

REFERENCE: 25/0285

PROPOSAL: CHANGE OF USE FROM CAR SALES AND MOTOR SERVICE
GARAGE BACK TO ORIGINAL USE OF PETROL FILLING STATION

SITE: 76 High Cross Road, Rogerstone, Newport

APPLICATION TYPE: Full

CASE OFFICER: Jacob Cooke

RECOMMENDATION: NO OBJECTION SUBJECT TO CONDITIONS

Comments:

No objection in principle. However, there is an opportunity to incorporate some more meaningful green infrastructure rather than maximising the space purely for additional car parking. This could include, where appropriate, ornamental shrub, hedge and tree planting around the perimeter on the highway side which would help screen the parked cars from the public highway, enhance the streetscape and provide further opportunities for biodiversity. Additionally, climbers trained to trellis could be implemented along the blank sections of the perimeter fence.

Wildflower planters are perhaps not the most effective form of soft landscape and ornamental shrubs would make a more significant contribution. The location of these, nor the bird/bat boxes has been indicated

A soft landscape/planting plan should be submitted for approval to include:

- Location
- Species
- Size
- Quantity
- Spacing
- Outline Maintenance regime

If any ground level planting beds and/or tree pits should be constructed, then appropriate edging materials and construction details should be proposed, details of which can be provided on the planting plan. It is recommended that a suitable qualified landscape consultant is commissioned to satisfy the condition.