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GREEN INFRASTRUCTURE STATEMENT

Green Infrastructure Statement

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Version 01

A Green Infrastructure Statement to support a Non-Material Application to change ecological mitigation from a 20mm fascia gap to 10 No. bat soffit boxes at Ty Bryn Seion, Dowlais, Merthyr Tydfil, CF48 3SR.



Context:

The proposed development is as follows: **Non-Material Application to change ecological mitigation from a 20mm fascia gap to 10 No. bat soffit boxes 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, 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 to change ecological mitigation from a 20mm fascia gap to 10 No. bat soffit boxes.

Stepwise:

Avoid- Biodiversity enhancements will be included within the scheme, along with a demonstration of a Green Infrastructure gain/benefit.

Mitigation/ Restoration:

As part of the original approval (P/24/0130) there will be a proposed bat box implemented to the north-westerly elevation of the building.

The approved scheme included 20mm fascia gaps around the perimeter of the building, this non-material application seeks to replace these with 10 No. soffit boxes in locations as indicated on the proposed drawings 26019/02/A and 26019/03/A.

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.

However, the overall 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 as per the most recent approval P/26/0131.

Enhancements – 10 No. soffit boxes in locations as indicated on the proposed drawings 26019/02/A and 26019/03/A.

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 net benefit for biodiversity via the implementation of 10 No. soffit boxes in locations as indicated on the proposed drawings 26019/02/A and 26019/03/A and through the inclusion of native planting and shrubs to the communal garden areas as per the most recent approval P/26/0131.

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.