

GREEN INFRASTRUCTURE STATEMENT
for
P/25/0142 at Units 2-3 Triangle Business Park, Pentrebach

Introduction

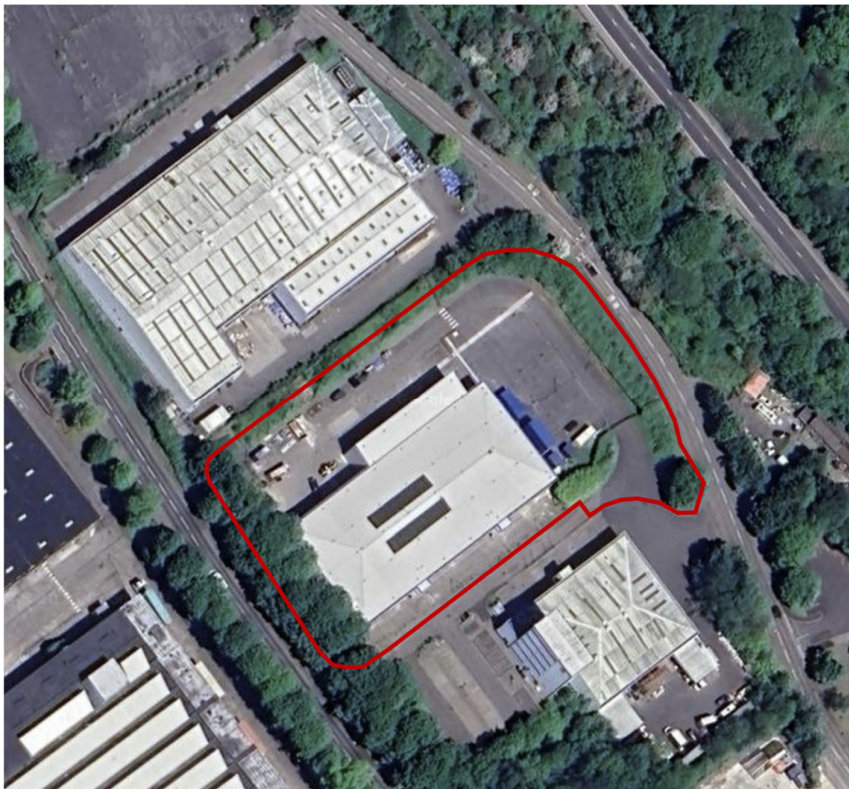
Paragraph 6.2.12 of Planning Policy Wales, Edition 12 (PPW) states that a Green Infrastructure Statement (GIS) should be submitted with all planning applications and should be proportionate to the scale and nature of the proposed development. It shall describe how green infrastructure has been incorporated into the proposal, and in the case of minor development shall be a short description without placing onerous requirements on the planning applicant.

In the above respect, the proposed development at Unit 2-3 Triangle Business Park, Pentrebach can reasonably be described as a minor development.

Figure 12 and paragraph 6.4.15 of PPW explain the 'Step-Wise Approach' for describing how green infrastructure has been incorporated into a development proposal, and such description for this GIS is accordingly set out below.

The Application Property's Existing Green Infrastructure

This green infrastructure here is typical of an industrial facility. The external landscape comprises of an immediate service yard and parking area, surrounded by minimal green areas formed of small, grassed areas, trees and hedgerows which provide separation between the adjacent industrial units and the highway.



The proposed development includes:

- roof thermal upgrade and covering to suit existing
- internal layout configuration update
- thermal upgrade to existing roller doors

The greenery features as mentioned separating the adjacent sites will not be affected by the above works, other than regular management of the hedges, trees and grass as appropriate.

Proposed Green Infrastructure Enhancement

Given the proposed development's lack of any negative impact on the property's existing level of green infrastructure, it is not considered necessary to provide any new greenery. It is however recognised that national and local planning policy stipulate that all reasonable steps must be taken to maintain and enhance biodiversity, and that all proposed developments must provide a net benefit for biodiversity and improved ecosystem resilience. A condition of any planning permission which may be granted requiring the provision of bird nest boxes is accordingly expected, and any such nesting box provision shall be sited in positions under the property's eaves and away from the prevailing wind and direct sunlight.

It can accordingly be concluded that the proposed development will have no adverse impact on the property's existing green infrastructure provision and will enhance biodiversity in a manner that will be proportionate to the scale of the development scheme. This can be confirmed by the following completed Step-Wise Approach table.

Step	Assessment	Enhancement	Management	Net Benefit
Step 1: (Avoid)	The proposed development will have no adverse impact on the property's existing level of green infrastructure.	The proposed development will include the provision of swift and bat nesting box(es) - Bat Box Proposal https://www.wildcare.co.uk/beaumaris-bat-box.html Swift Bird Box Proposal https://www.wildcare.co.uk/wildlife-nest-boxes/bird-boxes/swifts/10519-woodstone-burgos-swift-box.html	The bird nesting box(es) will be retained and maintained in perpetuity, including like-for-like replacement if and as necessary	Yes
Step 2: (Minimise)	The proposed development will have no adverse impact on the property's existing level of green infrastructure.	N/A	N/A	N/A
Step 3: (Mitigate/ Restore)	The proposed development will have no adverse impact on the property's existing level of green infrastructure.	N/A	N/A	N/A
Step 4: (Compensate On Site)	The proposed development will have no adverse impact on the property's existing level of green infrastructure.	N/A	N/A	N/A
Step 5: (Compensate Off Site)	The proposed development will have no adverse impact on the property's existing level of green infrastructure.	N/A	N/A	N/A

Bat and Bird Boxes

Bat and bird boxes will be installed once the local authority has approved the locations and products outlined above and will be maintained in perpetuity and replaced should they fail as part of the building maintenance strategy. Bat boxes will not be directly illuminated and there will be a dark route which leads directly to the proposed location from the western boundary. Maintenance and funding for this would be by the Welsh Ambulance Service.