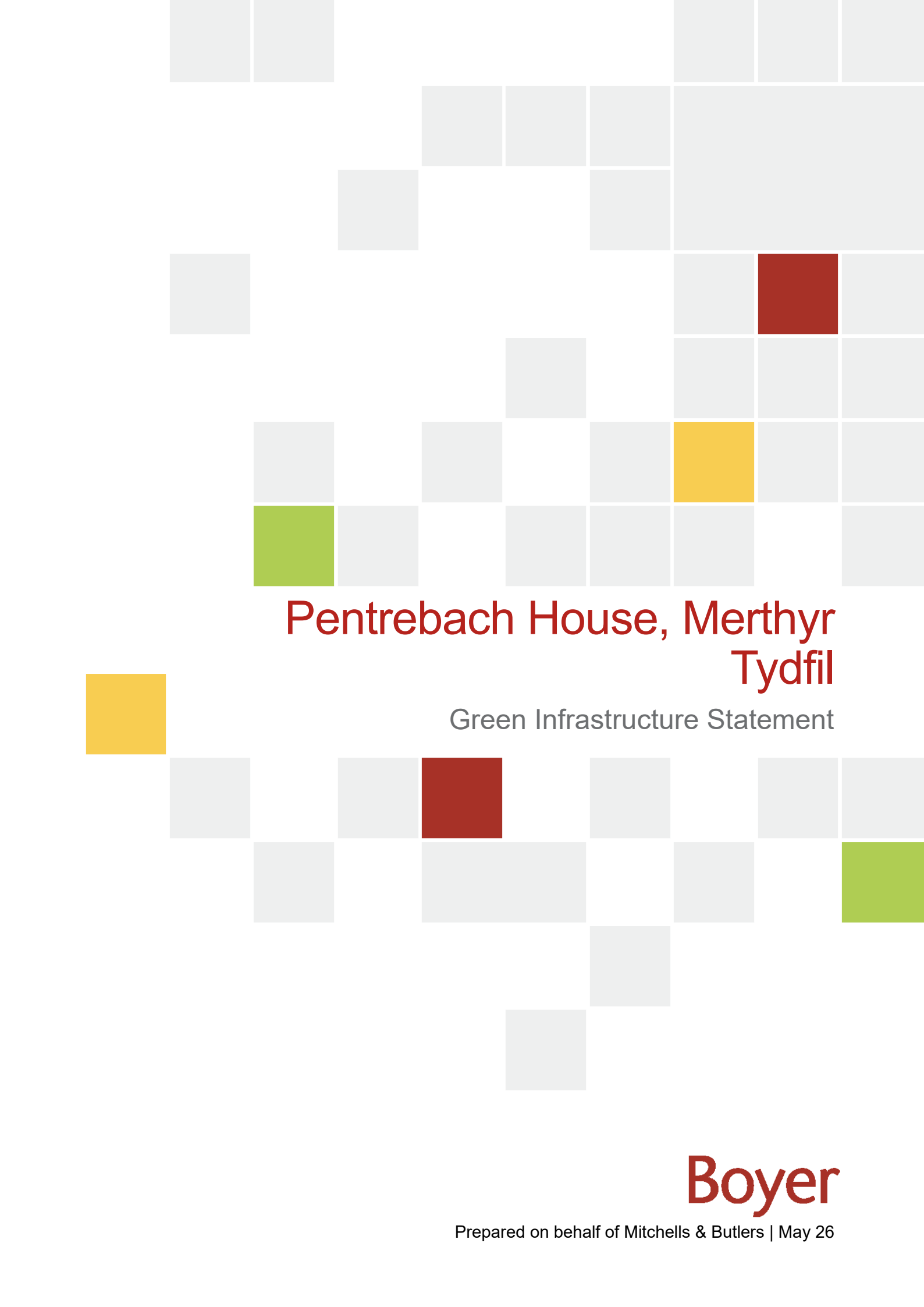




Pentrebach House, Merthyr Tydfil

Green Infrastructure Statement

Boyer

Prepared on behalf of Mitchells & Butlers | May 26

REPORT CONTROL

Project:	Pentrebach House, Merthyr Tydfil
Client:	Mitchells & Butlers
Reference:	Click to add ref number.
Primary Author	RL
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Issue	Date	Status	Checked by
1st	18/05/26	Draft	

Overview

- 1.1 As part of the development process, the existing Green Infrastructure (“GI”) assets associated with Pentrebach House have been reviewed alongside the wider site context and surrounding landscape setting. The assessment has considered the proposals in the context of Chapter 6 of Planning Policy Wales (Edition 12, 2024), together with relevant local and national policy objectives relating to biodiversity, placemaking and ecosystem resilience.
- 1.2 This statement outlines the Green Infrastructure considerations relevant to the proposed development and demonstrates how the scheme has been designed to take all reasonable steps to maintain and protect existing GI assets whilst supporting the continued viable use of the site as a public house and restaurant.

Introduction

- 1.3 Planning Policy Wales defines Green Infrastructure as:
- “The network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect villages, towns and cities. It is a natural, service-providing infrastructure that is often more cost effective, more resilient and more capable of meeting social, environmental and economic objectives than ‘grey’ infrastructure.”*
- 1.4 Green Infrastructure can provide a range of multifunctional benefits including:
- Supporting biodiversity and ecosystem resilience;
 - Enhancing placemaking and visual amenity;
 - Improving health and wellbeing;
 - Supporting climate resilience and sustainable drainage;
 - Improving landscape quality and connectivity; and
 - Enhancing community environments and recreational opportunities.

Policy Context

Planning Policy Wales (Edition 12, 2024)

- 1.5 Chapter 6 of Planning Policy Wales identifies the important role Green Infrastructure plays in delivering sustainable placemaking and resilient ecological networks.
- 1.6 Paragraph 6.2.4 states:
- “Green infrastructure plays a fundamental role in shaping places and our sense of well-being, and are intrinsic to the quality of the spaces we live, work and play in. The planning system should protect and enhance green infrastructure assets and networks because of these multi-functional roles.”*
- 1.7 PPW further confirms that the quality of the built environment should be enhanced through the integration of Green Infrastructure into development proposals wherever appropriate.

Future Wales – The National Plan 2040

- 1.8 Policy 9 (“Resilient Ecological Networks and Green Infrastructure”) seeks to ensure the enhancement of biodiversity, ecosystem resilience and opportunities for Green Infrastructure improvements as part of sustainable placemaking and development proposals.

Development GI Process

- 1.9 As part of the assessment process, the site and surrounding context have been reviewed in relation to existing Green Infrastructure assets and opportunities.
- 1.10 The proposals primarily relate to refurbishment, operational improvements and alterations within the existing developed site associated with the public house and restaurant. The development largely utilises existing hard surfaced and operational areas and does not involve significant encroachment into undeveloped land or areas of ecological value.
- 1.11 The proposals have been informed by the stepwise approach to Green Infrastructure and biodiversity set out within Planning Policy Wales.

Step 1 – Avoid

- 1.12 The proposals have been designed to avoid adverse impacts on existing Green Infrastructure assets wherever possible. The development is predominantly confined to existing developed and operational areas of the site and does not involve the loss of significant vegetation, trees or landscaped areas.
- 1.13 Existing mature trees within the site, many of which are protected by Tree Preservation Orders, are proposed to be retained and protected as part of the development.

Step 2 – Minimise

- 1.14 The nature and scale of the proposed works have been carefully limited to minimise any potential impacts on the surrounding environment and existing landscape character.
- 1.15 The proposals include landscape enhancement works, repair and maintenance measures, and operational improvements within existing developed areas. Any external works have been designed to integrate sympathetically with the existing site layout and landscape setting.
- 1.16 Where lighting upgrades are proposed, these will be modest in scale and appropriate to the operational requirements of the site whilst avoiding unnecessary visual or environmental impacts.

Step 3 – Mitigate / Restore

- 1.17 Given the limited and refurbishment-led nature of the proposals, no significant mitigation or restoration measures are considered necessary in relation to Green Infrastructure assets.
- 1.18 The proposals include ongoing maintenance and enhancement of the existing landscaped environment associated with the site, which will contribute positively towards the overall appearance and condition of the grounds.

Step 4 – Compensation

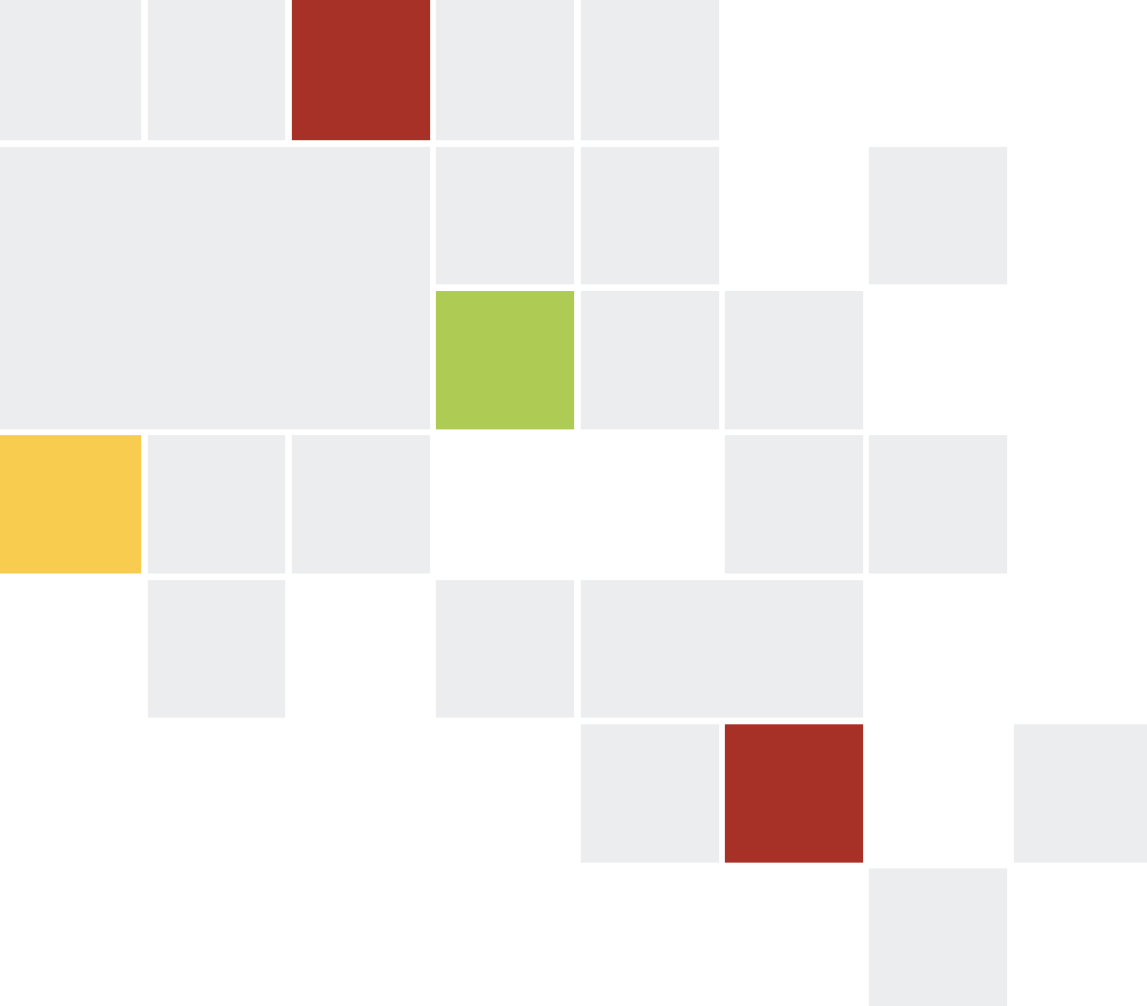
- 1.19 No compensatory measures are considered necessary as the proposals do not result in the loss of significant Green Infrastructure assets, vegetation or ecological features.

Long-Term Management

- 1.20 The proposed development will support the ongoing active management and maintenance of the site and its surrounding landscaped areas as part of the continued operation of Pentrebach House.
- 1.21 The proposals will therefore contribute positively towards the long-term upkeep, appearance and functionality of the site whilst ensuring the continued viable use of the Grade II Listed Building.

GI Conclusion

- 1.22 The proposed development represents a modest and sensitive refurbishment scheme within an established hospitality site. The proposals have been carefully designed to avoid harm to existing Green Infrastructure assets and do not result in the loss of significant vegetation, ecological features or landscape elements.
- 1.23 Overall, the development accords with the Green Infrastructure objectives of Planning Policy Wales and Future Wales by maintaining and enhancing the quality of the existing environment whilst supporting the continued viable use and long-term conservation of Pentrebach House.



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