

REFERENCE: 26/0205

PROPOSAL: LOWERING OF KERB, CONSTRUCTION OF HARD
STANDING TO ACCOMMODATE 2 NOS. PARKING
SPACES AND CHANGE OF USE OF LAND TO
RESIDENTIAL CURTILAGE

SITE: 30 St Mellons Road, Marshfield, Cardiff, CF3 2TX

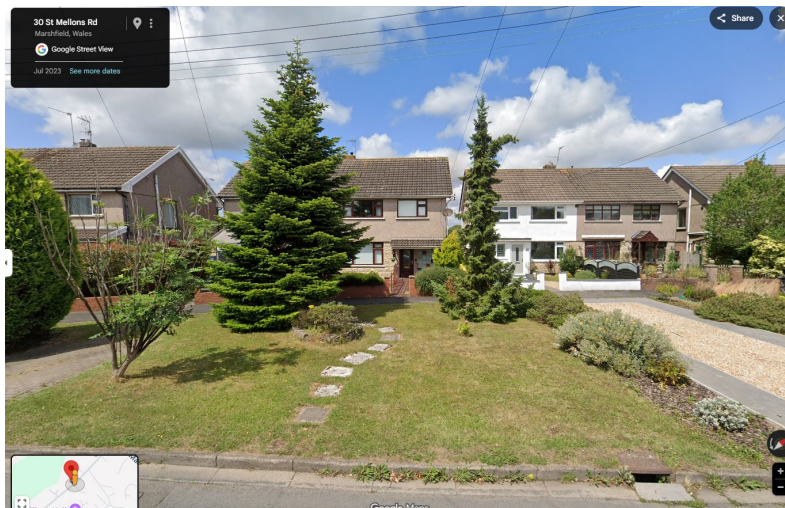
APPLICATION TYPE: Full

CASE OFFICER: Marnie Ostler

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

Comments:

This proposal comprises the loss of existing residential soft landscape and replacement of with 2 no. car parking spaces including a dropped kerb. Although detrimental to the visual amenity of the streetscape it is appreciated that several other driveways/parking spaces have already been created along the road. It also appears as if three attractive semi-mature conifers have been removed from this site in the last few years, further depleting the existing green infrastructure.



Therefore, we would have no objections in principle if the negative impact on streetscape character and visual amenity is suitably mitigated and compensated for, as follows:

- Proposed driveway/parking bay materials are in-keep with neighbouring landscape character.

Landscape Comments

- Replacement appropriate trees are planted.
- Details of all hard and soft landscape materials are provided.
- Relevant policies are appropriately complied with.

Relevant policies appropriate to this development include:

- LDP 2015-26

GP5 General Development Principles – Natural Environment

DEVELOPMENT WILL BE PERMITTED WHERE, AS APPLICABLE:

- THE PROPOSALS ARE DESIGNED AND MANAGED TO PROTECT AND ENCOURAGE BIODIVERSITY AND ECOLOGICAL CONNECTIVITY, INCLUDING THROUGH THE INCORPORATION OF NEW FEATURES ON OR OFF SITE TO FURTHER THE UK, WELSH AND/OR NEWPORT BIODIVERSITY ACTION PLANS;
- THE PROPOSALS DEMONSTRATE HOW THEY AVOID, OR MITIGATE AND COMPENSATE NEGATIVE IMPACTS TO BIODIVERSITY, ENSURING THAT THERE ARE NO SIGNIFICANT ADVERSE EFFECTS ON AREAS OF NATURE CONSERVATION INTEREST INCLUDING INTERNATIONAL, EUROPEAN, NATIONAL, WELSH SECTION 4232 AND LOCAL PROTECTED HABITATS AND SPECIES, AND PROTECTING FEATURES OF IMPORTANCE FOR ECOLOGY;
- THE PROPOSAL WILL NOT RESULT IN AN UNACCEPTABLE IMPACT ON WATER QUALITY;
- THE PROPOSAL SHOULD NOT RESULT IN THE LOSS OR REDUCTION IN QUALITY OF HIGH-QUALITY AGRICULTURAL LAND (GRADES 1, 2 AND 3A);
- THERE WOULD BE NO UNACCEPTABLE IMPACT ON LANDSCAPE QUALITY;
- THE PROPOSAL INCLUDES AN APPROPRIATE LANDSCAPE SCHEME, WHICH ENHANCES THE SITE AND THE WIDER CONTEXT INCLUDING GREEN INFRASTRUCTURE AND BIODIVERSITY NETWORKS;
- THE PROPOSAL INCLUDES APPROPRIATE TREE PLANTING OR RETENTION WHERE APPROPRIATE AND DOES NOT RESULT IN THE UNACCEPTABLE LOSS OF OR HARM TO TREES, WOODLAND OR HEDGEROWS THAT HAVE WILDLIFE OR AMENITY VALUE.

- LDP 2015-26 – Spatial Strategy and Strategic Policies
 - SP5 Countryside
 - SP8 Special Landscape Areas Special - Wentlooge Levels

Obligations:

Further details are required to be submitted for approval:

- Soft Landscape/Planting (Plan & Schedule) to include:

Landscape Comments

- Type
(trees/shrubs/bulbs/native/ornamental/marginal/aquatic/roof gardens/wildflower meadow etc.)
- Species
- Size/specification
- Position
- Spacing/density
- Accessories – Tree stakes/watering bags/wire support/trellis/planters
- Hard Landscape/Materials (Plan) to include:
 - Surfacing (type/colour/finish)
 - Edging
 - Street furniture
 - Boundary Treatment
 - Enclosures
 - No dig construction

Conclusion:

- Sustainable approaches to design would be strongly encouraged and therefore likely be supported, such as:
 - Sustainable Drainage System (SuDS) components
 - Native planting
 - Use of Reclaimed and recycled materials
 - Habitat creation
- It would be advised that a suitably qualified landscape specialist/professional is appointed to satisfy the above.