

REFERENCE: RECON 24/0827

PROPOSAL: New dwelling

SITE: 1 Trinity View, Caerleon, Newport NP18 3SU

APPLICATION TYPE: Outline

CASE OFFICER: Lydia Burrows

RECOMMENDATION: NO OBJECTION SUBJECT TO CONDITIONS

Comments:

A revised Site Plan and other information has been submitted, now rev B.

I previously queried whether there was sufficient protection for woodland trees beyond the rear boundary [also a SINC site] particularly during the construction phase. This was also flagged by the tree team at the time (2024) – **please refer to the team to resolve any constraints/issues.**

The applicant states a more detailed GIS will be deferred until the next planning stage – the GIS should provide **mitigation and enhancement**, the provision of a bird box will be insufficient. The GIS should incorporate planting required under LDP GP5: Development Principles – Natural Environment : vi the proposal includes **an appropriate landscape scheme** which enhances the site and the wider context including green infrastructure and biodiversity networks.

The application confirms a SAB application will be required and it is likely a rain garden will be proposed. There is space for this either to the front or rear garden.

Garden planting is semi-mature and **should be retained if possible** and replaced with semi-mature stock if not.

If granted, reserved matters should include:

1. To meet LDP policy GP5 and Green Infrastructure enhancement, a proportionate soft landscape plan is required, this is to include the site frontage (outside visibility splays) to visually ground the new dwelling and should incorporate any above ground SUDs features and show garden planting to be removed and planting to be retained. The plan should include photos of the boundaries and other garden areas to show existing planting, annotated to show removal required and be sufficiently detailed to show planting type, species, size, density. I would advise this is provided by a landscape professional.
2. Hard landscape treatment including boundary proposals.