

APPLICATION NUMBER: 25/0909

PROPOSAL: TO VARY CONDITIONS OF 23/0418 CONSTRUCTION OF 5NO. FLATS, PARKING, LANDSCAPING AND ASSOCIATED WORKS

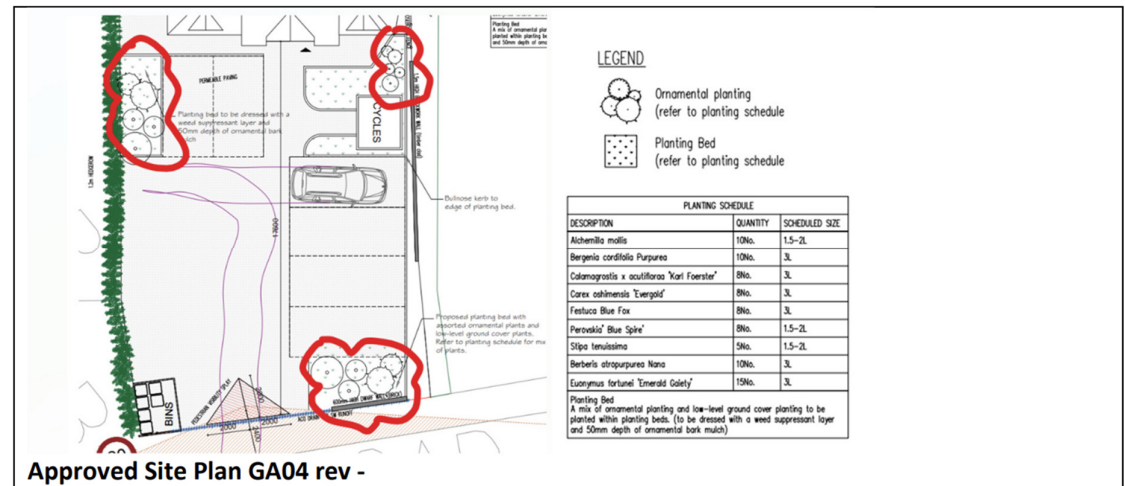
SITE: The Old Post Office 2 Tregarn Road Langstone Newport NP18 2JS

APPLICATION TYPE: S73

OBJECTION – INCONSISTENCIES AND INADEQUATE PLANTING TO SOFTEN VIEWS

CONDITIONS 1 (APPROVED PLANS), 2 (LANDSCAPING), 3 (ECOLOGICAL ENHANCEMENT), 4 (REFUSE STORE), 5 (CYCLE STORE), 7 (PARKING SPACES) AND 9 (PRIVACY SCREENS)

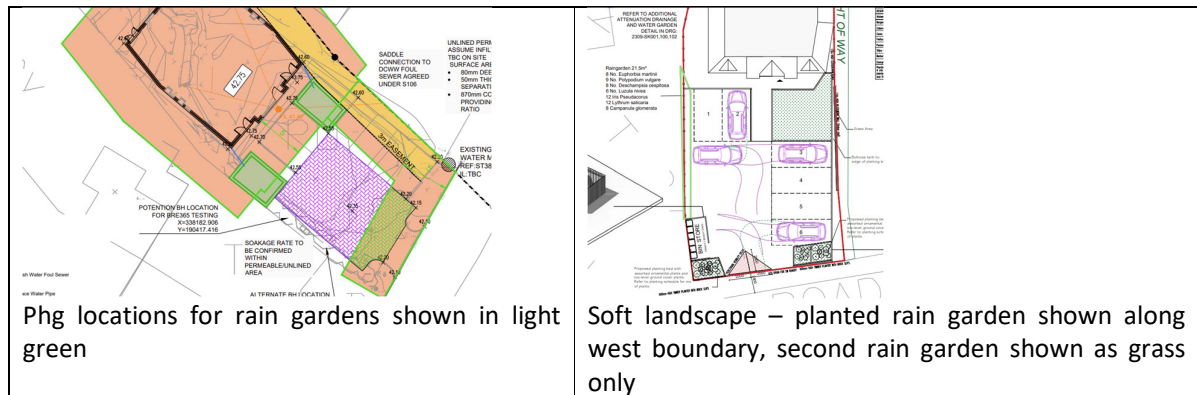
The approved site plan is below. The planting schedule was inadequate hence planting was conditioned.



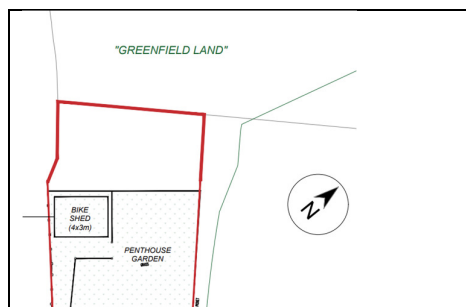
Planting has been reduced in scale to a rain garden (21.5sqm) on the west boundary (note this boundary is an evergreen hedge presumably outside this site) and ornamental planting beds within raised planters at the site frontage.

The timber planters (replacing a dwarf wall on the approved plan) will easily dry out, and rooting volume will be restricted, further limited by the continuous block paving under the planters. The solution is not typical of the suburban location or street scene. Converting to conventional planting beds, the size offers scope for specimen shrubs and small specimen trees with high evergreen year round interest ground cover at the site frontage but requires skilful planting design.

The SuDS plan by PHG shows rain garden in different locations. The rain garden areas need to be adequately planted, ie the current density is likely to be insufficient, and their locations and extents should reflect the PHG layout.



The proposal to relocate the bike shed from the front to the rear requires more information, this is a large structure (4 x 3 x 3m height). What is the landscape treatment within red line between bike shed and 'greenfield land' to soften views from the elevated footpath? Photos are required to show the current site condition along with any robust proposals for planting.



The 'scheme of ecological enhancement' by Cotwold architecture + design states a new native hedge and new pollinator friendly planting will be provided, this is not reflected in the submitted planting plan. This inconsistency has previously been raised.

As previously advised (23/0418 and refused S73 application 25/0534) the soft landscape plan detailing should be undertaken by a professional landscape architect detailing plant species, size, density, location; an outline specification for ground preparation and planting, and 5 year soft landscape maintenance/management and monitoring plan. A quality planting scheme is needed along with the use of larger nursery stock to provide immediate impact.