

REFERENCE: RECON 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

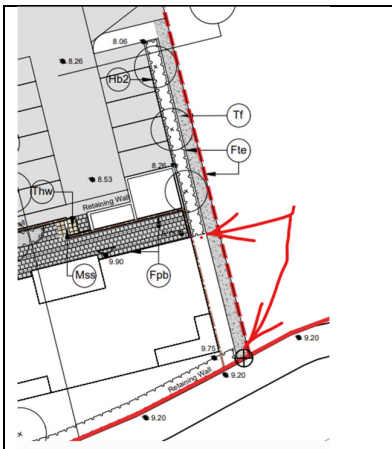
RECOMMENDATION: REVISIONS REQUIRED

Comments:

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

1. Phase 1 boundary

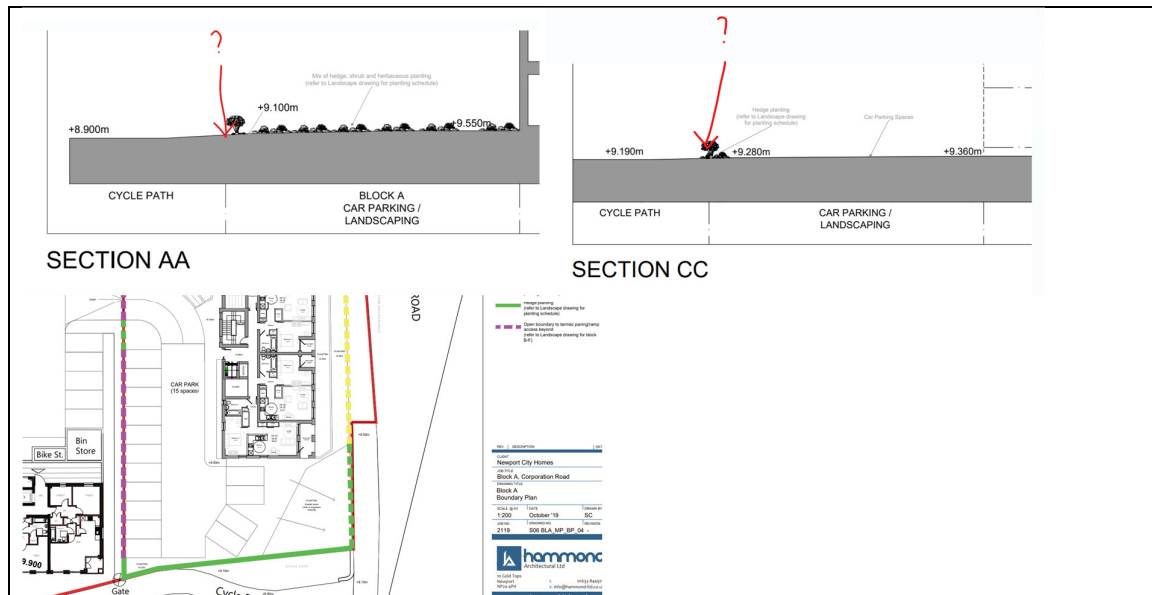
- Not surprisingly there is no room within the phase 2 red line for planting to soften the route between phase 1 block B footpath and phase 2 parking. Landscape treatment alongside Phase 1 block B has now been provided [see below] – this confirms **poor design for footpath users** between block B/car park as highlighted and this will be very visible from the cycle path.



Countryside and Conservation Landscape Comments

2. Boundaries

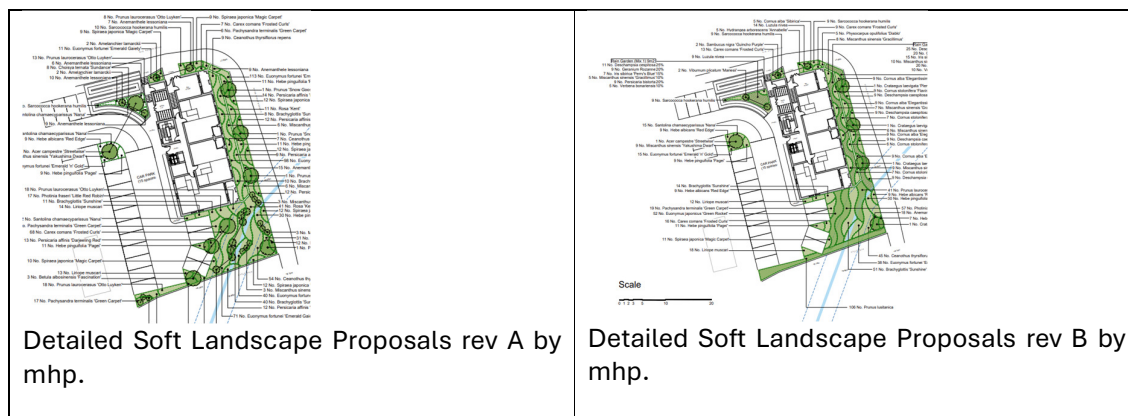
- A boundary plan has now been submitted.
- The boundary onto the cycleway appears to be the Portuguese laurel hedge, should there not be a low railing to highlight the **boundary between public and semi-private space**? There is likely to be a desire line from car parking onto cycleway.



3. Trees

Rev B hedge proposal to the south is welcome although this will be a monoculture for the 25 liner meters + shown.

Rev B shows a reduction in tree planting to the south with no rationale – my comments were that the scheme was ornamental across a large area which will require skill to maintain, I had no issue with the trees which will provide much needed height to visually balance the multi-storey building and **strongly advise this change is reviewed**. Note that nine trees were previously shown now reduced to five.



- As previously the **nursery stock for trees is undersized** at 12-14cmg. I would recommend semi-mature stock of 16-18cmg or larger for early impact.

Trees					
Species	Girth	Height	Specification		Quantity
Acer campestre 'Streetwise' 12-14cm	350-425cm	Heavy Standard :Clear Stem 175-200 :5 brks :RB			1
Crataegus laevigata 'Plena' 12-14cm	350-425cm	Heavy Standard :Clear Stem 175-200 :5 brks :RB			4
Total :					5

4. Maintenance

- A 5 year soft landscape maintenance and management plan is required to include target height for the prunus lusitanica 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.