

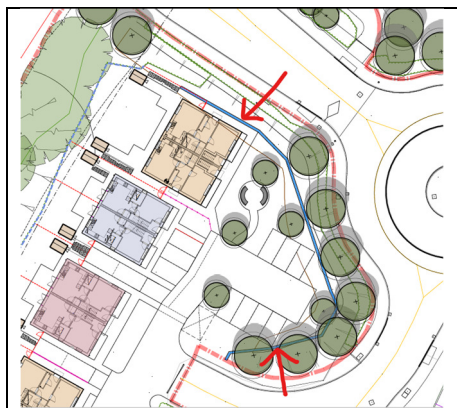
APPLICATION NUMBER: 24/0678

PROPOSAL: PROPOSED DEVELOPMENT OF 42 NO. DWELLINGS, LANDSCAPE PLANTING AND ASSOCIATED WORKS

SITE: Monbank Development Site Cardiff Road

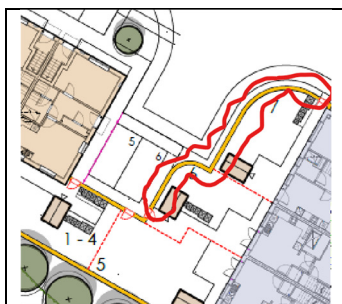
APPLICATION TYPE: Full

The Site Plan needs updating to reflect the Engineering Layout. The Site Plan shows a long retaining wall wrapping around the southern area (see below), but this is not shown on the engineering layout, and the public open space with attenuation basin also does not match up. The Planting & Management Plan appears to reflect the Engineering Layout.



Revision to the site plan and planting plan is recommended to mitigate the following issues:

- At the location below, 1.8m high brick walls are proposed but there is no set back to allow for a planting strip to soften, this will result in an unattractive landscape and will heat up in summer.



- Some parking bays are shown with no buffer onto the brick wall, a planted strip is recommended to accommodate vehicle overhang.

The retaining wall Boundary Detail by Le Trucco Design does not show any top of wall barrier where this would be required. Good to see wildlife tunnels shown.

It would be helpful if the Site Plan showed indicative levels. Note that grass maintenance should be assessed in relation to the slope proposed re: health and safety.

There is no submitted Green Infrastructure Statement (GIS)– please refer to the ecological consultee.

There is no submitted Arboricultural Impact Assessment, so I assume all tree groups shown on the Tree Survey will be retained. A GIS would help to summarise losses and gains.

Retention of substantial areas of scrub and tree groups is welcome, as is the use of ecological buffer zones. The Planting Plan provides outline maintenance/management for new planting and seeding. However there is no submitted indication of how the buffer zone or retention of existing vegetation will be managed other than for tree groups to 'coppice on biennial basis'. I recommend further detail is sought combining input from the landscape and ecology consultants as particularly along the cycle path the objectives and maintenance programme needs to be clear, and how a visual buffer to soften the 2.4m high acoustic fence will be achieved. It may be prudent to coppice on a less regular basis and leave some feathered trees to grow on etc.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services September 2024