

REFERENCE: 26/0185

PROPOSAL: NEW INDUSTRIAL BUILDING TO HOUSE PALLET
MANUFACTURING AND REPAIR FACILITIES TOGETHER
WITH EXTERNAL MATERIALS AND PALLET STORAGE
AREAS INCLUDING STORAGE SHELTER AND
ASSOCIATED FACILITIES

SITE: B16 West Way Road Alexandra Docks Newport

APPLICATION TYPE: Full

CASE OFFICER: Grant Hawkins

RECOMMENDATION: OBJECTION

This large scale application is not supported by any Green Infrastructure Statement to mitigate and enhance and does not meet the requirements of LDP 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.

In addition as a SAB application is required, there is no joined up landscape-drainage plan to demonstrate sufficient space at suitable locations can be allocated for above ground SUDs to meet the Sustainable Drainage Regulations 2018 national Standards 4 [Amenity] and 5 [Biodiversity].

Although there is scope for planting to meet the above, a scheme of this scale should not be submitted as a full application without evidencing that the above is achievable, and on this basis there is no option but to object pending a revised layout.

In addition the following details are required to be submitted for approval:

- Soft Landscape/Planting Plan showing planting type, species, size, density
- Soft landscape maintenance and management plan for five years to cover new planting until established.
- It is advised that a suitably qualified landscape specialist/professional is used to satisfy the above.