

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

Note that my recommendation in July 2025 was for the proposals to be reviewed by a professional landscape architect rather than submission of a 'Landscape and Visual Appraisal'. The submitted LVA is useful in showing the impact that the proposed [27m in length x 19m high] red brick building would have on localized views, below is viewpoint 13 from Green Lane.



The focus of visual amenity impact will be on users of Green Lane (refer viewpoints 12 and 13) and Percoed Reen (refer viewpoints 5-9). In my view the impact has been underplayed:

- The impact is likely to be more than 'negligible adverse' (winter) and 'neutral' (summer) and more likely to be 'Moderate' in winter possibly reducing to 'Moderate-Minor' in summer.
- The following Conclusion para 11.28 suggests the proposal will have a beneficial rather than adverse impact 'The Proposed Development would contribute positively in respect of introducing new electrical infrastructure in a manner which mitigates the potential landscape and visual effects, thereby responding positively to the policy requirements.'

Para 10.1 of the LVA and the image provided in 10.1 outline constraints to new planting which is accepted. The very tightly drawn red line boundary precludes opportunities for mitigation and enhancement planting, however it is still not clear whether there are locations within a wider blue line boundary outside the constraints that might be suitable.

There is no commentary on the future management of tree groups shown in the Tree Survey extract below and how this would contribute to visual amenity mitigation.



Whilst the LVA is useful, I would advise the following aspects are reviewed:

1. The negative impacts should be adequately acknowledged.
2. The future management of existing tree groups as mitigation should be included where this falls within the blue line boundary.
3. Any opportunities for planting within a blue line boundary (outside the constraints) should be identified.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services October 2025