

APPLICATION NUMBER: 22/0643

PROPOSAL: **CONDITION 08 (PARKING COURTS) OF PLANNING PERMISSION 18/0293 FOR DEVELOPMENT OF 195NO RESIDENTIAL UNITS, INTERNAL ROAD NETWORKS, PARKING, LANDSCAPING AND ASSOCIATED WORKS AFFECTING PUBLIC RIGHT OF WAY**

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

APPLICATION TYPE: **Discharge Conditions**

The application is not clear. A previous application 21/0984 was refused on the following grounds:

01 The submitted details show that the 'underpass' parking courts would not constitute good placemaking due to the choice of materials, fencing and lack of planting. This is contrary to Policies GP2 & GP6 of the adopted Newport Local Development Plan 2011-2026.

02 The submitted lighting details do not demonstrate that the 'underpass' parking courts could be adequately lit in the interests of general amenity and public safety without causing unnecessary lighting nuisance to neighbouring occupiers contrary to Policy GP2 of the adopted Newport Local Development Plan 2011-2026.

A plan titled 'underpass parking landscape planting plan' has been submitted. It is not clear whether this has been generated by the project landscape architect WYG and it is not clear where the mono-culture planting of groundcover is proposed. The written comment on the plan states:

Landscape Areas adjacent parking to be planted with mulched soil and Vinca Major planted at 300mm centres. Due to the small areas and depth of haunching from surrounding hardstanding its been difficult to grow plants in these small areas which has been proven under phase 2.

Clearly implementation of Phase 2 has highlighted issues from overly narrow planting beds which are now proposed to be uniformly planted with an evergreen ground cover: this will not provide any softening of the parking courts. The issue arises from a layout issue which needs to be resolved before a revised planting plan can be approved, although I cannot see where planting was ever proposed in these areas as the WYG planting plans 1-8 from 2018 have been submitted again but these do not cover any planting in the area of the parking courts.

The purpose of the condition was clear in the decision notice:

The purpose of the condition was to ensure that enclosed parking courts were delivered as high-quality spaces since past experience has seen these areas being delivered to very poor quality consisting of tarmac surfacing tight to close board fences and potentially with very poor or alternatively over intrusive lighting.

The previous application for condition 8 was refused with the rationale for poor placemaking given below and I cannot see how the current application has improved the situation.

- 5.4 The concern related to smaller rear parking courts that can often be delivered as poor spaces. However under this submission although some of these 'underpass' courts have been provided with some planting others have not. In effect the proposal is to deliver them as enclosed spaces that are tarmacked and have close board fences and no planting, which is to say precisely that which is undesirable in Placemaking terms and what the condition sought to avoid.

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