

APPLICATION NUMBER: 25/0534

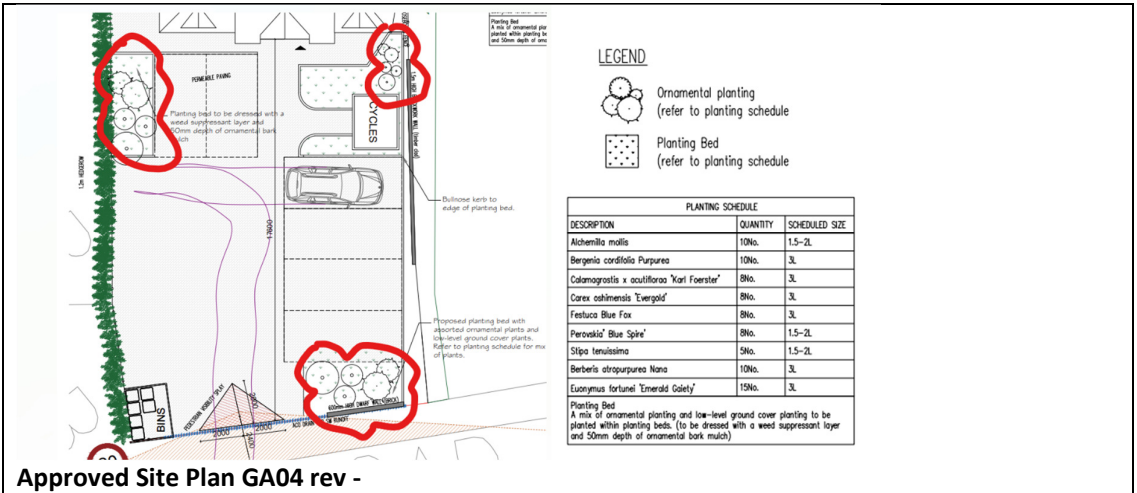
PROPOSAL: TO VARY CONDITIONS 1 (APPROVED PLANS), 2 (LANDSCAPING), 3 (ECOLOGICAL ENHANCEMENT), 4 (REFUSE STORE), 5 (CYCLE STORE), 7 (PARKING SPACES) AND 9 (PRIVACY SCREENS) OF 23/0418 CONSTRUCTION FOR 5NO. FLATS

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

APPLICATION TYPE: S73

OBJECTION

I had a high number of comments on the 23/0418 application as there was no secured planting treatment for side boundaries, rear and frontage and submitted proposals were too vague. The approved site plan is below.



Condition 2 for 23/0418 below required submission of a scheme of landscaping but this does not appear to have been submitted.

2. Landscaping

Notwithstanding the information submitted, prior to the first occupation of any unit a scheme of landscaping to include green infrastructure and biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out in entirety by a date not later than the end of the full planting season immediately following the date of this permission. Thereafter the trees, grasses and shrubs shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. The monitoring and remediation of the landscape mitigation planting during the 5 years establishment phase is to be confirmed by:

a) A short report with photo evidence by the landscape consultant to be submitted to and approved in writing by Newport City Council immediately following the completion of the landscape scheme and showing the site before and after planting, seeding, fencing has been undertaken, and to confirm this is all in line with the approved documents e.g. plant species, plant size, planting operations etc; and

b) A report with photo evidence by the landscape consultant to be submitted to Newport City Council by 31st July for year 2 and 5 of the five-year establishment period (and thereafter approved in writing by the Local Planning Authority) summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements.

For the purpose of this condition, the planting season shall mean the period of October 2024 to March 2025.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of residential and visual amenity, ecological enhancement and placemaking having regard to policies GP2, GP5 and GP6 of the adopted Newport Local Development Plan.

The current application is also unclear. The ecology enhancement mentions a 1.2m hedge but the location is unclear. There is an existing hedge along the west boundary. In addition the mix is not specified and the use of blackthorn is not recommended (large thorns and readily suckers).



There is no mention of a timber raised bed at the site frontage which is shown as a dwarf wall on the approved plan. Plant rooting volume will be more constrained and raised planters dry out more readily, in addition the submitted photos below show continuous block paving under the planter. I assume there are no visibility splay issues as planting will now be raised?

The response below indicates a lack of understanding regarding Condition 2 as the planting scheme is yet to be approved.



As previously advised soft landscape plan detailing should be undertaken by a professional landscape architect detailing plant species, size, density, location; 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.