

APPLICATION NUMBER: RECON 25/0924

PROPOSAL: CONSTRUCTION OF AN OFFICE CENTRE (B1) AND ASSOCIATED WORKS

SITE: Land To North Of Phoenix House Buchanan Way Newport

APPLICATION TYPE: Full

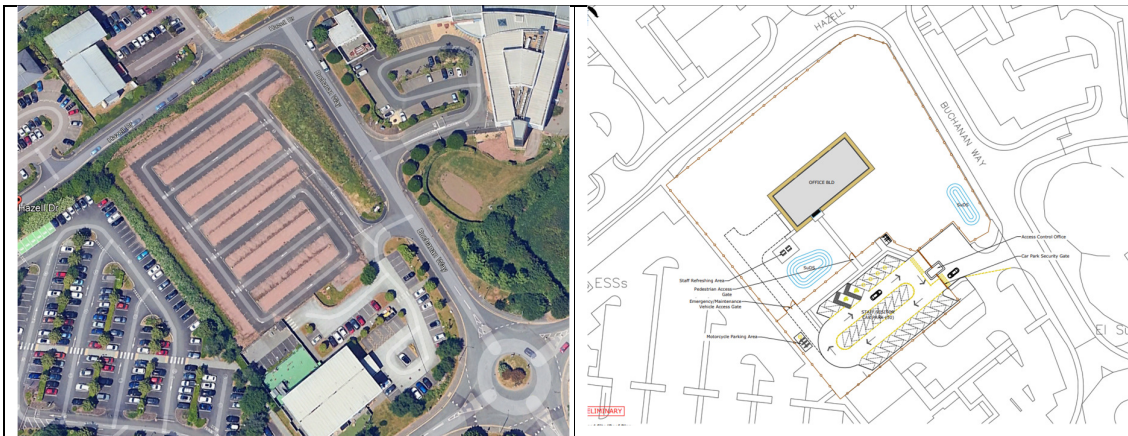
A revised 'Soft Landscape Proposals' plan now rev A by Dp landscape architecture has been submitted.

Fencing along Buchanan Way has now been set back behind a new native hedge plus 2m wide grass verge, which better reflects the wider estate verge treatment.

Other queries or concerns I raised in my November comments have not been responded to – and are copied again below.

Proposed Site/Roof Plan by Sauro

1. The location of the office building is placed centrally within the site within a large open grassed space and this appears to make poor use of the space, also resulting in long path lengths from the car parking.
2. Site boundary height and fence type and colour should be confirmed.



Soft Landscape Proposals by Dp landscape architecture

3. The character of the vegetation shown as retained along the north boundary onto Hazell Drive is still unclear - there is no description of this – see photo below which shows bramble dominating and an issue onto the public footpath. Please advise on what the vegetation composition is and how this will be managed.



4. Tree planting consists of occasional standard trees in large areas of 'WFG18 Butterfly & Honeybee' to be strimmed twice a year. Additional tree planting (including feathered trees in informal groups) would help better visually ground the building.
5. The native hedge target height is unclear or whether this will be allowed to grown on, please confirm.
6. Site preparation is key to establishing a successful meadow as the site is currently hard surfaced but this is not included in the outline planting specification.