

APPLICATION NUMBER: 25/0520

PROPOSAL: THE CONSTRUCTION AND OPERATION OF A 132KV GIS SUBSTATION, INCLUDING SUBSTATION BUILDING, ASSOCIATED INFRASTRUCTURE AND WORKS

SITE: Land Adjacent To Electric Substation Celtic Way Celtic Lakes

APPLICATION TYPE: Full

The conclusion of the Green Infrastructure Statement within the Preliminary Ecological Appraisal states 'Measures would form part of an overarching Biodiversity Strategy for both the Proposed Development and proposed cable route.' Presumably this would be conditioned as this is not part of the application.

The site lies within the Wentlooge Special Landscape Area and Green Wedge however there is no mention of how these policies have been applied.

There is no review of the amenity impact on users of the Percoed Reen cycleway which lies 50m to the south. The building height at 19m will have a reasonably large view-shed in the flat landscape and will require mitigation. New planting may be required outside the red line but within the landownership boundary.



There is no replacement planting to mitigate for tree/scrub losses outlined in the Arboricultural Impact Assessment.

There is no enhancement planting to meet LDP GP5: vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.

I recommend the proposals are reviewed by a professional landscape architect. The following is required at full planning :

1. Panoramic photos from both directions from the cycleway with the building mass highlighted as a simple line. The impacts should be described and appropriate mitigation shown on a plan.
2. Building on the above, a detailed planting plan (to include maintenance for the first 5 years) is required. If there are constraints to tree planting from service runs these should be clearly shown.