

APPLICATION NUMBER: RECON 25/0177

PROPOSAL: THREE COMMERCIAL UNITS no 19-21

SITE: Llanwern Works

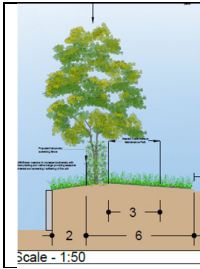
APPLICATION TYPE: Reserved Matters

The site layout has been revised to enable a continuous corridor of soft landscape planting along Monks Ditch which is welcome.

Revised planting plan details (1-3) by rps are submitted to align with the revised site layout. In addition, one general arrangement planting plan has been submitted which is helpful along with rps landscape drawn sections through Monks Ditch.

This is an improvement on the previous site layout, but concerns along the Monks Ditch boundary remain.

The Boundary Plan by Roberts Limbrick shows a concrete wall alongside plots 19 and 20 then a 1.1m timber fence (is this correct?). The use of a wall reflects an over-developed site and is not in line with the approved Celtic Business Park masterplan or description of planting along Monks Ditch (below). A 3m wide screen and shelter belt of native trees and shrubs were to be planted presumably working with a soft bank to the ree – this has been replaced with a concrete wall and formal and narrow hedge and tree line substantially reducing the ecological and amenity benefit along the watercourse corridor.



Scale - 1:50

4. Planting along Monks Ditch

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

Planting will consist of native trees, & shrubs planted in a 5m 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* (Poplar)
- *Populus nigra* (Black Poplar)
- *Salix spp* (Willow species)

Seed Mix:

- British Seed Houses 'Mix A4 Low Maintenance Areas'



If the site layout including concrete wall is to be approved, no details appear to have been submitted to confirm height, facing treatment or coping.