

APPLICATION NUMBER: 25/0176

PROPOSAL: FOUR COMMERCIAL UNITS no. 15-18

SITE: Llanwern Works

APPLICATION TYPE: Reserved Matters

MINOR CONCERNS

Full planting plan details (1-3) and Landscape management Plan by rps is submitted, I have no comments on the detail.

Structural planting is shown on the boundary with units 11,12,14 to the east which is welcome.

There is a lack of any structural planting along the north of unit 18, however I think this continues treatment along the north of unit 14 which I believe has been approved.

Concern arises over the potential impact on Glan Llyn. Units 15 and 16 largely coincide with Monks Lake but would be visible across Monks Ditch from the south-east area of residential Phase 5g and from the north-east area of 'Football Pitches and Pavillion'. There is no planting and no structural planting shown to the west elevations of the units 15 and 16 (only a 3m maintenance grass strip) accepting that tree planting within the car park of unit 15 will help soften views from the Football Pitches.

It would help if the context along Monks Ditch can be shown (screen shot would suffice) along with any approved planting to the pumping station fronting units 15 and 16 as this might provide sufficient softening of views.

