

REFERENCE: 25/0568

PROPOSAL: PARTIAL DISCHARGE OF CONDITION 07 (LANDSCAPING) OF PLANNING PERMISSION 18/1236 FOR REFURBISHMENT AND ALTERATIONS TO ORCHARD HOUSE TO CREATE 7NO. SELF-CONTAINED SUPPORTED LIVING APARTMENTS, DEMOLITION OF SELECTED OUTBUILDINGS AND CONSTRUCTION OF SINGLE STOREY COMMUNAL GARDEN PAVILION INCLUDING ASSOCIATED LANDSCAPING WORK

SITE: Orchard House, 11A Norman Street, Caerleon, Newport, NP18 1BB

APPLICATION TYPE: Discharge Conditions

CASE OFFICER: Ben Webster

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

Comments:

Although the Proposed Site Plan and indicative list of plants provided in the quote from Ryan Landscaping are acceptable in principle, further detail is required.

It is noted that the proposed hedge plants are specified at 2L pots. Will these be large enough for desired impact? Also, the species selection is questionable given the context of the proposed hedges. Portuguese Laurel and New Zealand Broadleaf would be too large for this setting. Alternative species should therefore be considered.

The turf be specified. A flowering lawn mixture would be recommended to enhance opportunities for biodiversity, as opposed to a monoculture. A similar mix could be used for the Grasscrete car park.

A planting plan should be submitted for approval and details to include:

- Species
- Size
- Quantity
- Spacing
- Position

Landscape Comments

The hard landscape materials again, are acceptable in principle but further detail required. A hard landscape plan, should be submitted for approval to include details of all material:

- Type
- Colour
- Finish

In addition, an Outline Maintenance Regime should be provided.

It is recommended that a suitably qualified landscape designer/architect is used to satisfy the above requirements, review the submitted information, to ensure a high-quality landscape scheme is delivered as well as the suitability and ongoing vitality of the proposed planting.