

REFERENCE: 26/0058

PROPOSAL: RETROSPECTIVE APPLICATION FOR THE ERECTION OF 4
SELF CONTAINED MIXED USE B1 AND D2 PODS

SITE: Neuadd Wen Penylan Road Bassaleg Newport NP10 8RW

APPLICATION TYPE: FULL

CASE OFFICER: Jacob Cooke

RECOMMENDATION: NO OBJECTION SUBJECT TO PLANTING CONDITION

Update comments following receipt of site photos from the planning officer :

As previously, if hedge removal is required the landscape impacts will need to be mitigated for, this would affect the character of the entrance but would not open up views of the pods.

Photos from the planning officer show how close hedgerow trees are to the pods and the extent of low retaining structures. Pods, structures, and surfacing will have resulted in damage to tree roots – if planning had been applied for the pod position would have required revision, however as this is retrospective the damage will already have occurred. As previously the application form states no trees or hedges lie on or adjacent to the site however this is not the case.

I have read the GIS, this contains no proposals for new Green Infrastructure – new GI is required under national policy as ‘enhancement’, in addition to ‘mitigation’ for biodiversity losses.

No landscape scheme is proposed. 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.

Recommendations:

Further details are required to be submitted for approval:

1. Soft Landscape/Planting Plan showing planting type, species, size, density and outline maintenance plan for five years to cover new planting until established and management of existing vegetation. It is advised that a suitably qualified landscape specialist/professional is used to provide this which **could be conditioned**.