

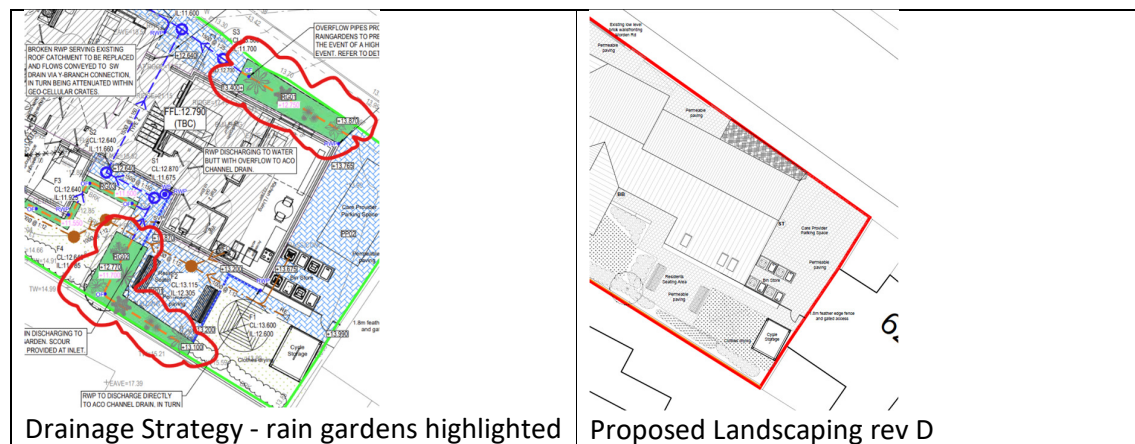
APPLICATION NUMBER: 25/0425
PROPOSAL: DEMOLITION OF THE EXISTING GARAGE AND ERECTION OF TWO-STOREY EXTENSION AT THE REAR TOGETHER WITH THE CHANGE OF USE THE FORMER FUNERAL DIRECTORS (A1) TO FACILITATE THE CREATION OF NO.5 FLATS FOR SPECIALISED SUPPORTED HOUSING WITH OVERNIGHT ACCOMMODATION FOR CARE PROVIDER
SITE: 140 Caerleon Road, Newport NP19 7GS
APPLICATION TYPE: Full

Removal of T1 is confirmed by tree survey to BS5837 – I have no issues.

Proposed Landscaping rev D by 36 Design shows sufficient space for soft landscape to meet LDP policy GP5 for 'an appropriate landscape scheme', however there is insufficient certainty over the proposal and the species list indicates a lack of planting knowledge.

Planting needs to reflect 'right plant right place', in addition the submitted drainage strategy below shows two rain gardens which are not acknowledged on the submitted Proposed Landscaping plan, and plant species should be able to cope with a range of dry and wet conditions.

Also to note the rain garden to the north will be in full shade from building and fence line; rain garden to the south may be in shade from the fence line.



Plant selection also needs to reflect the mature canopy size for trees and provide adequate rooting volume, be suitable for rain garden use and be suitable for either sun, semi-shade, or dense shade conditions.

The outline specification for tree size is given as Standards / Extra Heavy Standards (12-14cm -18-20cm girth) and covers a wide range. The tree pit detail indicates topsoil to 1m depth, this is not current practice.

Most areas are currently hard surfaced and will require removal of full depth of surface, replacement with free draining subsoil under amenity quality topsoil. There is potential for planting areas to be used for growing fruit and vegetables in future and topsoil should be tested to ensure this is suitable for domestic garden use. This should be confirmed in the application.

The above concerns can either be responded to at this full planning stage by submission of a revised plan, or (as there is sufficient soft landscape allocation) this could be conditioned.