

Green Infrastructure Statement

Introduction

This Green Infrastructure Statement relates to a planning application for the change of use of vacant unit at Unit 1, Paisley Park, Pant Industrial Estate to veterinary practice (Sui Generis). The proposal includes external alterations to the principal elevation only. The large industrial door would be filled with glazing and, for security reasons the glazed area would be secured with a roller shutter door. There are no changes proposed on the rear or side elevations.

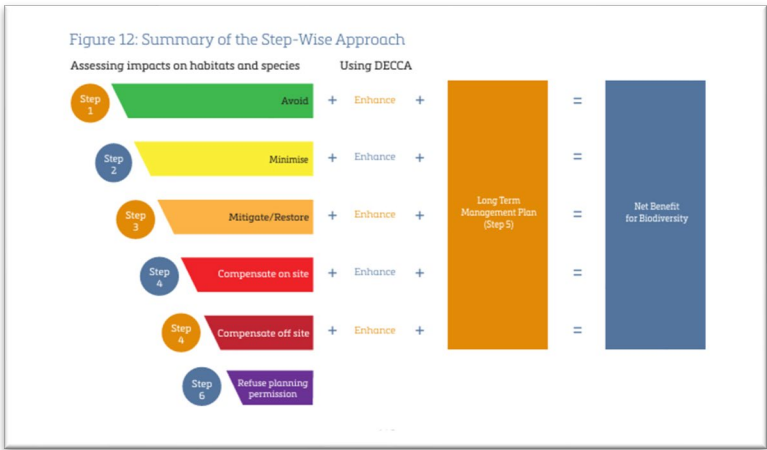
Policy Context

The definition of Green Infrastructure in Chapter 6 of Planning Policy Wales (12 February 2024) is as follows:

‘Green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales and some components, such as trees and woodland, are often universally present and function at all levels. At the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways peatlands and mountain ranges or be connected networks of mosaic habitats, including grasslands. At a local scale, it might comprise parks, fields, public rights of way, allotments, cemeteries and gardens or may be designed or managed features such as sustainable drainage systems. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks’.

The Environment (Wales) Act 2016 provides a context for the delivery of multi-functional green infrastructure. Its provision can make a significant contribution to the sustainable management of natural resources. Green infrastructure is capable of providing several functions at the same time and as a result offers multiple benefits, for social, economic and cultural as well as environmental resilience and respond to challenges presented by the climate emergency.

A Step-Wise Approach is required to be demonstrated in the Green Infrastructure Statement to assess impacts on habitats and species, as set out in Figure 12 of PPW12.



These steps will indicate how Net-Benefit-for-Biodiversity is achieved.

Site Context

The application site relates to Unit 1 of Paisley Business Park and comprises a gross internal area floorspace of 329 sqm. Unit 1 forms a standalone unit, located along the frontage of the business park and adjacent to the main vehicular access into Paisley Business Park.



The site is located Pant Industrial Estate, which is a well-established industrial area which comprises a mix of uses and buildings in terms of their size and design. The application site is located within Paisley Business Park in the northeast corner of the Pant Industrial Estate which was recently constructed in Summer 2024.

The character of the immediate area is mixed in use, comprising a commercial and industrial estate.

The application site is subject to no nature, biodiversity or other environmental protection designations such as National Nature Reserves (NNR), Local Nature Reserves (LNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA) or Site of Specific Scientific Interest (SSSI).

Indeed, the application site has no natural or semi-natural features, green spaces, rivers, lakes, trees or woodland. It comprises a vacant plot within a recently built out Business Park.

The proposed development will not create any additional buildings or floorspace (other than internally via mezzanine floor) and will not negatively impact on the existing environment. As such, the proposal avoids any impact on habitats and species, fully in line with the stepwise approach.

Summary and Conclusions

Overall, considering the absence of ecological value of the site itself and the total avoidance of impact on habitats and species it can be concluded that the overall impact on Green Infrastructure at this site will be insignificant.

