

APPLICATION NUMBER: 25/0556

PROPOSAL: REMOVAL OF CONCRETE FOUNDATION STRUCTURES AND CONSTRUCTION OF 2NO. DETACHED RESIDENTIAL DWELLINGS AND ASSOCIATED DETACHED GARAGES AND ACCESS

SITE: Land To South Of 9 Jessop Close Rogerstone Newport

APPLICATION TYPE: Full

The key landscape feature are the trees along the canal bank, proposals show retention and works outside tree root protection areas.

The site layout provides sufficient space for new planting but note that if a SAB application is required above ground SUDs features such as rain gardens are not identified on the site plan.

A fully detailed soft landscape plan should be conditioned and provided by a landscape professional and should include SUDs soft landscape.

The boundary with the canal is to remain as chain link with a gappy holly hedge under continuous tree cover, presumably there are views from the towpath into the gardens. Neighbouring canal boundary treatment under tree cover is not clear from the application.

The soft landscape plan should include photos and analysis of the views from the canal and include some narrative on differing summer and winter views. There may be a requirement for further rear garden planting to filter views.

Any planting or grass seeding cultivation within root protection areas should be advised by the Tree Officer and to note that this area will be in shade.