

REFERENCE: 26/0400

PROPOSAL: PERMANENT WAREHOUSE FACILITY AND ASSOCIATED INFRASTRUCTURE.

SITE: Land Known As Celtic Business Park Queensway Llanwern Newport

APPLICATION TYPE: S73 of 25/1100

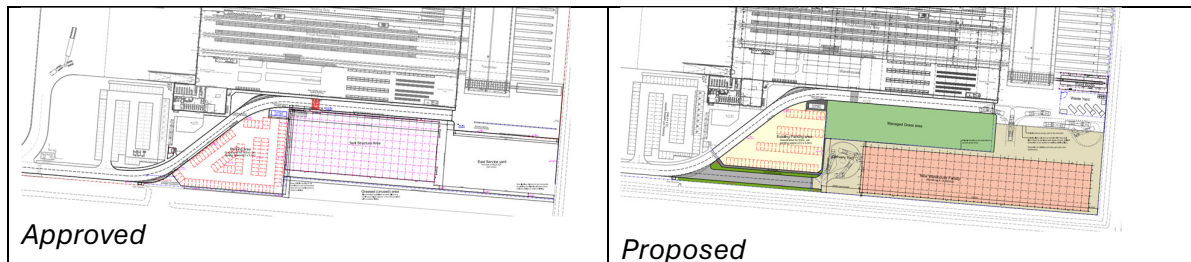
CASE OFFICER: Geraint Roberts

RECOMMENDATION: NO OBJECTION SUBJECT TO CONDITIONS

Comments:

AMENDMENTS INCLUDE CHANGES TO LAYOUT TO ACCOMMODATE A LARGER TENTED WAREHOUSE FACILITY

This S73 application increases the tent structure area from 40 x 100m to 30 x 150m, reducing the east service yard area, revising the car park layout and access, and requiring the original 'unused grassed area' to be located from the south to the north of the building and now titled 'managed grass area'.



It is not clear what is proposed within the '1.5m landscaping strip' either-side of the new access road. This is an opportunity to deliver structural planting (native based hedges and ornamental or native trees) as my comments on the 25/1100 application were that the soft landscape proposals were inadequate.

The decision notice included 'the applicant might consider an enhanced planting scheme as part of bio-diversity enhancement' which is Condition 4 of the approved 25/1100 application. This should be carried through for the proposed change to the layout.