

APPLICATION NUMBER: RECON 25/0375

PROPOSAL: ERECTION OF A 66NO. BEDROOM CARE HOME (USE CLASS C2) FOR OLDER PEOPLE WITH ASSOCIATED ACCESS, PARKING , LANDSCAPING AND ANCILLARY BUILDINGS

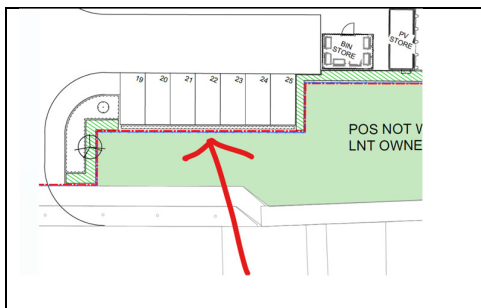
SITE: Land formerly known as Whitehead Works, Mendalgief Road, Newport

APPLICATION TYPE: Full

A revised landscape scheme has been submitted - 'Landscape Masterplan' by Mood Landscape – rev B.

Layout issues remain

- The layout does not allow room even for 1m width of hedge planting to screen parked cars as highlighted below – as the site is at the entrance to the wider estate I would advise this is poor layout design at an important location and will be overlooked by flats on Walker Point Way. I assume the treatment for public open space is mown grass, but have asked for the context to be shown.



- the layout shows another sub-station which will be on full view to Mendalgief Road with no planting to soften/screen (immediately adjacent to an approved sub-station) resulting in a poor quality landscape at the main entrance to the wider residential development – a mix of fencing/planting is required.
- I still have a concern regarding shadow from the 3 storey building which will affect the garden amenity terrace to the north appears to be in permanent year-round shadow.

Soft landscape details

- Planting behind railings along Mendalgief Road to the east is now shown on landscape drawn sections which is welcome, planting design is fine, the detail is important but the detail has not translated onto the planting plan. In particular the tree species still need to be located – and several are sized at 10-12cmg which if these are to be sited along Mendalgief Road will be too small to make an immediate impact on street scene views.

Soft landscape maintenance/management

- A plan covering the initial five years is required and could be conditioned.