

APPLICATION NUMBER: 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 layout and re-use of an existing building does not allow for provision of any external communal amenity space or private external balcony space.

New planting is allowed for in the layout of the car parking area which is welcome and will benefit the street scene. Planting proposals need to consider space for car access/egress. Note that any planting beds need to be a minimum 1.1m width to enable planting to survive where there is concrete haunching to both sides.

The rear yard shown below is an eye-sore but there are no hard or soft landscape proposals. New surfacing along with some planting could be accommodated and would make a significant difference benefitting street users, overlooking existing and new residents.



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.