

APPLICATION NUMBER: 25/0375

PROPOSAL: ERECTION OF A 66NO. BEDROOM CARE HOME (USE CLASS C2) FOR OLDER PEOPLE WITH ASSOCIATED ACCESS, PARKING , LANDSCAPING AND ANCILLARY BUILDINGS

SITE: Land formerly known as Whitehead Works, Mendalgief Road, Newport

APPLICATION TYPE: Full

‘Landscape Masterplan’ by Mood Landscape – rev A

This shows the intention and planting types although the graphics result in a proposal that is unclear in particular at the important public facing boundaries to the south and east. Further details may be forthcoming or be expected to be conditioned but this is not clear. As it stands the Landscape Masterplan is insufficiently detailed.

- The secured garden area which is a key part of the proposal is not clearly defined.
- To the south there appears to be very little space for hedge planting? between rear of car park spaces 19-25 onto public open space beyond. If the treatment for public open space has been approved it would help to show the context.
- Planting behind railings along Mendalgief Road to the east appears to be all ornamental shrub/perennial planting with no hedge-line. Whether the planting allows full or occasional views in and out from site is unclear. A hedge-line or tall shrubs with a high percentage of evergreens behind the proposed railings would be expected and would provide privacy to ground floor east facing rooms.
- There is no analysis of shadow from the 3 storey building which will affect the planting mix but also the amenity space – shadow is shown on the submitted ‘Site Plan’ although the basis eg June mid-day? is not clear, evening shadow is not shown and the garden amenity terrace to the north appears to be in permanent year-round shadow.
- Tree pits at 1x1x1m depth of topsoil do not confirm to current industry practice (which is 300mm topsoil over 600mm subsoil ref), a staking system will be required.
- Tree species need to be located.
- Site plan shows another sub-station which will be on full view to Mendalgief Road with no planting to soften/screen (immediately adjacent to an approved sub-station) resulting in a poor quality landscape at the main entrance to the wider residential development

‘surface water drainage layout’ by JPG Group

- This shows 6no very small (1x1m) SuDS pods dotted around building and will be insufficient to meet amenity and biodiversity standards if a SAB application is required.

soft landscape maintenance/management

- A plan covering the initial five years is required and could be conditioned.