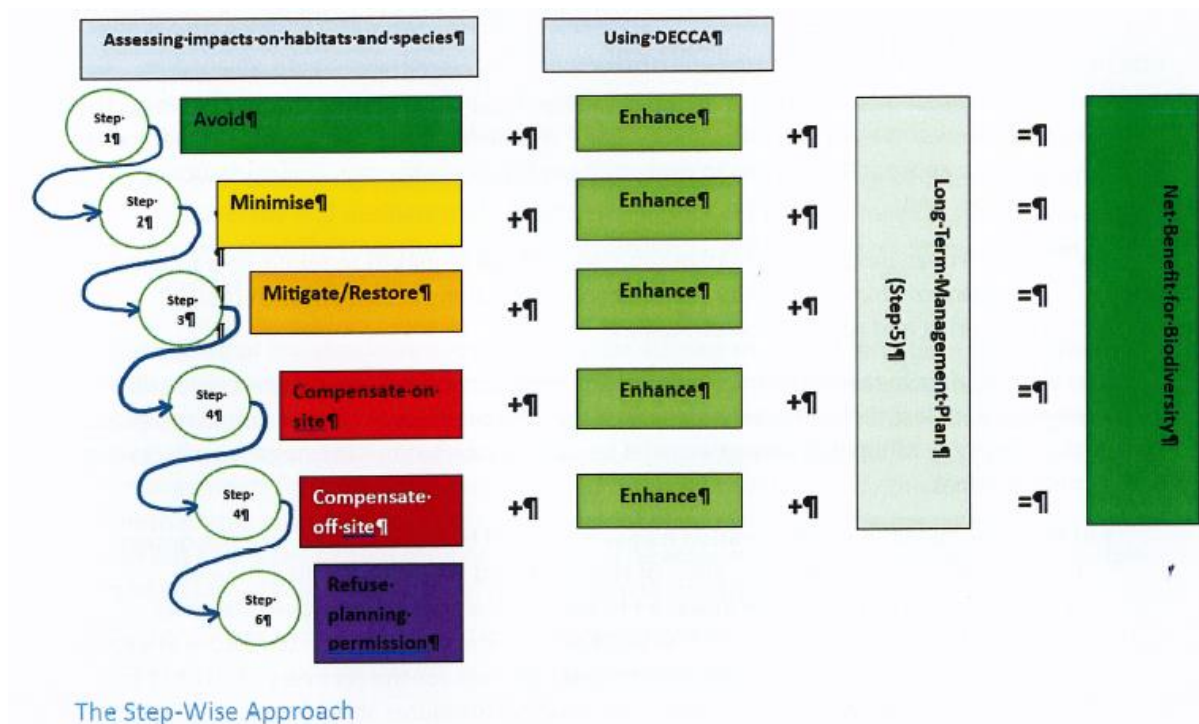


Green Infrastructure Statement (GIS)

CAS-02533-K1J388 - STATEMENT OF CASE AGAINST THE
REFUSAL OF PLANNING PERMISSION PL/22/0222 FOR THE RESITING OF AN EXISTING
RESIDENTIAL MOBILE HOME, EXPANSION OF RESIDENTIAL CURTILAGE, CONSTRUCTION
OF A DAY/UTILITY ROOM, PROVISION OF ANCILLARY TOURER AND PARKING AREA AND
ANCILLARY ECOLOGICAL ENHANCEMENTS

LAND NORTHWEST OF AARTAL BUNGALOW, OFF BRECON ROAD, MERTHYR
TYDFIL, CF47 8RB

6th December 2023



Note: A step-wise approach has been undertaken to assess and secure net benefits for biodiversity via this proposed replacement development. Firstly considering avoidance, minimising impact and then enhancement and long term management on site. During this particularly assessment off-site compensation measures were not considered to be needed and would, however, only be considered as a last resort.

Current Site Evaluation / Assets

This Green Infrastructure Assessment aims to evaluate the environmental impact and sustainability of the proposal. The development site is situated in a curtilage of a traveller with a stables area and business yard in an adjacent industrial estate. It is also in a conservation area and a Special Landscape Area / SINCL. In the past this was a housing industrial area, however, parts are integrating back into the landscape.

Modest Expansion Consideration: In line with the step-wise approach 'avoidance and minimisation' have been the first considerations. As such the proposal is for a modest expansion for important welfare facilities for this traveller family on a brownfield site and so it ensures minimal disturbance to the surrounding environment. Consideration will be given to the potential impact on local ecosystems, water usage, and waste management. There will only be minimal increases in use as the family live on site already for their home, leisure and business uses. There are no new persons or operations.

Proposed Enhancements / Biodiversity Net Benefits

Integration with Existing Infrastructure: An existing sealed cesspit will be re-checked and used for the dayroom to avoid issues with the adjacent river. Additional soakaways will be provided for the new day room and hence be dealt with sustainably. There is adequate land to manage this. Access will be re-used to an existing home and business.

Biodiversity and Landscape Preservation: Due to historical planning approvals and an allowed appeal to live on site with a residential caravan, this area of the valley has been developed and has had clearance. The LPA felt some of this was unauthorised and indeed elements of the new hardstanding have been removed. However, there has been new planting on the main bank to the east that has been done already. The application also provides new landscaping provision on the north, east and west of the application site with new hedgebanks and native planting on top. This is a quality scheme to the screen the new development.

Biodiversity Gains:

The proposal includes:

- Re-development of a brownfield site and existing yard
- Provision of bat and bird boxes on the new day room
- 30/40 metres of new earth bank hedgebank with native species on top surrounding the car-park and dayroom
- Sustainable drainage

The site plan (Drawing 03e) and day room elevation drawing 06b submitted as part of the application shows all these biodiversity gains. A scan of Drawing 03e is shown on the next page.

This Green Infrastructure Assessment aligns with Merthyr Tydfil's commitment to sustainable development. By integrating green infrastructure into the proposed scheme, the development aims to contribute positively to the local environment while providing a sustainable dayroom / additional facilities for the traveller applicants.

