

APPLICATION NUMBER: 24/0278

PROPOSAL: DEMOLITION OF EXISTING PETROL FILLING STATION AND CAR WASH, AND CONSTRUCTION OF A REPLACEMENT PETROL FILLING STATION, INCLUDING A NEW KIOSK BUILDING, 4 PUMP ISLANDS, FORECOURT CANOPY, 2 NO. JET WASH BAYS, LANDSCAPING AND CAR PARKING ARRANGEMENTS

SITE: 71 Cardiff Road Newport NP20 2EN

APPLICATION TYPE: Full

The location is opposite Belle Vue Park and the Royal Gwent Hospital, and is the gateway into the new housing development along Mendalgief Road.

The existing site is in poor landscape condition and there is an opportunity for enhancement.

The Proposed Site Layout by ADS shows the site will be dominated by buildings and hard surfacing, there is some soft landscape provision although these appear as remnant spaces rather than considering views from Cardiff Road.

Boundary treatment mentions retention of the steel palisade fence to the east boundary on Mendalgief Road, the fence lies at the back of the highway footpath and is an eyesore. The development provides an opportunity for enhancement at this gateway by setting back a quality boundary and softening with planting.

The Preliminary Ecological Assessment mentions an adjacent line of trees which should be protected during construction phase through the use of temporary protective demarcation fencing. No other information has been submitted. An accurate plan to show existing trees and canopy extent along with location and type of temporary fence line is required. Site photos are also required of this boundary to evidence the existing tree.

If the layout is approved, the soft landscape detailing will require input by a landscape architect and will need to provide nursery stock providing some immediate impact alongside a 5 year maintenance plan to help ensure successful establishment to comply with GP5 General Development Principles – Natural Environment : vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks. Ground preparation for planting types will need to be outlined given existing site surfacing.

The Drainage Strategy does not include provision of any above ground SUDs elements to meet the required SAB amenity and biodiversity standards.