

APPLICATION DETAILS

No: 17/0453 **Ward:** ST JULIANS

Type: DISCHARGE CONDITIONS

Expiry Date: 10-JUL-2017

Applicant: KEEPMOAT, ASBRI

Site: LAND TO SOUTH OF GLAN USK PRIMARY SCHOOL, HERBERT ROAD, NEWPORT

Proposal: PARTIAL DISCHARGE OF CONDITION 22 (LANDSCAPING MANAGEMENT) AND 23 (MATERIALS) OF PLANNING PERMISSION 13/1279 FOR DEVELOPMENT OF 251NO. DWELLINGS AND ASSOCIATED WORKS IN RELATION TO PHASE 1 ONLY.

DECISION: APPROVED

1. CONSULTATIONS

1.1 None.

2. INTERNAL COUNCIL ADVICE

2.1 HEAD OF STREETSCENE & CITY SERVICES (LANDSCAPING):

Planting Plan

The planting plan has been submitted, all is OK except the following points:

1. Native hedge planting – locations are close to paths and mown verges and species mix includes Prunus spinosa (blackthorn) which suckers even through tarmac, this will be an ongoing maintenance problem. Blackthorn will be OK in the buffer planting.
2. Native hedge planting density is shown at 3/linear metre, the norm is 5/linear metre and in an urban area the density should be increased.
3. The plan shows ornamental planting 'Vm' and 'Lp' but these are not on the plant schedule.

Landscape Management Plan

1. This should link with the Ecological Management Plan but the latter has not been submitted.
2. The use of glyphosate is proposed, part of the site is adjacent to a watercourse and alternative methods of weed clearance may be needed to avoid drift affect water-based plants.
3. Should include the need to top up the mulch depth throughout the 5 year establishment phase (specified at 50 or 75mm depth).
4. Wetland meadow – a cut in early spring is specified, a cut is normally delayed until end July (when seed drops). A cut in spring could remove spring flowers from seeding, this needs to be checked with the Ecological Plan consultants.

3. REPRESENTATIONS

3.1 None.

4. RELEVANT SITE HISTORY

Ref. No.	Description	Decision & Date
13/1279	DEVELOPMENT OF 251 DWELLINGS AND ASSOCIATED WORKS INCLUDING BOUNDARY TREATMENTS, RETAINING WALLS, VEHICULAR ACCESS, PARKING, PATHWAYS AND LANDSCAPING AFFECTING PUBLIC RIGHT OF WAY 407/1	GC 11 August 2015
16/1285	PARTIAL DISCHARGE OF CONDITION 7 (PHASING) OF PLANNING PERMISSION 13/1279 FOR THE DEVELOPMENT OF 251	A 26 January

	DWELLINGS AND ASSOCIATED WORKS INCLUDING BOUNDARY TREATMENTS, RETAINING WALLS, VEHICULAR ACCESS, PARKING, PATHWAYS AND LANDSCAPING AFFECTING PUBLIC RIGHT OF WAY 407/1	2017
17/0211	PARTIAL DISCHARGE OF CONDITIONS 6 (LANDSCAPING) 9 (ECOLOGICAL MANAGEMENT SCHEME) AND 27 (CYCLE PARKING AND BIN STORE) OF PLANNING PERMISSION 13/1279 FOR THE DEVELOPMENT OF 251 DWELLINGS AND ASSOCIATED WORKS INCLUDING BOUNDARY TREATMENTS, RETAINING WALLS, VEHICULAR ACCESS, PARKING, PATHWAYS AND LANDSCAPING AFFECTING PUBLIC RIGHT OF WAY 407/1	A 04 May 2017

5. ASSESSMENT

5.1 The applicant is seeking to partially discharge conditions 22 (Landscape Management) and 23 (External Materials) of planning permission 13/1279 for the construction of 251 dwellings on land to the south of Glan Usk School. Those conditions read as follows:

22. Prior to the implementation of any approved landscaping scheme details of a landscaping management plan shall be provided to the LPA in writing. The Management Plan shall include details of the future maintenance of landscaped areas including the maintenance of screening bunds and otter proof fencing where relevant and shall have regard to the details of the Ecological Management Plan submitted under condition 29 to ensure a coherent and ecologically sound approach to the management of the site.

Reason: *to ensure the proper maintenance of landscaped areas to protect the conservation interest of the River Usk (otters) and wider visual amenity.*

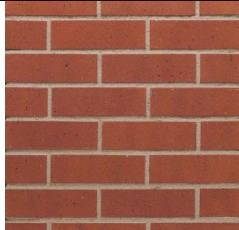
23. No work shall be commenced on the construction of the approved scheme in relation to roads, parking areas and dwellings on any phase as defined by Condition 7 until details/samples of materials and finishes to be used on the external surfaces (including buildings and hard landscaped areas; car park and access road areas) in relation to that phase have been submitted to and approved in writing by the local planning authority. The development of each phase shall then be carried out using the approved materials for that phase.




Reason: *to ensure that the development is completed in a manner compatible with its surroundings.*

5.2 The applicant has submitted a Landscape Specification & Management Plan (March 2017) which outlines how the planted areas will be managed. The planting scheme for the development and an Ecological Management Plan were approved under conditional discharge 07/0211. As such the Landscape Officer's comments on those documents are noted but changes cannot be sought since the Council has already approved those documents.

5.3 The Landscape Officer's comments on the Landscape Management Plan have been accepted and the applicant agrees to incorporate the suggested changes into the Management Plan (points 2-4). As such the amended plan is acceptable.

5.4 The proposed external materials are:

	Material	Colour	
Walls	Brick	Weinberger 'Cranbrook' red	

	Render	Parex Monorex "G00 Natural White" fine scraped	
	Wall Cladding	Cedral Click Weatherboard – Slate Grey	
Doors & Windows	French Doors	Upvc - Dark Grey	
	Windows	Upvc - Dark Grey	
Roof	Clay tiles	Russell Galloway tile (Anthracite)	
	Fascia / Soffets	Upvc – Dark grey	
Rainwater Goods	Downpipes / Gutters / Soil Pipes	Upvc – Dark grey	
Canopies	(Door) Canopy	Glass Reinforced Plastic Unit (no details)	Wessex Building Products (pre-fabricated unit) – charcoal grey.
Hard Landscaping	Public Roads & public footpaths	Tarmac - black	
	Parking Bays	Paviour Blocks – Marshall's Piora Permeable Paving System	Charcoal (white for demarcation)
	Private footpaths &* rear yards	Marshall's Paving Slabs	Natural (light grey)
Retaining Walls	Bricks	Weinberger 'Cranbrook' red	
	Gabions	'Limestone' to faced elements	Grey

5.5 The proposed materials are considered acceptable in terms of how they will complement each other. The discharge relates to the blocks of flats that are to be built at the southern end of the site. These blocks are slightly detached from the nearby streets (Morgan Street, Courtney Street and Collier Street). Those streets once had a consistent treatment of redbrick and slate roofs with white window and door frames. However over the years many have been rendered and a variety of colour applied (mostly light). As such there is no coherent range of colours, materials or textures in the area. As such what is proposed is consistent giving a coherent but limited range of colours, materials and textures in the three block of flats which will be read together and will not strongly visually link to the existing houses which as noted no longer have any consistency to their finishes. The proposed materials are acceptable.

6. OTHER CONSIDERATIONS

6.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in

its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

6.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

6.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

6.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

6.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

6.6 ***Wellbeing of Future Generations (Wales) Act 2015***

Section 3 of the Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

7. **CONCLUSION**

7.1 Both conditions are discharged in part.

8. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to the following plans and documents:

- Drawing 3154(27) 201A – External Canopy Details
- Marshalls Priors, Paviour Blocks (Information Sheet)
- Marshalls Paving Slabs (Information Sheet)
- Details of Gabion Basket Fill
- Landscape Specification & Management Plan (March 2017) as amended by the email from Llyr Morris 14 June 2017 (12:41)
- Sample Request Tracking Schedule (05 May 2017), other than in relation to Gabions

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is

considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

04 The partial discharge of Condition 22 (Landscape Management Plan) relates to the areas shown in drawing TDA.2283.01 (Detailed Soft Landscaping Proposals, Phase 1). The partial discharge of Condition 23 (materials) relates to plots 232-251 as identified in planning permission 13/1279. Both discharges relate to Phase 1 of the development scheme as agreed under conditional discharge 16/1285.
