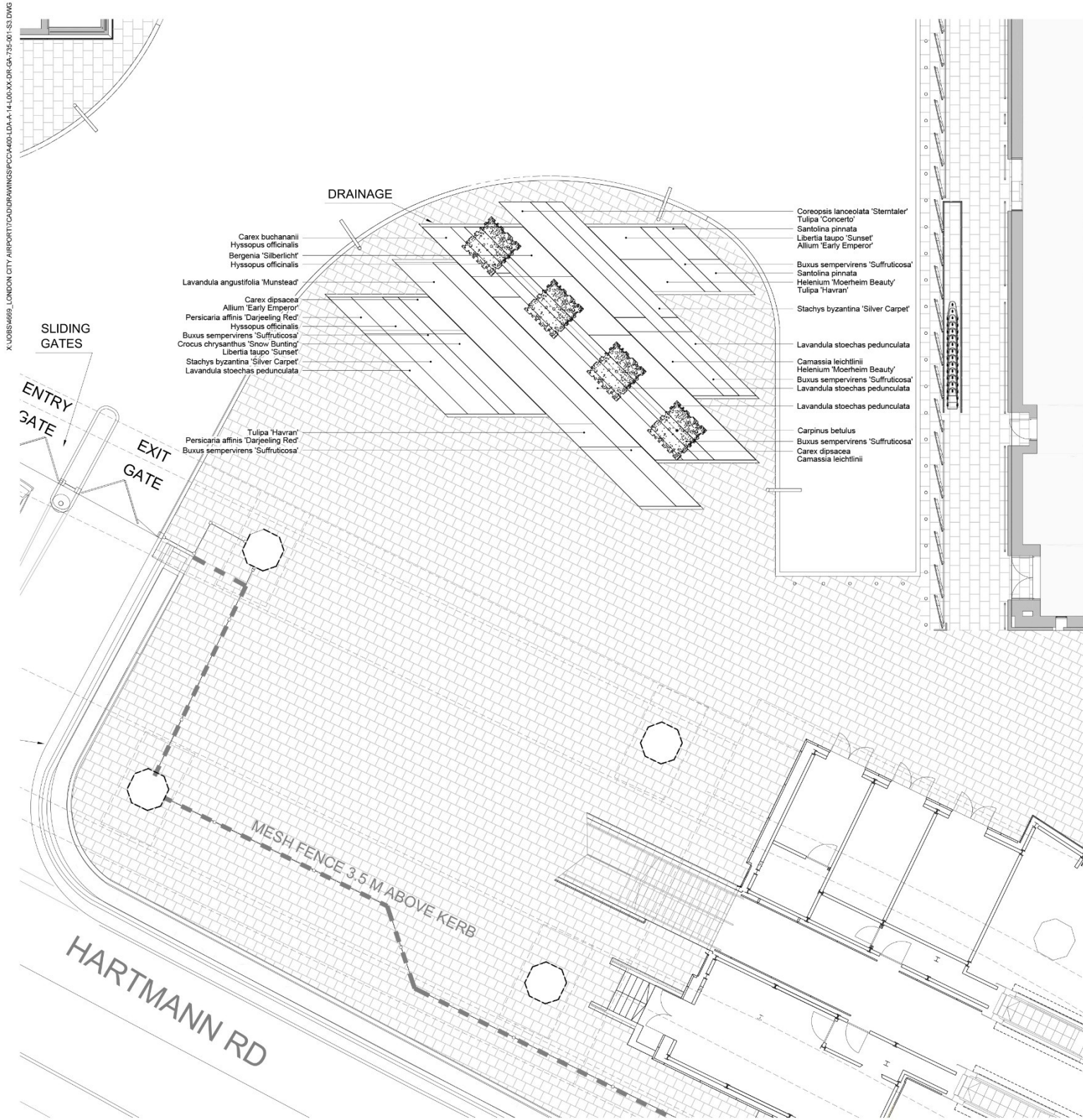
Drawing Name	Drawing Number	Status
Western Energy Centre & Service Yard Indicative Hardscaping Details	A400-PAW-A-14-L00-XX-DR-DE-735-001-D-S3	For Approval
Western Energy Centre & Service Yard Planting Plan	A400-LDA-A-14-L00-XX-DR-GA-735-001-S3	For Approval
Western Energy Centre & Service Yard Schedule of Planting Types	A400-LDA-A-14-XXX-XX-DR-DE-735-001-S3	For Approval
Terminal Forecourt Indicative Hardscaping Details	A400-PAW-A-14-L00-XX-DR-DE-735-002-B-S3	For Approval
Terminal Forecourt Planting Plan – Sheet 1 of 2	A400-LDA-A-14-L00-XX-DR-GA-735-002-G-S3	For Approval
Terminal Forecourt Planting Plan – Sheet 2 of 2	A400-LDA-A-14-L00-XX-DR-GA-735-003-F-S3	For Approval
Terminal Forecourt Schedule of Planting Types – Sheet 1 of 2	A400-LDA-A-14-L00-XX-DR-DE-735-002-B-S3	For Approval
Terminal Forecourt Schedule of Planting Types – Sheet 2 of 2	A400-LDA-A-14-L00-XX-DR-DE-735-003-B-S3	For Approval
Dockside Hardscaping & Landscaping Details - Overall	A400-ATK-L-16-XXX-DR-GA-200-001-02-S2	For Approval
Dockside Hardscaping & Landscaping Details – Sheet 1 of 10	A400-ATK-L-16-XXX-DR-GA-200-002-02-S2	For Approval
Dockside Hardscaping & Landscaping Details – Sheet 2 of 10	A400-ATK-L-16-XXX-DR-GA-200-003-02-S2	For Approval
Dockside Hardscaping & Landscaping Details – Sheet 3 of 10	A400-ATK-L-16-XXX-DR-GA-200-004-02-S2	For Approval
Dockside Hardscaping & Landscaping Details – Sheet 4 of 10	A400-ATK-L-16-XXX-DR-GA-200-005-02-S2	For Approval
Dockside Hardscaping & Landscaping Details - Sheet 5 of 10	A400-ATK-L-16-XXX-DR-GA-200-006-02-S2	For Approval
Dockside Hardscaping & Landscaping Details – Sheet 6 of 10	A400-ATK-L-16-XXX-DR-GA-200-007-02-S2	For Approval
Dockside Hardscaping & Landscaping Details – Sheet 7 of 10	A400-ATK-L-16-XXX-DR-GA-200-008-02-S2	For Approval
Dockside Hardscaping & Landscaping Details – Sheet 8 of 10	A400-ATK-L-16-XXX-DR-GA-200-009-02-S2	For Approval
Dockside Hardscaping & Landscaping Details – Sheet 9 of 10	A400-ATK-L-16-XXX-DR-GA-200-010-02-S2	For Approval
Dockside Hardscaping & Landscaping Details – Sheet 10 of 10	A400-ATK-L-16-XXX-DR-GA-200-011-02-S2	For Approval
Dockside Hardscaping & Landscaping Details – Surfaces Schedule	A400-ATK-L-16-XXX-DR-SC-200-001-02-S2	For Approval
Dockside Hardscaping & Landscaping Details – Planting Schedule	A400-ATK-L-16-XXX-DR-SC-200-002-02-S2	For Approval

Figure 3.0.1: Schedule of Plans for Approval

4.0 APPENDIX 1: DETAILS FOR APPROVAL

Figure 4.0.1:





1 SERVICE YARD - Planters
1:100

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OS Open data / © Natural England / © DEFRA / © DECC / © English Heritage. Contains Ordnance Survey data © Crown copyright and database right 2015 | Aerial Photography - ESRI, DigitalGlobe, GEOEye, i-cubed, USDA FSA/USGS, AEX, Getmapping, Aerogrid, IGN/JCPS/swisstopo, the GIS User Community

Planting Schedule

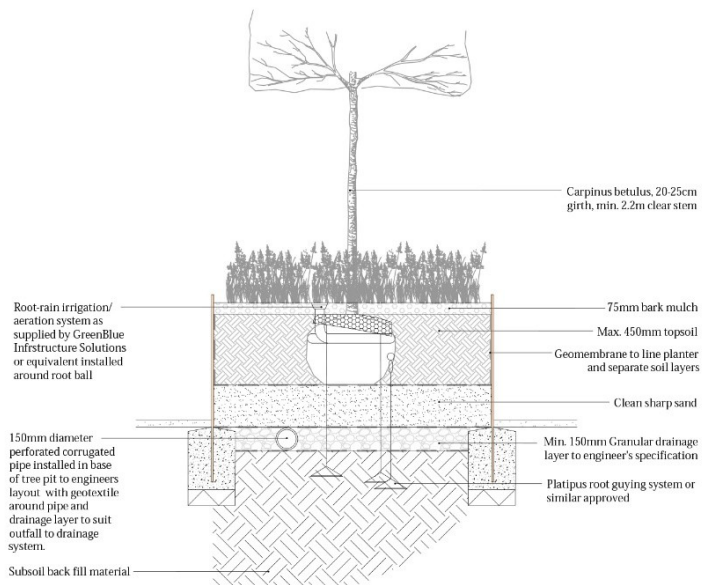
Trees					
Number of Plants	Species	Height	Girth	Specification	
4 No.	Carpinus betulus	4.0-5.0m	20-25cm	Semi-Mature	Clear Stem min. 2.2m :RB : Cube-Headed
Total :4 No.					

Herbaceous					
Number of Plants	Species	Pot Size	Density	Specification	
47 No.	Stachys byzantina 'Silver Carpet'	1-1.5L	5/m²	Full Pot	
40 No.	Persicaria affinis 'Darjeeling Red'	1-1.5L	5/m²	Full Pot	
48 No.	Bergenia 'Silberlicht'	1-1.5L	5/m²	Full Pot	Evergreen
37 No.	Coreopsis lanceolata 'Sterntaler'	1-1.5L	5/m²	Full Pot	
44 No.	Helenium 'Moerheim Beauty'	2L	5/m²	Full Pot	
Total :216 No.					

Grasses					
Number of Plants	Species	Height	Pot Size	Density	Specification
32 No.	Carex dipsacea		3L	4/m²	Full Pot
36 No.	Libertia taupo 'Sunset'		2L	4/m²	Full Pot
17 No.	Carex buechananii		3L	4/m²	Full Pot
Total :85 No.					

Shrubs					
Number of Plants	Species	Height	Pot Size	Density	Specification
293 No.	Buxus sempervirens 'Suffruticosa'	30-40cm	5-7.5L	0.33Ctr	Bushy :5/7 brks
32 No.	Hyssopus officinalis	20-30cm	2L	4/m²	Semi-evergreen
50 No.	Lavandula angustifolia 'Munstead'	20-30cm	3L	4/m²	Bushy :5 brks
108 No.	Lavandula stoechas pedunculata	20-30cm	3L	4/m²	Bushy :5 brks
18 No.	Santolina pinnata			4/m²	
Total :501 No.					

Bulbs			
Number of Plants	Species	Density	Specification
124 No.	Allium 'Early Emperor'	0.25Ctr	Grade 12/+
172 No.	Camassia leichtlinii	0.25Ctr	Grade 10/12
54 No.	Crocus chrysanthus 'Snow Bunting'	10/m²	Grade 10/12
118 No.	Tulipa 'Concerto'	0.25Ctr	Grade 12/+
158 No.	Tulipa 'Havran'	0.25Ctr	Grade 10/12
Total :626 No.			



2 Typical Cross Section - Planters
1:20

LEGEND

Cubed headed semi mature tree

Shrub and herbaceous border planting outline

DRAWING NOTES:

For detail concerning surface materials, furniture, boundary treatments/retaining elements including heights and materials, refer to Architects and Engineers drawings and specification.

Contractors are responsible for the verification of all dimensions on site and the architect is to be informed of any discrepancy. Do not scale from this drawing. Use figured dimensions only. This drawing may contain Ordnance Survey Mastermap and Raster data. © Crown Copyright and database right 2013. Ordnance Survey Licence number 100006119.

Read in conjunction with relevant specification clauses and other consultants drawings and specifications. This drawing shows the general principles of design intent. The contractor is required to survey and take relevant dimensions and produce workshop drawings for fabrication and construction. Invasive survey subsequent to demolition may be required to inform the design.

Landscape details to be approved pursuant to Condition 36

REVISION NOTES:

Revised Western Terminal Extension and Service Yard:
- Changes to planters and kerb edges of the adjacent parking bay

FOR PLANNING APPROVAL

D	For Planning Approval	SR	06/10/17
C	Issued for Planning	SR	22/09/17
B	Issued for discharge of Planning Conditions	SR	26/11/16
A	Issued for Approval	RB	01/07/15
REV.	DESCRIPTION	APP.	DATE

LD&A DESIGN

PROJECT TITLE
LONDON CITY AIRPORT

DRAWING TITLE
Western Energy Centre & Service Yard Planting Plan

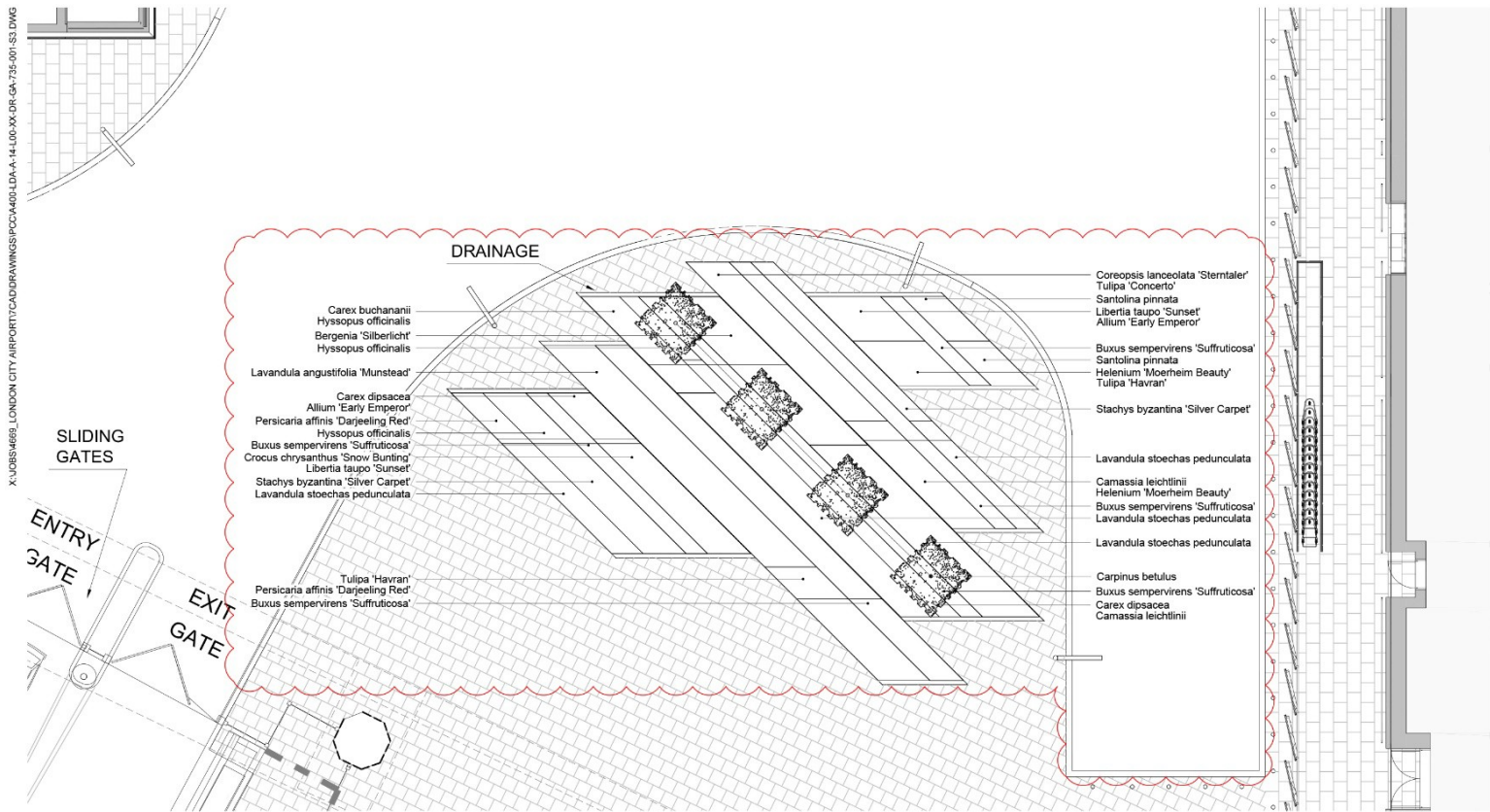
ISSUED BY	Oxford	T: 01865 867 050
DATE	06/10/17	DRAWN AC
SCALE	As shown	CHECKED SR
STATUS	Issued For Planning	APPROVED RC

DWG. NO A400-LDA-A-14-L00-XX-OR-GA-735-001-S3

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All dimensions are to be checked on site.
Area measurements for indicative purposes only.
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Source: Ordnance Survey

Scale as shown

Figure 4.0.2: Western Service Yard planting plan for approval.



1 SERVICE YARD - Planters
1:100

Soft Landscape Component	Implementation											
	January	February	March	April	May	June	July	August	September	October	November	December
Trees												
Herbaceous												
Shrubs												
Grasses												
Bulbs												

Optimal times of year for planting

Trees



Carpinus betulus
(Cube headed)

Herbaceous



Bergenia 'Silberlicht'



Coreopsis lanceolata
'Sterntaler'



Helenium 'Moerheim
Beauty'

Shrubs



Buxus sempervirens
'Suffruticosa'



Hyssopus officinalis



Lavandula angustifolia
'Munstead'

Grasses



Carex buchananii



Carex dipsacea

Bulbs



Camassia leichtlinii 'Alba'



Crocus chrysanthus
'Snow Bunting'



Tulipa 'Concerto'



Persicaria affinis
'Darjeeling Red'



Stachys byzantina
'Silver Carpet'



Lavandula stoechas
pedunculata



Santolina pinnata



Libertia taupo 'Sunset'



Camassia leichtlinii



Allium 'Early Emperor'



Tulipa 'Havran'

LEGEND

Cubed headed semi mature tree

Shrub and herbaceous border planting outline

FOR PLANNING APPROVAL			
A	For Planning Approval	SR	06/10/17
-	Previously issued as A400-LDA-14-L00-DR-DE-734-001	SR	20/11/16
REV.	DESCRIPTION	APY.	DATE

LD A DESIGN

PROJECT TITLE
LONDON CITY AIRPORT

DRAWING TITLE
Western Energy Centre & Service Yard
Schedule of Planting Types

ISSUED BY	Oxford	T: 01865 887 050
DATE	Nov 2015	DRAWN
SCALE	1:100	CHECKED
STATUS	Final	APPROVED

DWG. NO A400-LDA-14-XXX-XX-DR-DE-735-001-S3

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All dimensions are to be checked on site.
Area measurements for indicative purposes only.
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Source: Ordnance Survey

Figure 4.0.3: Western Service Yard schedule of planting types for approval.