

APPLICATION NUMBER: 25/0069

PROPOSAL: CONSTRUCTION AND OPERATION OF A MILL INCLUDING STORAGE OF RAW MATERIALS, TO PRODUCE 'GREEN' CEMENT FROM RECYCLED, NON-HAZARDOUS, WASTE MATERIALS, STORAGE OF THE PRODUCT AND ONWARD DISTRIBUTION

SITE: South Dock East Way Road Alexandra Docks, Newport

APPLICATION TYPE: Full

A Landscape and Visual Appraisal October 2024 by Stephenson Halliday is submitted. Seven public viewpoints were selected, it is noted that access to the Wales Coast Path in the area of the Transporter Bridge was closed to access due to restoration work and that access to the docks complex is controlled.

Wireframe photos are provided for all seven viewpoints which helps establish the extent of the proposals in the view. Table 7.2 summarises the impacts, the key concern at pre-app stage was the potential impact on the visual amenity of the Wales Coast Path, this is assessed as minor adverse at worst, see extract below.

Wales Coast Path – views across Coldharbour Reach / River Usk	Construction Phase Effects	Medium	Negligible	Minor / Negligible	Neutral
Wales Coast Path – views across Pont-y-cwch Reen / River Ebbw	Construction Phase Effects	Small	Slight	Minor	Adverse
	Operational Phase Effects	Small	Slight	Minor	Adverse
Wales Coast Path – edge of Newport	Construction Phase Effects	Medium	Negligible	Minor / Negligible	Adverse
	Operational Phase Effects	Medium	Negligible	Minor / Negligible	Adverse

The LVA para 6.2.6 confirms there is little need for screen planting given the site constraints and nature of the development.

The LVA does not include any narrative on other visual impact mitigation measures such as cladding colour/reflectivity although this is included in the Planning Statement para 7.4.27 as follows ‘.....it is anticipated a colour scheme for the cladding will be agreed with the Council through a Planning condition’.

Infrastructure scale planting will make a difference to mitigating impacts within the docks complex and I have concerns over the limited planting that will be delivered for the scale of the proposal.

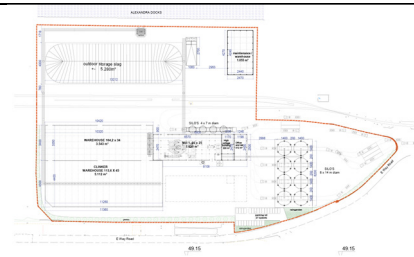
I assume that planting will be conditioned. No detail is submitted even at a strategy or planting character level.

Indicative planting is shown on Site plan rev F but note this is not shown on rev H, and there is confusion over documents for example SAB Drainage Plan is the Sewerage Plan.

There is a short section in the ECiA covering Green Infrastructure Statement, however there is no commitment on what will be delivered for the c5ha site. The GIS should analyse the potential both through the site and the potential for GI linkages outside the site, for example to the east as shown on the aerial below.



Aerial showing GI to the east



Site Plan rev F

The indicative 2-3m wide strip to the south-east of the site is insufficient for meaningful GI with planting effectively occupying 'left over space' which is insufficient in scale relative to the development proposed.