

APPLICATION NUMBER: RECON 24/0678

PROPOSAL: PROPOSED DEVELOPMENT OF 42 NO. DWELLINGS, LANDSCAPE PLANTING AND ASSOCIATED WORKS

SITE: Monbank Development Site Cardiff Road

APPLICATION TYPE: Full

CLARIFICATION IS STILL REQUIRED

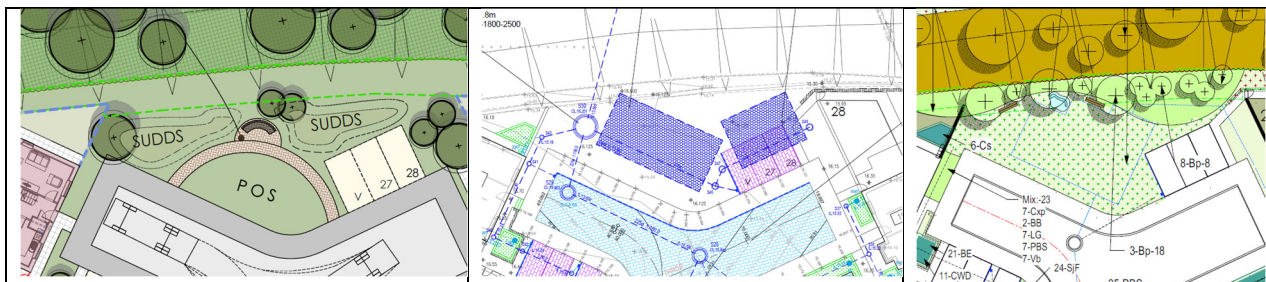
The GIS is welcome.

I have no issues with the proposed planting or management which is fully scoped out but I still have reservations over the tie up between the plans by different consultants, and how level changes will be dealt with.

1. Site Plan

As previously, the Site Plan needs updating to reflect the Engineering Layout and Planting Plan.

The Site Plan is unchanged and still shows a long retaining wall wrapping around the southern area (see below), and a different public open space arrangement – see extracts below.

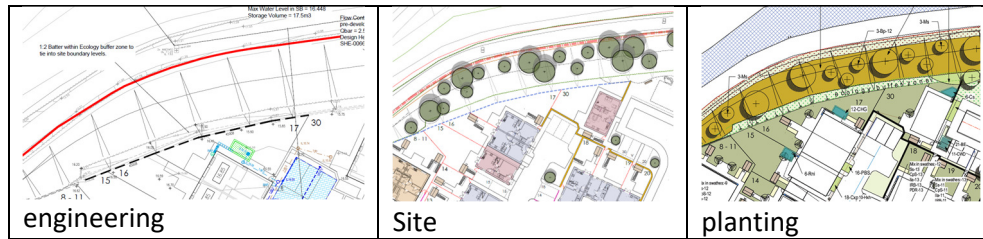


2. Levels

The Boundary Identification Detail plan by Le Trucco Design is helpful.

The site has difficult levels to deal with key levels are not shown on the Site Plan.

The proposals show the steep 1 in 2 slope along the north boundary, with (up to) 450mm height gravel board and 2.4m acoustic fence at the top of the slope. There is planting to the slope and a grass verge to the base but given the steepness I would query whether any further drainage is needed to prevent water/soil washing onto the cycle path.



Similarly difficult levels are shown to the rear gardens of plots 1-12 south. A slope is shown within the rear gardens down to retaining walls (possibly gabion baskets) up to 750mm height with retained vegetation immediately beyond. The slopes will be difficult to maintain and will not provide useable space.



Sections through the west and north boundaries would help show the relationship between all of the proposals and the existing and proposed levels which is otherwise difficult to interpret across the various plans.

3. Vegetation retention

Confirmation that areas shown for vegetation retention can be retained given the proposed levels, an example is shown below.

