

APPLICATION NUMBER: RECON 24/0782

PROPOSAL: RETAIL STORE, NURSERY (D1) AND 3NO. COMMERCIAL UNITS AND ASSOCIATED WORKS RELATING TO OUTLINE PLANNING PERMISSION 06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION

SITE: Land West Of 1 Kings Wall Drive Newport

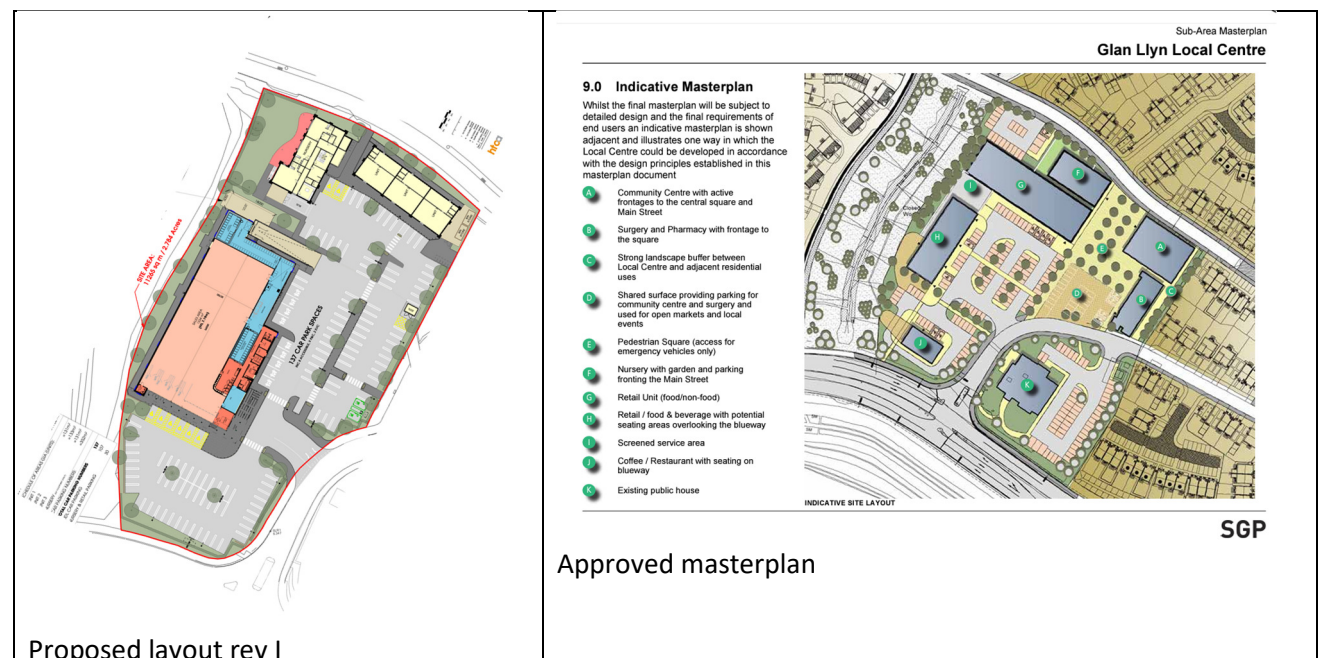
APPLICATION TYPE: Reserved Matters/Conditions

SIGNIFICANT LAYOUT CONCERNS REMAIN

Revised proposals have been submitted but my comments from November 2024 remain, see below updated to accord with rev I General Layout Plan and landscape revisions by the landscape consultant.

Layout concerns

The proposed layout appears to be a long way from delivering the 'Local Centre' vision described and shown in the approved Glan Llyn Local Centre sub-area masterplan by SPG rev Aug 2019. The masterplan report Para 2 states that this should provide a hub that is flexible, future proofed and allows for provision of a range of spaces. The 24/0782 submission shows a Lidl supermarket and car park dominating, 3no retail units squeezed into the north-east corner, with the pre-school nursery no long occupying its own space and with the side elevation facing onto the residential Main Street.



The masterplan concept of a Central Square with double frontage buildings creating active frontages onto Main Steet is lost. The position of the 3no retail units presents blank/no access rear elevations onto Main Street and the bin store area faces onto the square at the key access point into the Local Centre. The location of the nursery means there is no meaningful visual link with the other proposed Local Centre uses due to separation by the retail units.

I have concern over the relationship of the nursery with retail space, in particular that drop-off/pick-up/milling around space for parents travelling by foot or car is not defined from main public access areas.

Fence design from the nursery onto open space has changed from solid timber fence to mesh fence which is welcome.

Planting design concerns

The approved masterplan report states the Queensway Frontage will be planted with informal groups of trees and hedge set in a wide grass verge. However no tree planting only a hedge is proposed which will allow open unattractive views from Queensway onto the Lidl store.

Tree pit details including protection from vehicle over-run have been provided for structural tree pits in hard landscape. No comments on the detailing but as previously highlighted trees in soft landscape perform better and are less costly – the proposal demonstrates the over-developed nature of the layout.