

RM Phase 7 (Units 15-18) – Ref. 25/0176

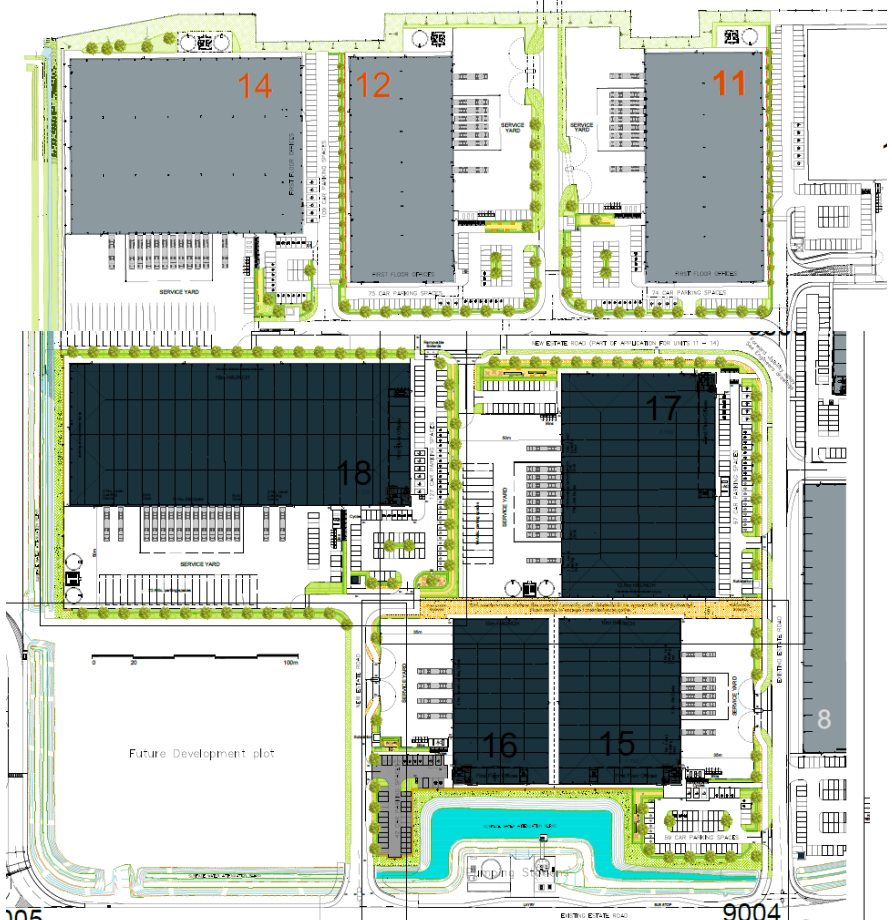
Indurent response to Highway and Landscaping Comments

Highways (<i>incorrectly dated 12/08/24</i>)	Indurent Response 17/06/2025
Highway recommendation:	
No objections.	Noted
Highway Comments:	
The development is compatible with surrounding uses and the local network makes specific provision for cycles and is suitable for HGVs. Cycle parking, electric vehicle charging and disability parking are proposed in proportion to the levels of parking.	Noted
Parking standards for the various uses applied for range from 1:80sqm to 1:140sqm. Individual units provide between 1:92 and 1:102. They are therefore considered appropriate for speculative development.	Noted
Suitable provision is also made for servicing.	Noted
It is assumed that the road will be offered for adoption, and the applicant should therefore note that detailed approvals will be need through the s278/38 process. These are independent of Planning. More detailed information will be needed for these applications, but the layout is considered acceptable for planning purposes.	Noted
We would have no objection to partial discharge of condition 12 (in so far as the proposals are approved but remain to be provided) but there is insufficient detail to discharge any other conditions.	The level of information and detail provided with the application is consistent with other RMs for other phases across the business park, therefore, it is unclear what information is outstanding to support the full discharge of condition 12 and other conditions of relevance to Highways. NCC to confirm what information is required, or if this is an oversight.
Landscaping (April 2025)	
<i>Minor concerns.</i>	
Full planting plan details (1-3) and Landscape management Plan by rps is submitted, I have no comments on the detail.	Noted

June 2025

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Structural planting is shown on the boundary with units 11,12,14 to the east which is welcome.	Noted
There is a lack of any structural planting along the north of unit 18, however I think this continues treatment along the north of unit 14 which I believe has been approved.	The landscaping along the existing reen to the north of the phase continues on from the approved landscaping for Units 11-14 which was approved under application ref. 24/0983. The proposal landscaping along this boundary therefore ties in with the approved landscaping along this boundary as shown below:  The diagram is a detailed site plan for a residential development. It shows several rectangular building footprints, each labeled with a unit number in orange: 14, 12, 11, 18, 17, 16, and 15. Unit 18 is a large dark grey rectangle in the center-left. Units 14, 12, and 11 are at the top. Units 17, 16, and 15 are at the bottom. A large white area on the left is labeled 'Future Development plot'. The plan is surrounded by roads: '105' on the left, '9004' on the bottom right, and '10011' on the far right. Landscaping is indicated by green lines and symbols for trees and shrubs along the boundaries and between units. Parking spaces are shown as small rectangles. A scale bar at the bottom left indicates 0, 20, and 100m. The plan also shows various service yards, access roads, and other infrastructure details.

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Concern arises over the potential impact on Glan Llyn. Units 15 and 16 largely coincide with Monks Lake but would be visible across Monks Ditch from the south-east area of residential Phase 5g and from the north-east area of 'Football Pitches and Pavilion'. There is no planting and no structural planting shown to the west elevations of the units 15 and 16 (only a 3m maintenance grass strip) accepting that tree planting within the car park of unit 15 will help soften views from the Football Pitches.	Additional tree planting has now been accommodated to western boundary of the phase fronting Units 15 and 16 and Monks Ditch beyond. This is shown on the revised Detailed Soft Landscaping Plan GA (ref. 5124-RPS-XX-EX-DR-L-9001 Rev P02) prepared by RPS which shows additional structural tree planting along this boundary and assists with softening the visibility of the units from the residential part of the site. The additional trees proposed are consistent with the level of trees approved for unit 8, and seeks to achieve a balance of addressing the visual amenity concerns as well as providing sufficient access for maintenance purposes.
It would help if the context along Monks Ditch can be shown (screen shot would suffice) along with any approved planting to the pumping station fronting units 15 and 16 as this might provide sufficient softening of views. 	The residential phase to the west of Monks Ditch has yet to come forward, however, as noted above, revised landscape drawings have been prepared by RPS which includes additional tree planting along the western boundary of the phase, primarily along the landscaping strip between units 15 and 16 and the pumping station.