

APPLICATION NUMBER: 25/0177

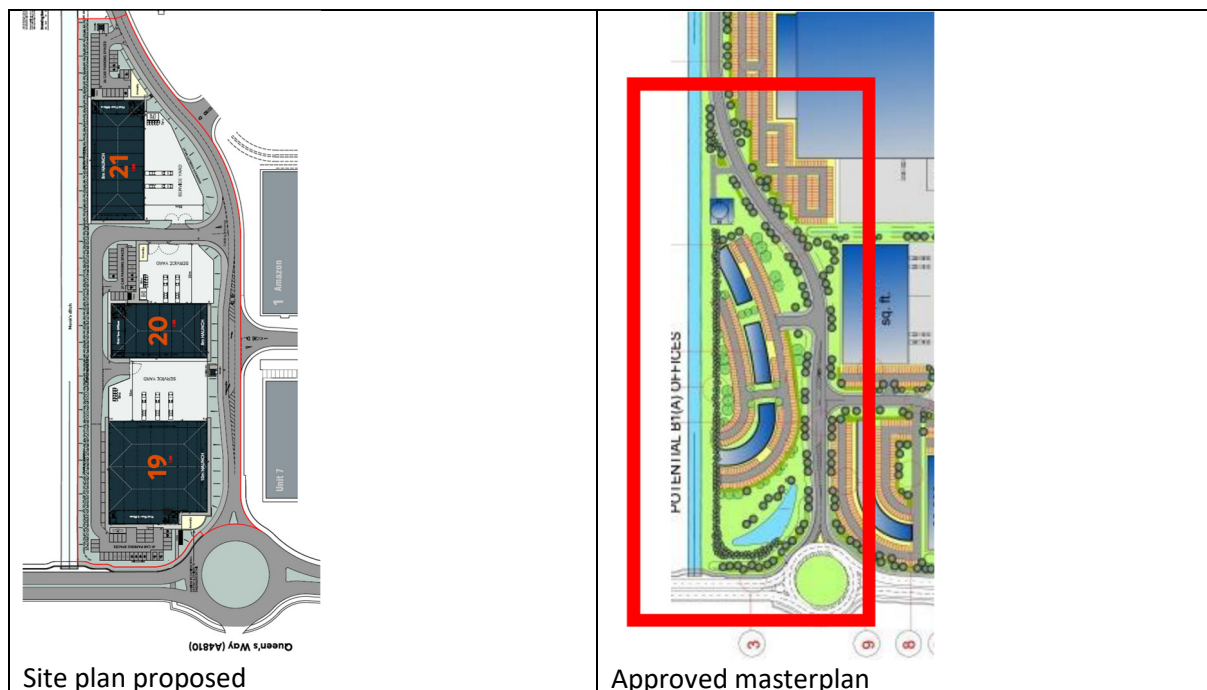
PROPOSAL: THREE COMMERCIAL UNITS no 19-21

SITE: Llanwern Works

APPLICATION TYPE: Reserved Matters

SIGNIFICANT DEVIATION FROM APPROVED MASTERPLAN WITH LANDSCAPE IMPACTS ALSO AFFECTING GLAN LLYN

The proposal is for Use Classes B1, B2 and/or B8 whereas the approved masterplan shows B1(A) offices. The larger scale buildings required for B8 use are more difficult to assimilate into the landscape and will result in a higher landscape impact, affecting Glan Llyn users and residents to the west of Monks Reen.



Full planting plan details (1-3) and a Landscape management Plan by rps are submitted. I have no comments on the detail other than it would be helpful if rps could submit **one general arrangement planting plan**.

The substantial number and semi-mature nursery stock size of trees along with native mixed hedges will soften the impact of the buildings from Queens Way, but treatment on this boundary does not reflect the masterplan proposal of a key entrance feature, shown as a waterbody.

The rear of the three commercial units would potentially be visible across Monks Ditch from Phase 5E and the 'Football Pitches and Pavilion' – refer approved Glan Llyn East Area Master Plan.



The same landscape treatment using semi-mature trees and native mixed hedges is proposed along Monks Ditch but only where space allows.

Landscape concern along Monks Ditch arises from:

- the extensive use of gabion baskets, this is not a high-quality solution to level changes and indicates an over-developed site.
- impact from unit 21 where space is so tight there is insufficient room to accommodate even a hedge. No structural planting (trees, hedges) is shown and the rear of the building will be openly visible across Monks Ditch affecting residents and users of the football pitches, pavilion and LEAP.
- the proposal is not in line with the approved Celtic Business Park masterplan or description of planting along Monks Ditch (below).

4. Planting along Monks Ditch

Planting at the edge of Monks Ditch will be low density and located at the edge of the 7m rein maintenance corridor to ensure that maintenance access is not restricted.

Planting will consist of native trees, & shrubs planted in a 3m wide screen & shelter belt along the edge of the maintenance strip. The maintenance corridor will be seeded with a low maintenance amenity grass mix.

Tree Species:

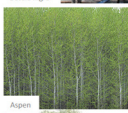
- *Alnus glutinosa* (Alder)
- *Betula pubescens* (Downy Birch)
- *Betula nigra* 'Heritage' (Black birch)
- *Populus tremula* (Aspen)
- *Populus nigra* (Black Poplar)
- *Salix* spp (Willow species)

Seed Mix:

- British Seed Houses 'Mix A4 Low Maintenance Areas'



Betula nigra



Aspen



Grey Willow

The concerns are driven by the Site Plan, there is no more that planting mitigation can deliver.

I would strongly recommend the layout is revised to accommodate trees and hedges and allow a continuous landscape character along Monks Ditch as shown for units 19 and 20.

It would help further analysis and discussion if the landscape context within Glan Llyn and along Monks Ditch could be shown in plan view and a landscape drawn section (by rps) provided to illustrate the relationship between the scale of the units, the ditch, and to show the context within Glan Llyn.