

APPLICATION NUMBER: 25/0294

PROPOSAL: TO VARY CONDITION 1 (APPROVED PLANS) OF 23/0682 S73
APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF
19/1212 - AMENDMENTS INCLUDE CHANGES TO PLOTS 91 to 111
AND THEIR ASSOCIATED LANDSCAPING AND ENGINEERING ONLY

SITE: University Of Wales College Newport College Crescent Caerleon

APPLICATION TYPE: S73

As I understand the application, revisions are sought for plots 91-111 in order that planning approval aligns with the SAB scheme for the site.

The submission includes revised planting plans by edp (Detailed landscape proposals for Residential Plots sheets 2,4,5) and a revised LEMP.

The covering letter clearly lists the changes and is very helpful.

I had a number of queries at SAB stage which have been answered in the submission, for example the swale headwall entry points now show planting to dissipate flow which is welcome.

My SAB comments included a ***recommendation for SUDs monitoring*** to ensure adequate vegetation cover by planting and seeding is established as the SUDs elements are extensive and often in locations where the risk of failure will be highly visible and could become an eye-sore. The revised LEMP includes Para 6.19 below, but I would advise **annual monitoring rather than every two years** until good cover is achieved, although overseeding rather than plug planting may initially be required and the 'take rate' will be dependent on weather following SUDs installation. It may be worth considering a condition for a concise annual monitoring report to be submitted unless this is already covered by previous approval.

LEMP extract

6.19 The extent of colonisation of swales in particular will be reviewed every two years following creation by a Chartered Landscape Architect/Contractor. In the event that colonisation by target habitats of such features has been slow to the extent that margins remain as bare mud and/or devoid of desirable plants, then low-density plug planting of native flora will be undertaken where this will not interfere with drainage and attenuation.

I have no comments on the other changes.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services May 2025