

APPLICATION NUMBER: 25/0266

PROPOSAL: EXTENSION TO PROVIDE ADDITIONAL STORAGE SPACE

SITE: Unit 10 to 11 Port Road Maesglas Retail Park Newport NP20 2NS

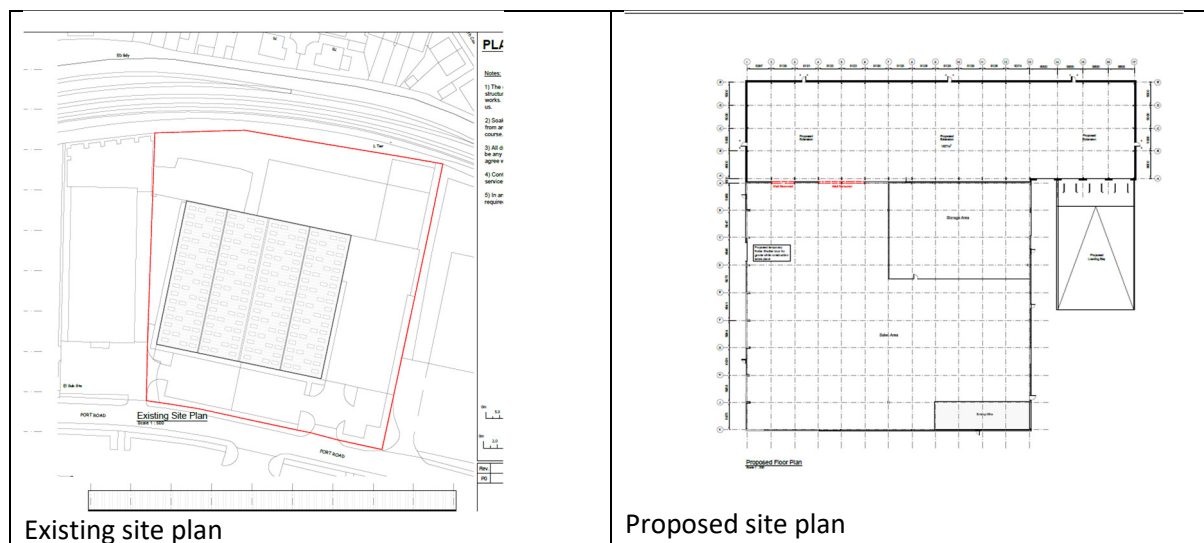
APPLICATION TYPE: Full

The site consists of a carpet retail warehouse within an out of centre retail park to the south of the City Centre. Surrounding uses include similar retail warehouses to the east, west and south and a railway line to the north. There are residential properties immediately beyond the railway line.

The proposed extension measures 85.3m x 22.5mx eaves (not ridge) height of 10.1m.

The adjacent warehouses and the site are all on a similar alignment, set-back from the railway line. The proposal would extend the building closer to views from housing impacting on views from rear gardens and rear rooms at ground and first floor level (from current around 60m to around 40m). The application has not assessed and mitigated the visual impact on residents.

There is no submitted plan which shows the proposed changes at a site plan level so the extent of the proposal is unclear.



The Arb Impact Assessment by Tree Care Consulting shows loss of 1no tree ie effective retention of tree groups along the railway line.

The AIA suggests location and species for new planting including a native broadleaf copse in the north grassed boundary area of the site. The Planning Statement by JMI Planning identified para 5.18 for 12 replacement trees to be secured by condition. Neither proposal is shown on a site plan.

A soft landscape plan could be conditioned, but the detail required should be as set out below with planting locations and species led by a landscape architect reviewing both **residential impact** mitigation **and green infrastructure** mitigation and enhancement.

At pre-app I advised that the following would be required with input from a landscape architect to detail suitable mitigation during both summer and winter months and the following is still required:

- Green Infrastructure Statement to show how the proposals will mitigate for any impacts and enhance existing green infrastructure through the site and adjoining the site.
- Soft landscape plan covering planting detail to include tree pits, planting schedule to show species, size, density, seed mixes etc. including objectives and rationale for planting based on an understanding of the railway corridor. Ideally incorporating space for above ground SUDs to meet the Sustainable Drainage Regulations 2018 Standards 4 [Amenity] and 5 [Biodiversity].
- Maintenance and management plan for five years to cover new planting until established and to include existing site vegetation to be retained

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services April 2025