

APPLICATION NUMBER: 24/0610

PROPOSAL: CONDITIONS OF 21/0184 RESERVED MATTERS APPLICATION
OUTLINE PERMISSION 16/0864 FOR RESIDENTIAL DEVELOPMENT
OF UP TO 1100 DWELLINGS AND ASSOCIATED INFRASTRUCTURE

SITE: Llanwern Village Development Site, Phase 1 Cot Hill, Llanwern

APPLICATION TYPE: Conditions

None of the submitted plans state levels. It is recommended these are shown on the landscape plan (P23-0521_EN_13_Rev C) by Pegasus.

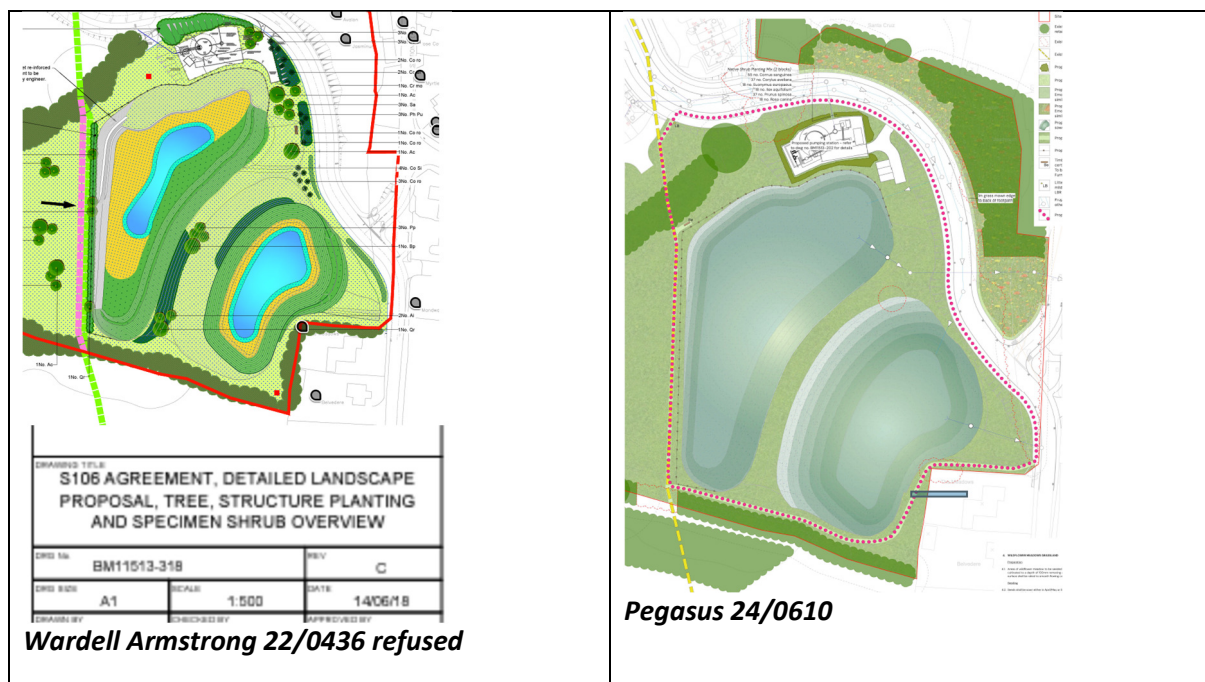
Condition 2 (pumping station)

The covering letter by Redrow states 'landscaping scheme to screen the pumping station which consists of a native shrub planting mix which will grow to between 40cm and 80cm to screen the pumping station'. This is clearly incorrect and confirmation of the height the vegetation will be maintained to is required from the applicant.

Blocks of planting are shown on the 24/0610 plan by Pegasus (below right) but not detailed, I assume this has been approved previously or is detail still required?

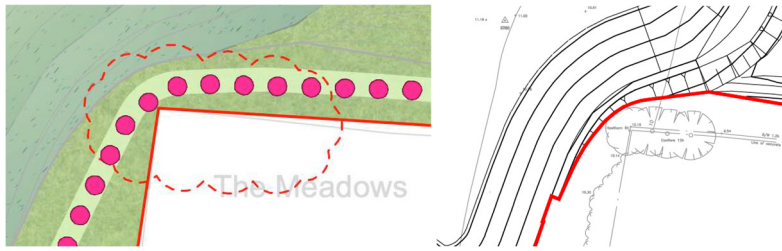
The refused 22/0436 for the same conditions shows a planting plan by Wardell Armstrong (below left). This provides screening for the car parking area, better integrates the attenuation basins with planting, provides planting along the length of the public right of way. The proposal by Pegasus provides much less green infrastructure.

I am not clear what has been previously approved but advise that the discrepancy is resolved to ensure public views are onto a high-quality designed space.



Condition 4: Circular Pathway

A close mown path is proposed to provide a circular pathway and is very tight to the south. If mowing is not sufficient, the path will become unusable.



Condition 3 (fencing details)

The 1.2m ranch rail is **not shown** around the entirety of the attenuation basin, this requires revision.

The applicant should confirm a ranch rail complies with the requirements of the ROSPA assessment of the attenuation basins, for example does this require a mesh backing to prevent dog access into the basins.