

Biodiversity Statement in Support of Planning Application

Proposed Change of Use to Leisure (Padel Facility) –

Unit 2, Paisley Park, Pant Industrial Estate, Merthyr Tydfil, CF48 2SR

Further to the planning application, I would like to provide additional clarification in relation to biodiversity, in accordance with Policies EnW1 and EnW4, Planning Policy Wales 12, and the Environment (Wales) Act 2016.

The proposal relates solely to a change of use within an existing industrial building. No extensions, external alterations, groundworks, or landscaping works are proposed. As such, the development will not result in the loss of any existing habitat, vegetation, or biodiversity value, and there will be no adverse ecological impact arising from the proposal.

Notwithstanding the above, the applicant recognises the importance of seeking opportunities to support biodiversity, even where development is limited to a change of use. Given the constrained nature of the site and the absence of external works, the scope for physical enhancement measures is necessarily limited. However, the applicant is willing to engage constructively with the Local Planning Authority to identify proportionate and achievable biodiversity enhancements, should these be considered appropriate.

It is therefore considered that the proposal results in at least a neutral biodiversity outcome, with the potential for modest enhancement to be secured through a standard planning condition, if deemed necessary. This approach is considered reasonable and proportionate given the scale and nature of the development.

I trust this provides sufficient clarification in respect of biodiversity matters, however please let me know if any further information is required.