

REFERENCE: 26/0597

PROPOSAL: ERECTION OF TWO LIGHT INDUSTRIAL UNITS, ACCESS AND ASSOCIATED WORKS

SITE: South West of 1 Hathaway Street Newport NP19 0FQ

APPLICATION TYPE: Full

CASE OFFICER: Geraint Roberts

RECOMMENDATION: ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)

Comments:

The brownfield site lies within a residential dominated context fronting Hathaway Street



The existing site with palisade steel railing frontage is an eye-sore from the street view however the introduction of 2no, two storey light industrial use units to the rear risks overdevelopment of this small site in a residential dominated area.

No external proposals are submitted – boundary treatment, surfacing, storage areas, parking, bins etc are not set out.

No soft landscape is proposed to meet LDP GP5 below.

Policy:

- The proposal should meet the requirements of GP5 General Development Principles – Natural Environment : vi the proposal includes **an appropriate landscape scheme** which enhances the site and the wider context including green infrastructure and biodiversity networks.

If permission is to be granted, I would advise the following is secured:

1. Panoramic photos from the centre of the site out to show boundaries and overlooking properties.

Landscape Comments

2. Provision of a quality street frontage replacing the palisade fencing with railings, backed by hedging which wraps around the residential boundaries as required to provide screening.
3. A detailed site layout to show parking, storage, bins etc which may require further soft landscape screening.
4. A Soft Landscape/Planting Plan should be detailed to show planting type, species, size, density along with a 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 provide this information.