

APPLICATION NUMBER: RECON 25/0741

PROPOSAL: CONSTRUCTION OF STABLE BLOCK, ALTERATIONS TO ACCESS AND ECOLOGICAL ENHANCEMENTS

SITE: Land north of and adjacent to St Mary's Church, Church Lane Marshfield Cardiff

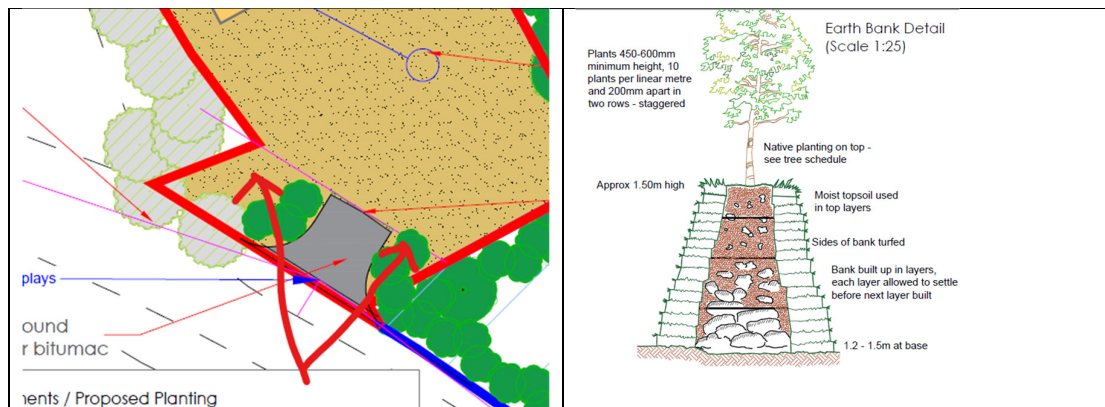
APPLICATION TYPE: Full

REVISION REQUIRED TO EARTH BANKS AND PLANTING PROPOSALS

An updated Site Plan 03A by Hayston Developments & Planning Ltd has been submitted.

Visibility splays are now shown – this confirms an opportunity for hedge planting along the site frontage onto Church Lane as looking north the stables will be open to views, parked vehicles will also be open to view in particular as parking is not defined.

It is not clear why the hard surface areas highlighted below are proposed, ideally these would be soft landscape with hedges, trees, grass which would restrict parking/storage etc away from the frontage.



A section for 'Earth banks' is now provided and confirms the 1.5m height to the north, east and south boundaries. Bunding of this height and over-steep profile does not reflect the level character of the Special Landscape Area: a low roll-over bank maybe suitable but this would be around 0.5m.

Following the Tree Survey, a significant area of 'no-dig' for the hard standing in order to protect the root zone of the screening hedge with trees along the public right of way. The no-dig area should be added to or at least noted on the Site Plan.

The planting proposals shown on the Site Plan are confusing. Woodland style planting at 1m centres and 12-14cm trees are proposed. What is needed to provide screening and would better reflect the location character are dense native hedges at ground level or on a low roll-over bank but this is not proposed.

Issues with the planting proposals include:

- Trees are proposed along the top of the 1.5m bank – in addition to not reflecting the local character, these are highly unlikely to succeed.
- There is no room for woodland style planting.
- The location of trees and woodland is unclear.
- No hedging is proposed along the Church Lane frontage.

- Tree species are incongruous [and including Tamarisk] I would recommend the use of locally native species.
- Hedge planting to banks is specified at 10 per linear meter is not recommended.

In addition to responding to the above, my previous comments below state what is required but this has not been delivered and as previously I would recommend this is tied into the full planning application rather than being conditioned given the sensitivity of the site:

- Proposals for hedging should show a staggered row at 5 plants per linear meter
- Planting proposals for trees are not clear eg. species locations, numbers are required.
- An outline maintenance proposal is required to include target hedge height.
- An outline of pre-planting ground treatment eg breaking up former hard surfacing, topsoiling, mulching is required.

It is advised that a suitably qualified landscape specialist/professional is used to satisfy the above.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services 16 February 2026