

APPLICATION NUMBER: RECON 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

Further revisions of the Landscape Visual Appraisal are submitted, along with a new planting plan and management plan, all by rps.

The main impact of the 19m high building will be on Percoed Reen users and Green Lane users immediately opposite the site at 'point blank' views, this impact is shown on wireframe photos for viewpoints 5,12,13.

Due to various constraints the impact cannot be mitigated for Percoed Reen users by new planting. Planting was proposed to the north of Percoed Reen where it is needed [between the cycleway and the proposal] but this is not now possible due to landownership. Planting is now proposed only to the south of the Percoed Reen cycleway.

Planting and maintenance is provided in detail in 'Landscape Management Plan' February 2026. The document also includes management for the existing tree/shrub groups, allowing these to grow on which will help to reduce the impact for Percoed Reen users, and includes monitoring/feedback by a multi-disciplinary team at year 3 and 5 which is welcome. The existing planting as I understand is within NCC ownership, management would ensure continued vegetation and tree coverage for visual screening along with enabling the future succession of young trees to grow taller in height.

As new planting is very constrained either by service run requirements or by ownership, and as the submitted detail for management of existing planting and new planting is sufficient, I have no further comments.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services 23 March 2026