

REFERENCE: 25/1100

PROPOSAL: WAREHOUSE FACILITY AND ASSOCIATED
INFRASTRUCTURE ASSOCIATED WITH THE CAF
COMMERCIAL UNIT AT ST MODWENS PARK|

SITE: 1 Monks Ditch Drive Indurent Park Newport NP19 4RH

APPLICATION TYPE: S73 & conditions

CASE OFFICER: Geraint Roberts

RECOMMENDATION: ADDITIONAL INFORMATION REQUIRED (Please re-
consult when received)

Comments:

A mound of excavated material to 1m height and seeded to the south boundary is not sufficient to meet either LDP GP5, the national requirement for ecological enhancement, or the principles of the Sub Area Masterplan.

- The proposal should meet the requirements of GP5 General 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.

There is no soft landscape proposal in terms of structural tree or hedge planting. Assuming there is scope for planting the bund a planting plan could be conditioned. If there are constraints to planting these should be made clear.

If a SAB application is required, a joined up landscape-drainage plan would help to demonstrate sufficient space at suitable locations can be allocated for above ground SUDs to meet the Sustainable Drainage Regulations 2018 Standards 4 [Amenity] and 5 [Biodiversity].

Further details are required to be submitted for approval:

- Soft Landscape/Planting Plan showing planting type, species, size, density
- Soft landscape maintenance and management plan for five years to cover new planting until established.

It is advised that a suitably qualified landscape specialist/professional is used to satisfy the above.