

REFERENCE: 26/0250

PROPOSAL: CONSTRUCTION OF PROPOSED COMMUNITY CAR PARK
AND PATHWAY FOR USE IN ASSOCIATION WITH
LLANWERN VILLAGE HALL

SITE: Car Park Milton Hotel Milton Hill Llanwern Newport

APPLICATION TYPE: S73 [to vary condition 1 (approved plans) of 21/0223]

CASE OFFICER: Grant Hawkins

RECOMMENDATION: NO OBJECTION SUBJECT TO CONDITIONS

Comments:

Hard surfacing and boundary treatment is appropriate for the rural location:

- Stockproof fencing
- Sudspave Plastic Cellular Paver infilled with angular aggregate and self-binding gravel to the footpath.

The proposal includes hedge, tree and meadow planting within the GIS by Roberts Limbrick which is supported, however this is not fully translated onto the GA layout plan:

- orchard planting and meadow are missing
- the proposed hedge mix on the GA layout includes the use of blackthorn 10% and dog rose 5% which are very thorny and not recommended against a parking area and footpath link

Hedge planting should be sufficiently offset from grazing and from car park spaces to allow egress.

Further details are required to be submitted for approval:

- Soft Landscape/Planting Plan showing planting type, species, size, density
- Soft landscape maintenance and management plan for five years to cover new planting until established.

It is advised that a suitably qualified landscape specialist/professional is used to satisfy the above.