

REFERENCE: 26/0662

PROPOSAL: RESERVED MATTERS APPROVAL IN RESPECT OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT TO 24/0965 FOR THE DEMOLITION AND REDEVELOPMENT OF THE SITE FOR CIRCA 54,000 SQUARE METRES OF FLEXIBLE FLOOR SPACE FOR EDUCATIONAL USE, OR ANY OTHER USE WITHIN USE CLASSES A1 (SHOPS), A2 (FINANCIAL AND PROFESSIONAL SERVICES), A3 (FOOD AND DRINK), B1 (BUSINESS), C1 (HOTELS), D1 (NONRESIDENTIAL INSTITUTIONS) AND D2 (ASSEMBLY AND LEISURE) AND THE PARTIAL DISCHARGE OF CONDITIONS 2 (RESERVED MATTERS), **5 (LANDSCAPING SCHEME)**

SITE: Land Adjoining Newport Centre, Kingsway, Newport

APPLICATION TYPE: Reserved Matters Major)

CASE OFFICER: Grant Hawkins

RECOMMENDATION: ADDITIONAL INFORMATION REQUIRED (Please re-consult when received); NO OBJECTION SUBJECT TO CONDITIONS

Comments:

The proposed landscape proposals are acceptable in principle. However further details would still be required to be submitted for approval to include

- Type/colour/finish of proposed surfacing materials.
- Type/colour/finish of proposed edging units.
- Type/colour/finish of all street furniture such as raised planters, seating, litter bins etc.
- Type/colour/finish of all boundary treatment such as walls, railings etc.
- Further information of any proposed enclosures (type/colour/finish).
- Ensure that no dig construction is clearly indicated where appropriate.

I also have the following reservations and comments:

- Concern over proximity of proposed trees to building overhang in planting bed to main entrance. Either the species needs to be changed, or the planting bed made larger and/or trees shifted further away from the building. Justification as to why this planting bed cannot be amended as above should be provided.
- Details of all extensive green roofs including construction details and proposed plant species should be provided.

Landscape Comments

- The rain garden/in-ground planter details are adequate, but I would suggest that they have kerbs with an upstand to provide more protection and reduce the amount of debris that might blow into them. These could have nom. 50mm gaps in between them to facilitate surface water run-off in high rainfall events. The same goes for the ornamental planting beds with tree pits.
- The roof terrace landscape design is utilitarian and should be reviewed and improved. Furniture is not specified and does not feel like an inviting space. It should be made more dynamic and interesting. More raised planting would be welcome.
- There is an anomalous dashed red line on multiple plans which needs to be addressed:

