

APPLICATION NUMBER: RECON 25/1052

PROPOSAL: RESERVED MATTERS APPLICATION RELATING TO LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING FOR RESIDENTIAL DEVELOPMENT AT PHASE4E/4G

SITE: Glan Llyn Development Site Phase 4E/4G Queensway Llanwnern

APPLICATION TYPE: Reserved Matters/Conditions

CONDITIONS 01 (RESERVED MATTERS)

There is still significant disparity between the soft landscape proposals by Liz Lake Associates and the Engineering Layout plans 1-3 by Quad Consulting.

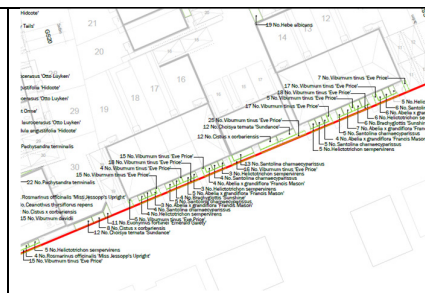
The engineering plans show a very high number of small bioretention areas to **all front gardens** which are not reflected in the Detailed Planting Proposals. The species proposed may not cope with the conditions. This needs clarification.

The engineering plans show a very high number of small bioretention areas to **all rear gardens** which are also not reflected in the Detailed Planting Proposals. The areas are not shown as planted so presumably these will be grassed. This needs clarification.

As bioretention proposals will have slopes at 1 in 3 max, this will remove significant useable space from already small rear gardens – refer to extract below left.



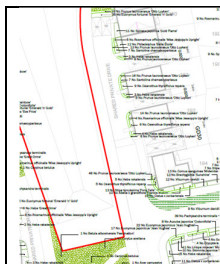
Engineering plan extract showing very high number of bioretention strips with 1 in 3 slopes to all front and rear gardens



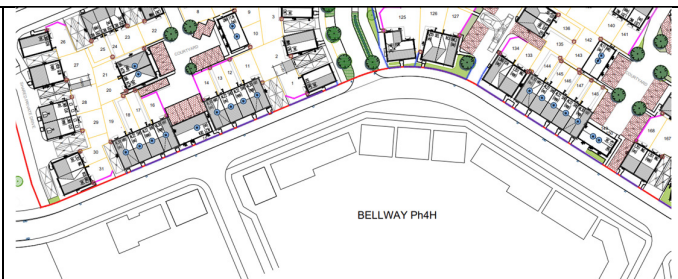
Same area as shown on detailed planting plans

The context of Phase 4E and 4G is still not very clear.

The extract below left previously showed a grass strip which offered potential for tree planting but this has now been removed. The context of the site to the west is important to understand as the proposal offers a wide hard surface of path plus shared drive directly onto housing with no structural planting.



Extract from detailed planting sheet 1



Southern boundary

The southern boundary – extract above right - offers no street tree or structural hedge planting and the layout provides no room. As house elevations are set back only around 2m from the back of footpath and a similar design layout is shown on Bellway Phase 4H this will create a poor designed residential corridor.

The landscape masterplan has not been updated – should this be? the extent of the changes is not clarified in the Savills covering letter.

Private visibility splays need to be checked through (working with Highways), one example shows plot 19 parking bay edges by a Viburnum Eve Price hedge which will grow to above 1m.

