

REFERENCE: 26/0263

PROPOSAL: NEW OFFICE BUILDING

SITE: Wern Depot Road A Wern Industrial Estate Newport
NP10 9FQ

APPLICATION TYPE: Full

CASE OFFICER: Catherine Aldous

RECOMMENDATION: NO OBJECTION SUBJECT TO CONDITIONS

Comments:

The proposal is for a new building within existing industrial use, close to the site frontage.



The new building would lie closer to the site frontage than other buildings along the industrial road.

Note the proximity of semi-mature trees on the neighbouring frontage.

The proposals will include new planting to the site frontage however the gap between the new building and proposed or existing fence line is not clear and appears too narrow to support planting, in addition visibility splay constraints are not shown.

The proposals plan does not show the extent of any new planting other than states 'increase grass verge, add planting'. The GI statement does not include the extent, character, species, etc for new planting.

It is unclear whether the existing steel palisade fencing will be retained or upgraded.

Planting is welcome but would need to lie outside the visibility splay and there should be sufficient room for planting to succeed. Tarmac would need to be removed to the full depth to enable a free draining topsoiled planting bed.

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.

Recommendation:

Further details are required to be submitted for approval and could be conditioned:

- 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.

It is recommended that a robust planting character is specified, suitable for the industrial context eg. hedge with occasional trees.