

APPLICATION NUMBER: RECON 18/0293

PROPOSAL: DEVELOPMENT OF 206NO. RESIDENTIAL UNITS, INTERNAL ROAD NETWORKS, PARKING, LANDSCAPING AND ASSOCIATED WORKS AFFECTING PUBLIC RIGHT OF WAY 407/1

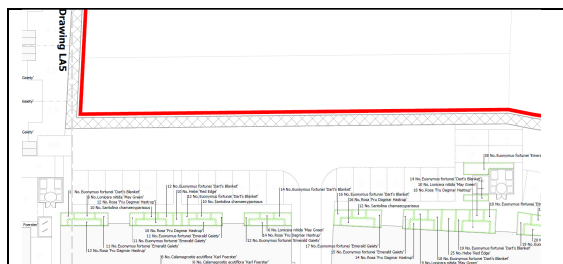
SITE: Land To South Of Glan Usk Primary School, Herbert Road, Newport

Updated comments following submission of revised landscape plans (LA1-LA8 revision F).

Of the nine comments I made in May 2018, only 4 and 6 have been addressed. The revised layout will improve the streetscene for pedestrians along the River Usk and this is welcomed.

Where comments have not been addressed these are copied verbatim from my original comments with the original numbering. I would be happy to attend a meeting to discuss if that would help.

1. Boundaries to the east are defined by gabions or earth bank retaining walls, generally these are 2.5m high structures topped by a 1.8m fence. Where these are within rear gardens no planting is proposed (see extract below), where these are visible to the public realm planting is proposed but often this is mass planting of low evergreen shrubs such as Lonicera nitida or Prunus Otto Luyken (refer plans LA4 and LA6). The development density has presumably resulted in the need for retaining structures. I feel the planting plan should address the visual impact of these retaining structures and also identify any opportunities to provide a Green Infrastructure route along the site boundary.



2. I have read through the LVIA which provides mitigation recommendations at a strategic level. However as there is no green infrastructure strategy, the level of detail jumps from the LVIA to a detailed planting plan. A green infrastructure strategy with zoning of the site linked to objectives would help with future maintenance and management.

3. A maintenance and management plan is required, of particular interest is the River Usk frontage, Lotterys Reen, and the sites relationship with adjacent land uses. The planting mixes contain a high proportion of amenity grasses which will have a high M&M requirement in order to maintain their form.

5. The tree size for multi-stemmed Betula pendula along the west frontage should be increased from the current proposed pot size of 70L. There are no other trees along the frontage, these will be the only significant green vertical elements to break up the building elevations. The Streetscene elevation is mis-leading, showing single stem trees at 10m+ height. In order to provide instant impact, trees of at least 100L and ideally 150L should be specified (especially as these are multi-stemmed).

7. It is not clear what the proposals are for Lottery Reen. The LVIA refers to a TDA Plan for Lottery Reen ref TDA 2283.01 but I can't see this in the submitted information on-line.



8. The hedge bank has already been implemented along the River Usk. The M&M Plan should incorporate this feature. It is not clear how views for pedestrians of the Usk will be conserved. In addition the photos below show that the 'soil' contains a high proportion of brick and other waste and water is ponding.



9. Although outside the site, it is not clear how the surfaced riverside path continues north between the river and school. This is an important missing walking/cycling link to access recreation amenities – will this remain as grass or are there proposals for surfacing?

Gill Mackley CMLI Mackley Davies Associates Ltd

for Streetscene and City Services 8 August 2018