

GEORGE AND CO
Revision A 16.04.2025

GREEN INFRASTRUCTURE STATEMENT / BIODIVERSITY ENHANCEMENT

PROPOSED NEW WELLNESS CENTRE TAF BARGOED, TRELEWIS

The application site is located on the south of the existing rock climbing centre and storage unit. The site is a gravelled car park, bound by paths and scrubs and trees.



The site is in an open area that is used as a car park and storage area. This application seeks planning permission for a raised deck with four number shipping containers placed on top.

The intention is to avoid negatively impacting green infrastructure, with a view to enhance existing habitats by introducing new planting on the building, creating a

sedum roof to the flat roof space. Existing hedgerows / shrubs and lawned areas are to be retained in order to preserve the biodiversity credentials of the site, offer soft boundaries and retain an element of screening.

Lighting

Lighting will be minimal with down lighters localised inside the units and installed inline with the Bat Conservation Trust's 'Guidance Note 8: Bats and Artificial Lighting' in conjunction with The Institute of Lighting Professionals.

(revision) Proposed lighting added to the plans and elevations, but it's not thought that lighting would be required as the service is daytime hours.

Management Plan

A management plan will be in place for the ongoing maintenance of the site. This will be funded by revenue generated by the spa business. Maintenance of the sedum roof will be undertaken twice a year or as specified by the manufacturer.

(revision) At the moment, it is not known who the client will procure the sedum roof from and would ask that this is conditioned. The client will supply details of the maintenance measures that will be undertaken for the lifetime of the facility

Birdboxes will be periodically inspected for defects and repaired as necessary but outside of the nesting season.

Drainage Statement

SAB approval will be required for this application. Drainage will utilise existing soakaways, which will be inspected and resized as necessary to suit new loading.

It is considered that these proposals would enhance biodiversity, build resilient ecological networks, and deliver a net benefit for biodiversity.

