

APPLICATION NUMBER: 25/0907

PROPOSAL: OF 25/0145 FOR THE ALTERATION AND EXTENSION OF EXISTING BUILDINGS TO PROVIDE A CAFE, OFFICES, STORE AND PLANT ROOMS, TOGETHER WITH ASSOCIATED LANDSCAPE ALTERATIONS AND OUTDOOR SEATING AREA

SITE: Tredegar Park Lodge Cardiff Road Newport NP10 8TF

APPLICATION TYPE: Conditions

CONDITION 5 (LANDSCAPING)

The conditions requires a 'scheme of hard and soft landscaping for the site (indicating the number, species, height on planting and positions of all trees and shrubs)' – this has not been submitted in sufficient detail so the condition cannot be discharged.

The soft materials plan submitted is at a concept level and does not show:

- the rain gardens ref Amey Proposed Drainage Layout
- clearly show all the approved tree planting proposals
- there is no outline planting or maintenance specification – it is unclear whether planting is proposed within root protection areas for which a separate specification would be required
- grass areas are unclear – note the approved DAS mentions a permeable parking area using plastic 'cell-paving' infilled with grass, is not shown
- the approved DAS mentions new evergreen hedges between the Courtyard Garden and the adjacent A48 and as a screen the external Waste Storage Area – hedge locations are not clear
- planting size and density is not specified

In terms of hard landscaping, the Amey Proposed Drainage Layout plan shows the extent but the finish to 'porous pavement' is not clear, this could be anything from tarmac to higher quality resin bound paving.

