

REFERENCE: 26/0410

PROPOSAL: DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AND THE CONSTRUCTION OF AN ELECTRICITY SUBSTATION COMPOUND, INCLUDING SWITCH ROOM BUILDING WITH ASSOCIATED WORKS

SITE: Land South West To 8 East Way Road Alexandra Docks

APPLICATION TYPE: Full

CASE OFFICER: Grant Hawkins

RECOMMENDATION: NO OBJECTION subject to revision or conditions

Comments:

Within a large-scale industrial use setting, the site is screened by very extensive high conifer hedges which run along East Way Road except at the site where views are open, views will be onto the long runs of 2.4m high palisade fencing and infrastructure beyond.

The Landscape Plan shows wildflower meadow [to be managed as meadow with a hay cut] and a native mixed hedge to the rear of the site. The hedge requires further detail on the species mix, density, and target height (managed or allowed to grow on).

There are other opportunities for planting outside visibility splays that would provide additional enhancement and help mitigate poor views, these should be explored.

Note that the drainage proposals offer no above ground SuDS to meet SAB national standards for biodiversity and amenity. If there are constraints to above ground SuDS these should be identified.

Further details are required to be submitted for approval:

- Hedge species mix, density, and target height (managed or allowed to grow on) and outline of management until established.
- Identifying further opportunities for planting outside visibility splays that would provide additional enhancement and mitigation of views.

It is advised that a suitably qualified landscape specialist/professional is used to satisfy the above.