

APPLICATION NUMBER: 25/0933

PROPOSAL: DEMOLITION OF FORMER ENGINEERS OFFICE AND FLAT-ROOFED BUILDING

SITE: East Way Road Alexandra Docks Newport NP20 2UW

APPLICATION TYPE: Prior notification

The setting is industrial use, there are no significant landscape constraints.

The proposal is for demolition, the application form states ‘The site will be left as existing slab for car parking/hardstanding’ but this is not covered in the Method Statement. The surface and layout are not confirmed in the application.

If the site is to be left for car parking/hardstanding and not redeveloped, the proposal should meet the requirements of GP5 General Development Principles – Natural Environment assuming this is appropriate given the application is ‘Prior Notification’:

- vi the proposal includes an **appropriate landscape scheme which enhances the site** and the wider context including green infrastructure and biodiversity networks.

I would advise given the scale of the proposed demolition and as the site is visible in both directions along East Way Road that a defined car parking/hard standing proposal plan is provided and that GP5 is met by setting back to allow a footway and green verge for tree planting as is the case further north along East Dock Way.

	
Green verge – location shown as arrow	Arrow shows green verge location in relation to demolition site
	
East Way Road showing building to be demolished heading north	East Way Road showing building to be demolished heading south