

APPLICATION NUMBER: 25/1052

PROPOSAL: RESERVED MATTERS APPLICATION RELATING TO LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING FOR RESIDENTIAL DEVELOPMENT AT PHASE4E/4G

SITE: Glan Llyn Development Site Phase 4E/4G Queensway Llanwern

APPLICATION TYPE: Reserved Matters/Conditions

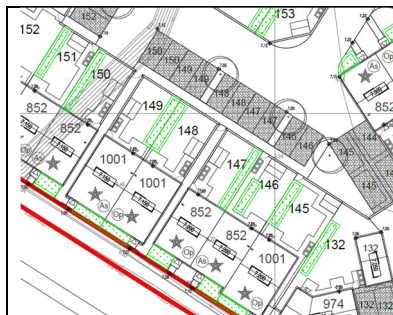
POTENTIAL SIGNIFICANT ISSUES WITH ENGINEERING PROPOSALS

CONDITIONS 01 (RESERVED MATTERS)

There appears to be significant disparity between the soft landscape proposals by Liz Lake Associates and the Engineering Layout plans 1-3 by Quad Consulting.

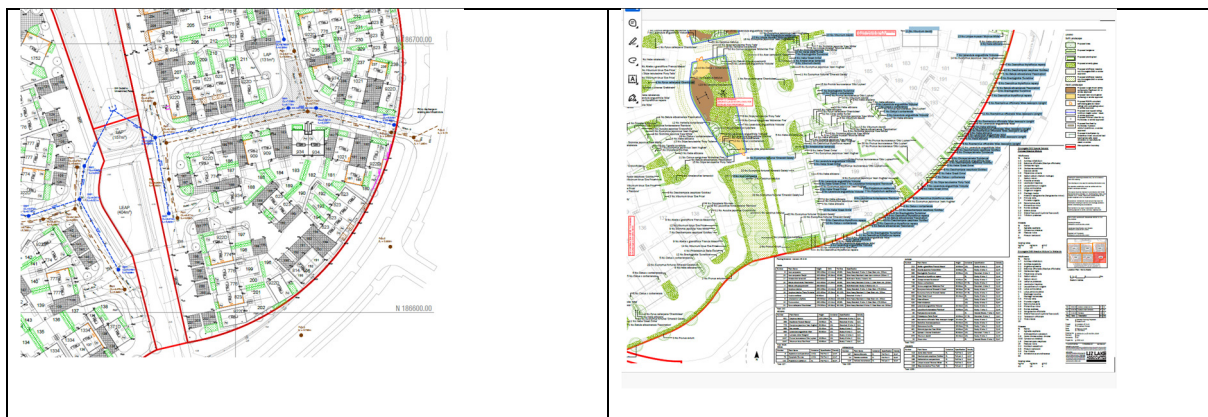
The engineering plans show extensive bioretention areas to **all front gardens** which are not reflected in the Detailed Planting Proposals. The species proposed which includes lavender, ceanothus etc may not cope with the conditions. This needs clarification.

The engineering plans show extensive bioretention areas to **all rear gardens** which are also not reflected in the Detailed Planting Proposals. The areas are not shown as planted so presumably these will be grassed but as these will be privately maintained the slopes need to be clarified. Note that the proposals would remove significant useable space from already small rear gardens – refer to extract below. This needs clarification.

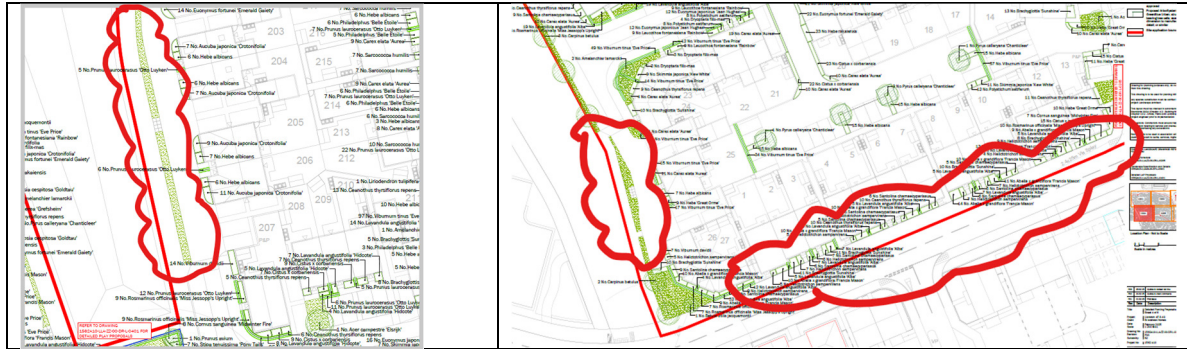


Engineering plan extract showing bioretention strips to all front and rear gardens

The Detailed Planting Proposals show swales around the LEAP to be seeded with a wetland mix, however these are not detailed on the Engineering Layout or in the SUDs details – see extracts below. Slope gradients are unclear and require clarification to steer maintenance.



The context of Phase 4E and 4G is not very clear but there appears to be more scope for tree planting along the whole of the southern boundary for Phase 4G and in the locations highlighted below. Can the landscape consultant review further tree planting opportunities.



A Green Infrastructure Statement is submitted but is inadequate for the extensive proposals and does not explain the baseline. I have no issue with the proposals meeting mitigation and enhancement requirements but the GIS does not explain the baseline or the proposals. Quantities would be useful for example number of trees planted, area of wetland grassland etc.

06 (RECREATIONAL AREAS)

No issues with the LAP and LEAP proposals.

10 (BOUNDARY TREATMENTS)

No issues. Planting is proposed where needed to soften fronting public facing boundaries.

11 (MANAGEMENT STRATEGY FOR MAINTENANCE OF OPEN SPACE)

There does not appear to be a specific management strategy but maintenance is covered in the Landscape Management Plan by Liz Lake Associates.