

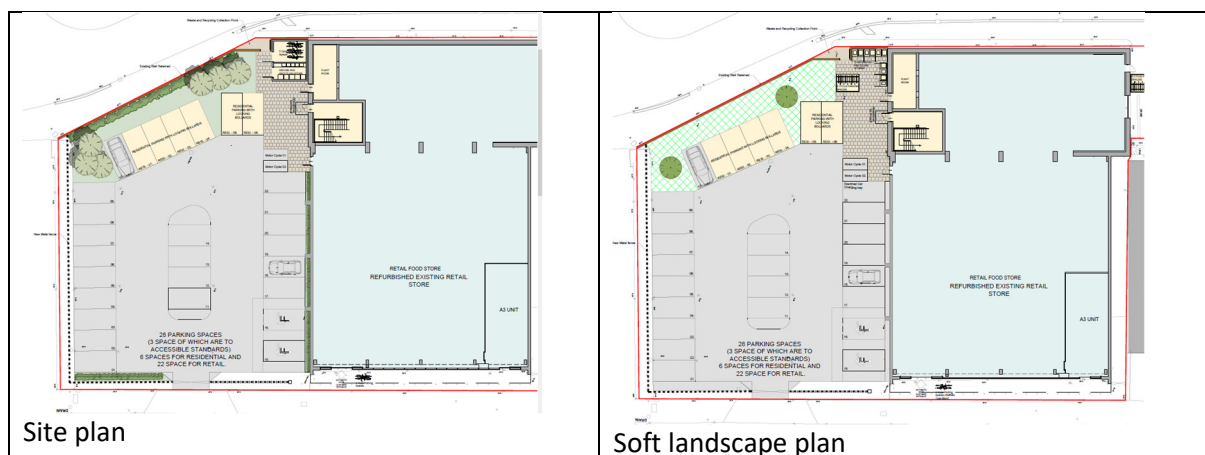
APPLICATION NUMBER: RECON 24/0862

PROPOSAL: PROPOSED NEW SHOP FRONT, CONVERSION OF FIRST FLOOR OFFICES AND ROOF SPACES TO CREATE 5 NO. FLATS, CONVERSION OF PART GROUND FLOOR TO PROVIDE A CLASS A3 UNIT, CAR PARK ALTERATIONS AND ASSOCIATED WORKS

SITE: 170 - 172 Commercial Road Newport NP202PL

APPLICATION TYPE: Full

The RECON provides a soft landscape plan below right which differs significantly from the Site Plan below left.



The soft landscape proposal comprises 2 small nursery stock birch set in meadow, the latter is not consistent with the location and overall a more robust soft landscape scheme is required, provided by a landscape professional. The submitted soft landscape plan is not acceptable but could be conditioned.

As the site plan does not reflect the soft landscape plan, at this planning stage the applicant should confirm whether the site plan does or does not accurately show soft landscape opportunities. A narrative would be required to explain any change from the submitted site plan.

The following documents are required and could be conditioned:

1. A detailed soft landscape plan is required, **produced by a professional landscape architect**, to show plant species, size, density, tree pit detail with adequate rooting volume for the species selected. In addition an outline specification for creation of planting beds is required given the existing hard surfacing, this is to include reference to BS8601:2013 for subsoil and BS3882:2015 for topsoil with soil supply professionally tested and recommendations implemented to ensure successful establishment of planting.
2. A five year soft landscape maintenance plan.