

REFERENCE: 26/0056

PROPOSAL: PHASES 3B AND 3D ONLY OF PLANNING PERMISSION
06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A
MIXED USE URBAN EXTENSION

SITE: Llanwern Works Queensway

APPLICATION TYPE: Conditions

CASE OFFICER: Geraint Roberts

RECOMMENDATION: NO OBJECTION

Comments:

CONDITION 5 (INFRASTRUCTURE PHASING PLAN)

There is no context, but the phasing plan by Roberts Limbrick is focussed on public open space areas including play areas, all of which appear to be programmed for completion by April 2026.

I have previously made the comment that key public infrastructure planting should be phased early in the development rather than at the end as this allows for establishment of planting and seeding before houses are occupied. The key from the phasing plan below indicates areas have been held back by building works, but it should be possible to topsoil/plant/seed then fence these areas off.



Public Open Space by plots 157-162 & 168-171 – 2025– Not been completed as building works are continuing adjacent to the site Work on this area is programmed to commence in January 2026 with completion by April 2026.

My other concern is there is no detail on when planting would occur and to note that ideally any bare root planting would be in the ground within the usual planting season ie by the end of March.