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GREEN INFRASTRUCTURE STATEMENT

**A Green Infrastructure Statement to support a Full
Planning Application for External Wall Cladding &
Window Amendments at Ty Bryn Seion, Dowlais,
Merthyr Tydfil, CF48 3SR.**



Context:

The proposed development is as follows: A Full Planning Permission Application for External Wall Cladding & Window Amendments at Ty Bryn Seion, Dowlais, Merthyr Tydfil, CF48 3SR.

The site and green infrastructure:

The site is not located within or adjoining any statutory designated sites as identified in *Figure 12: Designated Sites* of the updated PPW Chapter 6. As such the site falls to be considered under the Stepwise approach.

It is considered that the development would accord with the replacement Chapter 6 of Planning Policy Wales and the Pembrokeshire Local Development Plan, policies:

- **SP 1 (Sustainable Development)**
- **SP 12 (Settlement Hierarchy)**
- **SP 13 (Settlement Boundary)**
- **GN.1 (General Development Policy)**
- **GN.2 (Sustainable Design)**
- **GN.3 (Infrastructure and New Development)**
- **GN.26 (Residential Development)**
- **GN.27 (Residential Allocations)**
- **GN.37 (Protection and Enhancement of Biodiversity)**

Baseline:

An Application for Proposed External Wall Cladding and Window Amendments will form the basis of this proposal.

Stepwise:

Avoid- Biodiversity enhancements will be included within the scheme, along with a demonstration of a Green Infrastructure gain/benefit. These are listed in the section below.

Mitigation/ Restoration:

As per the enclosed drawings, there will be a proposed bat box implemented to the north-westerly elevation of the building, along with raised fascia / bargeboards to the entire perimeter of the building satisfying the ecological requirements of the site. In addition to this, there will be two bird boxes included within the southern garden at Ty Bryn Seion (with their provisional positions noted on the attached drawing 02 (F)).

The 'during-construction' phase has also been accounted for within the Ecologists' appraisal with two temporary Beaumaris woodstone bat boxes to provide compensatory alternative roosting habitats during the construction period for any pipistrelle bats that may be displaced because of the works.

This development will have a strong emphasis on taking a proactive approach to green infrastructure, through the inclusion of native planting and shrubs to the communal garden areas located to the south, east and west of the building at Ty Bryn Seion.

As the scheme has no impact on the green infrastructure of the site and none of the site's 'living landscape' will be affected, therefore, consideration for SSSI's shouldn't be applicable given the site's urban location, away from any 'dense' areas of landscape and green elements.

Enhancements – Bat boxes, Raised Fascias / Bargeboards & Native planting.

The proposed locations of the above enhancements are indicated on the attached drawing – 25023-02-F – *Proposed Layout*.

Compensation on site:

Notwithstanding, the proposed environmental enhancement features being incorporated as part of the development not impacting existing environmental features, the proposal will include the introduction native planting and shrubs within the surrounding garden areas. See below a typical list of native plants which should be included:

Hawthorn	50%
Field Maple	8%
Dogwood	8%
Hazel	6%
Wild Privet	6%
Blackthorn	8%
Viburnum Lantana	7%
Viburnum Opulus	7%



These features would form an appropriate and proportionate biodiversity net gain to comply with paragraph 6.4.25 of Chapter 6, PPW.

DECCA:

Diversity- There is limited biodiversity habitat based on the site.

Extent- None of the wider landscape features would be affected and such features will be retained.

Condition- No living trees are affected from the resulting development.

Connectivity- Connectivity of the wider key habitat areas would remain good.

Adaptation- The inclusion of native planting provision ensures that they would be resilient and adaptable to numerous species.

Maintenance:

Maintenance would include the replacement of any planting areas which has failed. This will be carried out the following planting season.

Conclusion:

The ecological features surrounding the site has a higher ecological value and are avoided by the development, with the immediate site area being proportionally insignificant, which contributes little to the habitat and biodiversity functions of the wider site. Nevertheless, mitigation and compensatory features from the biodiversity net gain via the implementation of a bat box and the proposed native planting would be secured because of the development. Considering the above it is considered that the development would accord with the Welsh Government's objective of achieving biodiversity net gain and updated Chapter 6 of Planning Policy Wales.