

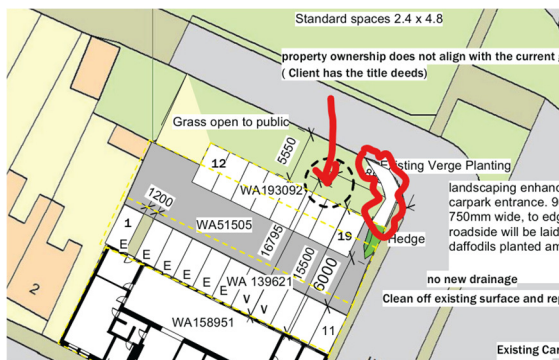
APPLICATION NUMBER: 25/0197

PROPOSAL: CONVERSION OF UPPER FLOORS FROM RENTAL ROOMS ASSOCIATED WITH THE HOTEL TO CREATE 7NO. FLATS AND COMMUNITY FACILITY (D1) AT GROUND FLOOR (RESUBMISSION FOLLOWING REFUSAL OF 23/0703)

SITE: West Of England Hotel 42 Mill Parade Newport NP20 2JS

APPLICATION TYPE: Full

1. The tree survey shows the verge tree is a category A lime (ref T1) which is to be retained. Note that the tree root protection area extends (in theory) into the car parking area, which appears to be proposed for 'clean off existing surface and repair'. I recommend work in this area is undertaken using arboricultural supervision, please refer to the Tree Officer.
2. The extent of beech planting is not completely clear, eg what are the proposals for the area of white? Can proposals for this area be confirmed.



3. A check will be needed on whether a beech hedge maintained to 900mm height is compatible with Highways visibility splay requirements given there is also a highway footpath.
4. The topsoil depth specified below is inadequate for ivy and bulbs at 75mm depth and bulbs at 7 per meter is inadequate, this requires revision.

Ivy plants laid at 5 per meter and bulbs laid at 7 per meter all in prepared top soil 75mm deep.