

REFERENCE: 26/0254

PROPOSAL: AGRICULTURAL GRAIN STORE

SITE: Fairwater Farm Began Road Cardiff CF3 6XS

APPLICATION TYPE: Prior notification

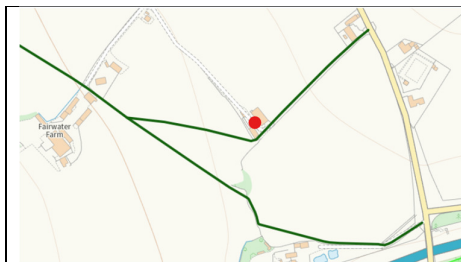
CASE OFFICER: Marnie Ostler

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

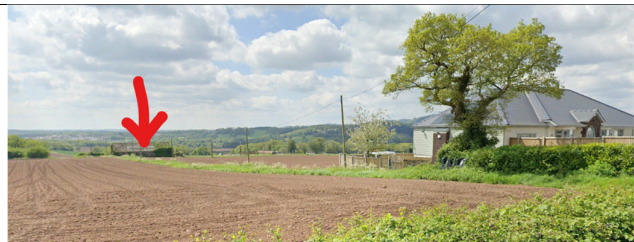
Comments:

A replacement barn would not be out of character but may have a greater visual impact than the existing.

The application states the site is not visible from public footpaths but a route is shown running alongside the barn, this may be screened by existing hedges but this is not evidenced. Google Earth shows the site may also be visible from the highway although footage is taken at +2.5m above ground level.



Footpaths shown



Google Earth view from nearest highway

The site does not lie within a Special Landscape Area but does lie adjacent to a public footpath and appears to be at a prominent location in the wider landscape with a wide view-shed.

I advise that the introduction of a new building at 8.6m to ridge height x 18.2m x 25.4m although replacing three buildings [although two may already have been demolished] would require a targetted landscape appraisal from points along the footpath in both directions and from the highway, leading to a plan showing protection of any screening vegetation and new planting as mitigation.

If a SAB application is required, a joined up landscape-drainage plan would help to demonstrate sufficient space at suitable locations can be allocated for above ground SUDs to meet the Sustainable Drainage Regulations 2018 Standards 4 [Amenity] and 5 [Biodiversity].

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.

Recommendations:

It is advised that a suitably qualified landscape specialist/professional is used to satisfy 1 and 2.

1. A targetted landscape appraisal from points along the footpath in both directions and from the highway, leading to protection of any screening vegetation and new planting as mitigation. To include photos out from the site in all four main compass directions.
2. Soft Landscape/Planting Plan showing planting type, species, size, density, and outline maintenance for five years to cover new planting until established and existing hedge-lines.
3. Surfacing materials to be confirmed.