

REFERENCE: 26/0123

PROPOSAL: PROPOSED RE-DEVELOPMENT OF THE FORMER TRANSPORT YARD CORPORATION ROAD NEWPORT, PHASE 2 COMPRISING OF 14 RESIDENTIAL UNITS WITH ACCESS ARRANGEMENTS, PARKING AND ASSOCIATED WORKS

SITE: Former Robert Price Transport Yard Corporation Road Newport

APPLICATION TYPE: Full

CASE OFFICER: Geraint Roberts

RECOMMENDATION: REVISIONS REQUIRED

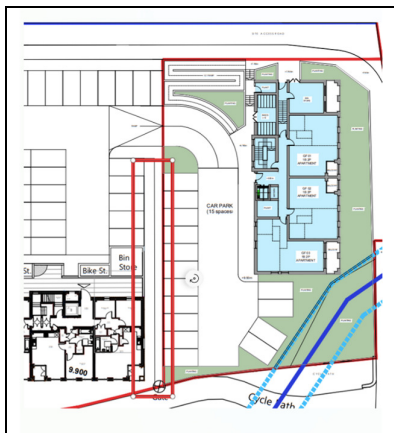
Comments:

Given the proposal is for a four storey building, I would advise planting needs to be more robust where there is space to deliver this and the relationship with block B phase 1 is likely to be poor.

The following comments relate to proposals shown on Detailed Soft Landscape Proposals rev A by mhp.

1. Phase 1 boundary

- Not surprisingly there is no room within the phase 2 red line for planting to soften the route between phase 1 block B footpath and phase 2 parking. I am unclear on the treatment alongside Phase 1 block B – **please advise** as I think this will result in poor design for users and very visible from the cycle path.



2. Boundaries

- No boundary plan is submitted to confirm height and finishes.
- The boundary onto Corporation Road appears to be a double terrace, with rain garden planting all set above the highway footpath with a retaining wall. However the boundary onto the cycleway is less clear - section A shows a 200mm drop, but the elevation in the DAS below shows a high brick wall creating a harsh boundary. A number of **north-south sections are needed** to show proposed treatment on this boundary – ideally provided by the landscape consultant to show planting height/character.



3. SuDS planting

Can mhp check the plant species proposed for SuDS:

- the bio-retention area contains planting unsuitable for SuDS
 - all of the Corporation Road frontage is rain garden, again I don't think the species are appropriate
4. All planting is ornamental and will require skill to maintain dense cover. The south-east corner is a very large area of planting – around 10m x 10m. My view is that the south boundary and south-east corner requires a simpler, less ornamental, more robust and taller planting scheme incorporating hedges, to reduce the scale of the buildings and screen/soften car parking.
5. Trees
- Nursery stock for trees is undersized at 10-12cm for cherry, 12-14cm for others. As only 9 trees are proposed, I would recommend semi-mature stock of 16-18cm or larger for early impact. The Amelanchier at 1-1.25m is also undersized.
6. Maintenance
- A 5 year soft landscape maintenance and management plan is required and needs to include SuDS and an annual check and replacement plan as the water regime will vary as will plant success. This could be conditioned.