

APPLICATION NUMBER: 24/0969

PROPOSAL: ERECTION OF A VEHICULAR MAINTENANCE AND WORKSHOP BUILDING, FORMATION OF CAR PARKING AREAS, EV CHARGING POINTS, LANDSCAPING AND ASSOCIATED DEVELOPMENT

SITE: Land adjacent to and South of Matalan Newport Retail Park, Spyttt Road, Newport

APPLICATION TYPE: Full

NO OBJECTION SUBJECT TO REVISIONS

The woodland east boundary is the key landscape feature to retain and this must be evidenced in more detail to show the trees can be successfully retained long-term. Please refer to the tree officer comments for detailed concerns.

There are significant differences between the location and extent of drainage swales shown on the Drainage Layout rev A and those shown on the Landscape Planting Plan rev A by DEP Landscape Architecture Ltd. The plans need to align.

All swales on the Landscape Planting Plan are shown for the same treatment - turf with a wetland seed mix EM8F 'Wild Flowers for Wetlands'. Shading from adjacent mature trees needs to be taken into account to ensure this is successful.

Proposed native hedges to the south and north boundaries are welcome. The proposed height of 1.2-1.5m to define the boundary and provide screening, trimmed twice per year to achieve a neat and tidy appearance will provide little biodiversity benefit and limited screening of the vans. Can this be reviewed and relaxed eg. to a minimum 1.8m with a cut every 3 years or rotation of faces and top.

The east boundary swale will put pressure on the root protection areas for the corridor of boundary trees and in my view is not therefore a suitable 5m buffer onto woodland. Retaining existing levels and planting up with a 5m wide woodland shrub edge mix would be preferred depending on advice from the Tree Officer. The east boundary swale will clearly cut into the RPA for T1 oak. The entire swale location needs review.

Treatment along Seven Stiles Avenue appears to be dominated by trees in mown grass. The planting proposal offers no mitigation to the open views onto the extensive surfacing proposed for van storage but shows retention of boundary 'dense overgrowth' which appears on Streetview to be dominated by bramble. Please review as tree planting and hedge planting would be expected to define the west boundary unless there are service run constraints.