

APPLICATION NUMBER: 25/0386

PROPOSAL: PARTIAL DISCHARGE OF CONDITIONS 3 (BIODIVERSITY MITIGATION AND ENHANCEMENT SCHEME), 4 (LANDSCAPING), 5 (TREE PROTECTION), 6 (CONSTRUCTION TRAFFIC AND ENVIRONMENTAL MANAGEMENT PLAN) AND 7 (DETAILS OF THE APPROVED ACCESS SURFACING) OF APPEAL DECISION CAS-03596-M5N9H1 OPEN STORAGE AND STORAGE/LOCK UP BUILDING

SITE: Ford House Leeway Leeway Industrial Estate Newport NP19 4QU

APPLICATION TYPE: Conditions

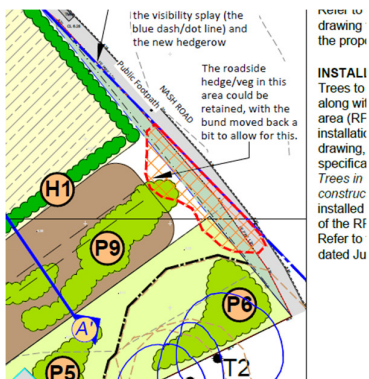
A 'Landscape Management Plan' rev A by DRaW UK Ltd landscape architects including planting plan has been submitted. The planting is detailed on Landscaping Plan rev D.

The proposals aim to 'mitigate removal of the roadside hedgerow (incorporating visibility splays)', and to 'provide substantial screening around the site to aid assimilation of the storage facility within its surroundings'.

The Plan confirms a short aftercare report prepared by the operator will be submitted to the Planning Department at Newport Council once every two years during the five year plant establishment period.

My comments are:

- It is not clear how many aftercare reports will be issued - every two years should mean at the end of year 1 and 3 and 5 although this is not clarified.
- Proposals for the bund end at Nash Road is unclear – 'the roadside hedge in this area could be retained, with the bund moved back a bit to allow for this'. My recommendation would be to retain roadside hedge if possible.
- As nursery stock size proposed is small and no evergreen natives are proposed, a replacement hedge and new shrub planting will take 5-7 years to establish any meaningful screening or softening of views. A variety of stock size, feathered trees, and incorporation of native evergreens is recommended.
- Sections (A through the bund and B through the swale) do not appear to be submitted and are important to understanding the proposals, for example the target roadside hedge height/width given the limited space available.



- Otherwise the proposals are sufficiently detailed and comprehensive to meet Condition 4 Landscaping.