

APPLICATION NUMBER: RECON 25/0825

PROPOSAL: DEMOLITION OF 1 - 23 OAK ROAD AND REDEVELOPMENT TO PROVIDE 43 RESIDENTIAL HOMES COMPRISING 5 HOUSES AND 9 FLATS ON THE NORTH SITE AND 29 FLATS ON THE SOUTH SITE ALONGSIDE LANDSCAPING, ACCESS, PARKING AND ASSOCIATED WORKS

SITE: Land at North and South site St John's Oak Road Rogerstone Newport

APPLICATION TYPE: Conditions

CONDITION 6 (LANDSCAPING) OF 22/0919

The hard and landscape proposals have been revised all now v10.

It is not clear why the hard landscape has been revised but I have no objection to the proposals.

The specification for planting now shows an increase in tree nursery stock size to semi-mature tree stock for key areas which is welcome.

There is an issue with the extent of species rich grass for which the only specification is EM8 a wetland meadow mix. The soft landscape plan does not clearly show the extent of this, but if this is used outside SuDS features and alongside public footpath/highway areas I have a concern that the mix will have insufficient inundation to succeed and that management using a 'hay cut' with grass left to drop seed will become an issue.

Can the landscape consultants 'tir' confirm the extent of EM8 use and if this is (as stated) across the dry and wet site areas, can use of this one mix be checked with Emorsgate the seed supplier given the site conditions. Usually another mix would be specified for dry areas with ideally only edges maintained in a less intensive way. The use of a species rich mix which would allow regular cutting should extensive use of 'meadow grass' become an issue for residents could be considered.