

Countryside and Conservation
Landscape Comments

REFERENCE: 26/0358

PROPOSAL: RETROSPECTIVE APPLICATION FOR THE DEVELOPMENT OF AN INDUSTRIAL STORAGE UNIT/BUILDING

SITE: Coach And Horses Newport Road Cardiff CF3 2UQ

APPLICATION TYPE: Full

CASE OFFICER: Jacob Cooke

RECOMMENDATION: ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)

Comments:

The application is retrospective.

The building dimensions are not stated. Dimensions should be requested – the elevations are to scale but require printing at A3 scale and this is insufficient for public review.

Materials are green corrugated metal, the appearance is of a large industrial building.

There is no mention of the public footpath which runs close by - see below, or the policy which may be Green Wedge/Countryside.



The application does not mention the impact on the adjacent trees. The Planning Statement para 4.9 states that NCC Tree SPG January 2017 has been taken into consideration however the photos below indicate otherwise.



It is difficult to assess whether any tree cover has been removed and whether retained trees may have been compromised, but I leave the impact on the retained trees to the Tree Team.

The GIS proposal for a bird box is insufficient and would also not meet LDP GP5 requirement for an appropriate landscape scheme.

The Planning Statement also mentions box planting which I assume is a typo.

- 5.38. Given this, and as demonstrated in the supporting Green Infrastructure Statement, the proposal incorporates a bird box and box planting as biodiversity enhancement measures to provide an ecological betterment as result of the development.
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Policy:

- The proposal should meet the requirements of 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.

Recommendations:

Further details are required to be submitted for approval:

1. The aerial shows a larger area of tree cover than appears on the submitted site photos and pre-development photos to show the original tree cover would help.
2. Photos from different locations along the public right of way so that impacts and any mitigation can be reviewed.
3. A Soft Landscape/Planting Plan showing planting type, species, size, density and soft landscape maintenance and management plan for five years to cover new planting until established. Planting should mitigate any negative views from the public right of way and it is advised that a suitably qualified landscape specialist/professional is used to satisfy the above. New planting should be locally native and include hedge planting to tie up existing green infrastructure corridors.