

**APPLICATION NUMBER:** 21/0984

**PROPOSAL:** **CONDITION 8 (PARKING COURTS) OF PLANNING PERMISSION 18/0293 FOR 195NO RESIDENTIAL UNITS, INTERNAL ROAD NETWORKS, PARKING, LANDSCAPING AND ASSOCIATED WORKS**

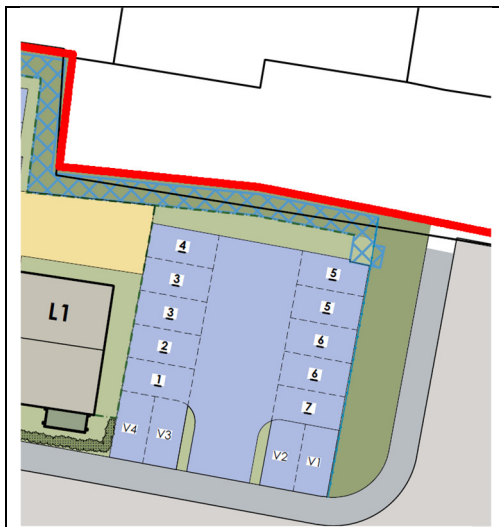
**SITE:** Land to South of Glan Usk Primary School, Herbert Road, Newport

**APPLICATION TYPE:** Discharge Conditions

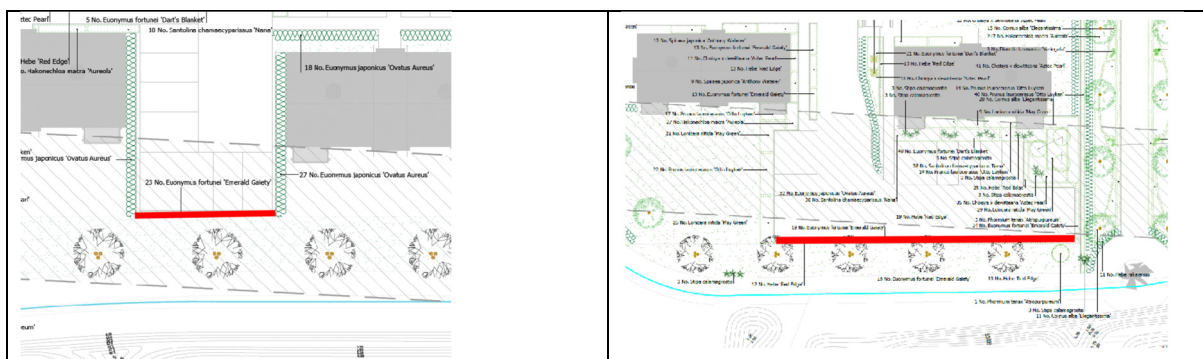
### NO OBJECTION SUBJECT TO REVISIONS/ADDITIONAL INFORMATION

Please note that some comments may not relate specifically to condition 8 but do relate to the wider landscape plans as submitted.

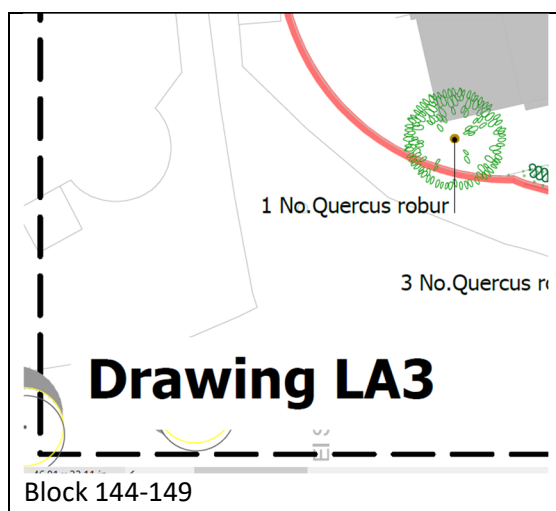
1. It is not clear how land along the north boundary between the proposed 1.8m palisade fence and red line is to be treated and managed. Please confirm.
2. A 1.8m palisade fence and ball top railings are shown edging the car parking court below. Please confirm if allowance for vehicle overhang has been provided as if not there is a likelihood of fence/railing damage.



3. There are two areas where planting to car park courts will provide an open view onto parking from the River Usk walkway as proposed planting is low (0.5m high) and in a narrow 1m wide planting bed, albeit there will be railings beyond (see extract below). Are the open views a community police requirement? If not it would make sense to provide the public footpath with a screen onto the car parking courts.



- Several easements are shown – it is not clear what these are but if underground service runs, a number of trees are shown and this may require review. Please confirm.
- An oak tree is proposed around 1m from block 144-149 (see extract below) which will not be sustainable.



- Santolina is shown along the north of building elevations, please confirm this can cope with dense shade.
- A maintenance/management plan will be required, please confirm if this has already been provided. This should confirm the height of hedging and clearly show the three grass mix areas and describe the maintenance regimes for each.
- A tree pit detail is required in line with BS8545 (2014) 'Trees from nursery to independence in the landscape'.
- Note that the British Standards for topsoil and subsoil have been updated: from 2007 to 2015 for topsoil and from 1994 to 2013 for subsoil.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services January 2022