

APPLICATION NUMBER: 24/0782

PROPOSAL: RETAIL STORE, NURSERY (D1) AND 3NO. COMMERCIAL UNITS AND ASSOCIATED WORKS RELATING TO OUTLINE PLANNING PERMISSION 06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION

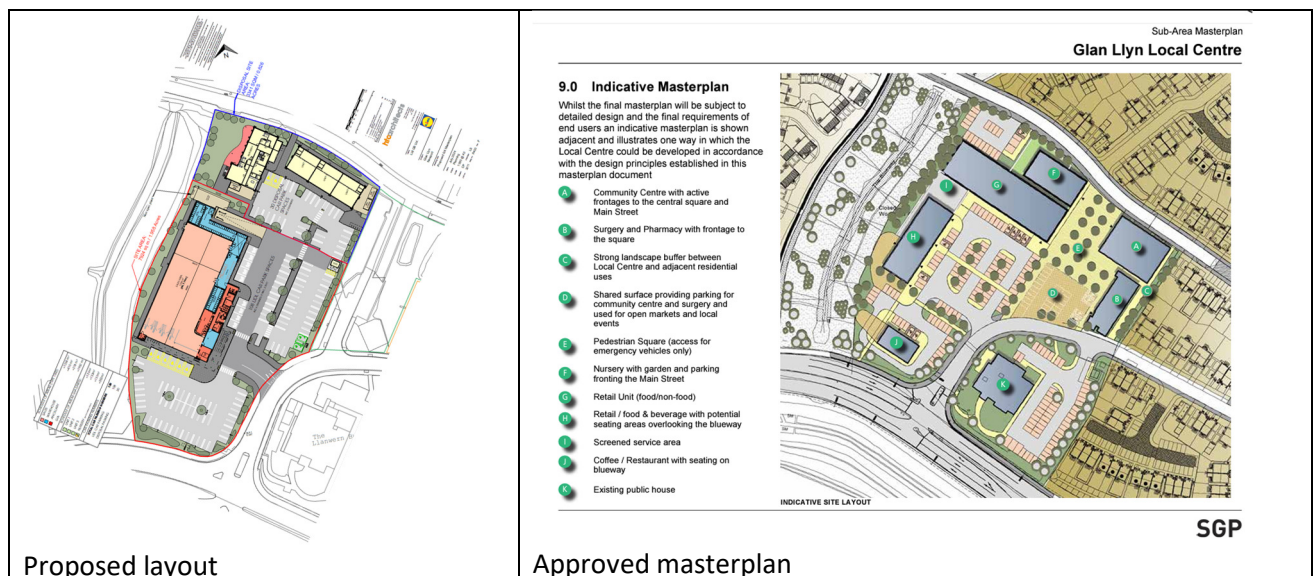
SITE: Land West Of 1 Kings Wall Drive Newport

APPLICATION TYPE: Reserved Matters/Conditions

SIGNIFICANT LAYOUT CONCERNS

Layout concerns

The proposed layout appears to be a long way from delivering the 'Local Centre' vision described and shown in the approved Glan Llyn Local Centre sub-area masterplan by SPG rev Aug 2019. The masterplan report Para 2 states that this should provide a hub that is flexible, future proofed and allows for provision of a range of spaces. The 24/0782 submission shows a Lidl supermarket and car park dominating, 3no retail units squeezed into the north-east corner, with the pre-school nursery no long occupying its own space and with the side elevation facing onto the residential Main Street.



The masterplan concept of a Central Square with double frontage buildings creating active frontages onto Main Street is lost. The position of the 3no retail units presents blank/no access rear elevations onto Main Street and the bin store area faces onto the square at the key access point into the Local Centre. The location of the nursery means there is no meaningful visual link with the other proposed Local Centre uses due to separation by the retail units.

The proposal is for a 2 storey nursery building, generally accommodation for pre-school age children is single storey. The nursery play area is shown enclosed by a 1.8m solid timber fence and double width native hedges with no visual opportunities out. I question whether this delivers an appropriate environment for pre-schoolers.

I have concern over the relationship of the nursery with retail space, in particular that drop-off/pick-up/milling around space for parents travelling by foot or car is not defined from main public access areas. The nursery capacity is not explained or the ratio of staff to pre-schoolers or the need for staff parking or access for deliveries during school hours.

Planting design concerns

The north elevation of the nursery is to be planted with a native shrub matrix at 1m centres and grass meadow mix verge. This allows no access for elevation/window maintenance. As a small area the proposed planting character will be difficult to maintain and will not blend in with the wider Main Street corridor character.

The planting bed detail plan appears to be missing from the main submission but is incorporated within the GIS.

The west boundary proposals onto public open space (includes Julians Reen) are acceptable. I would advise the proposal for yew planting and sloe planting is dropped given proximity to both public open space and the nursery.

Trees in car parking are shown as structural tree pits in hard landscape. These are very costly to implement and need to allow for protection from vehicle over-run. Trees in soft landscape perform better and are less costly – the proposal demonstrates the over-developed nature of the layout. If the proposal is pursued, tree pit details will be required along with confirmation of the rooting volume required for each of the tree species proposed.

The approved masterplan report states the Queensway Frontage will be planted with informal groups of trees and hedge set in a wide grass verge. However no tree planting only a hedge is proposed which will allow open unattractive views from Queensway onto the Lidl store.