

Green Infrastructure Assessment

26-34 Church Road

Baglan

Port Talbot

First floor extension to provide three offices (A2) and two storage units (B8) with a terrace to the rear and associated parking (Revision to application P2022/1028)

December 2023

PHONE

MOB PHONE

EMAIL

Background

On 11th October 2023¹ the Welsh Government issued updated National Planning Policy for chapter 6 of Planning Policy Wales.

The updated policy guidance recognises the value of green infrastructure within the built environment. In order to facilitate a quality built environment enhanced by integrated green infrastructure all planning applications must now include a green infrastructure statement.

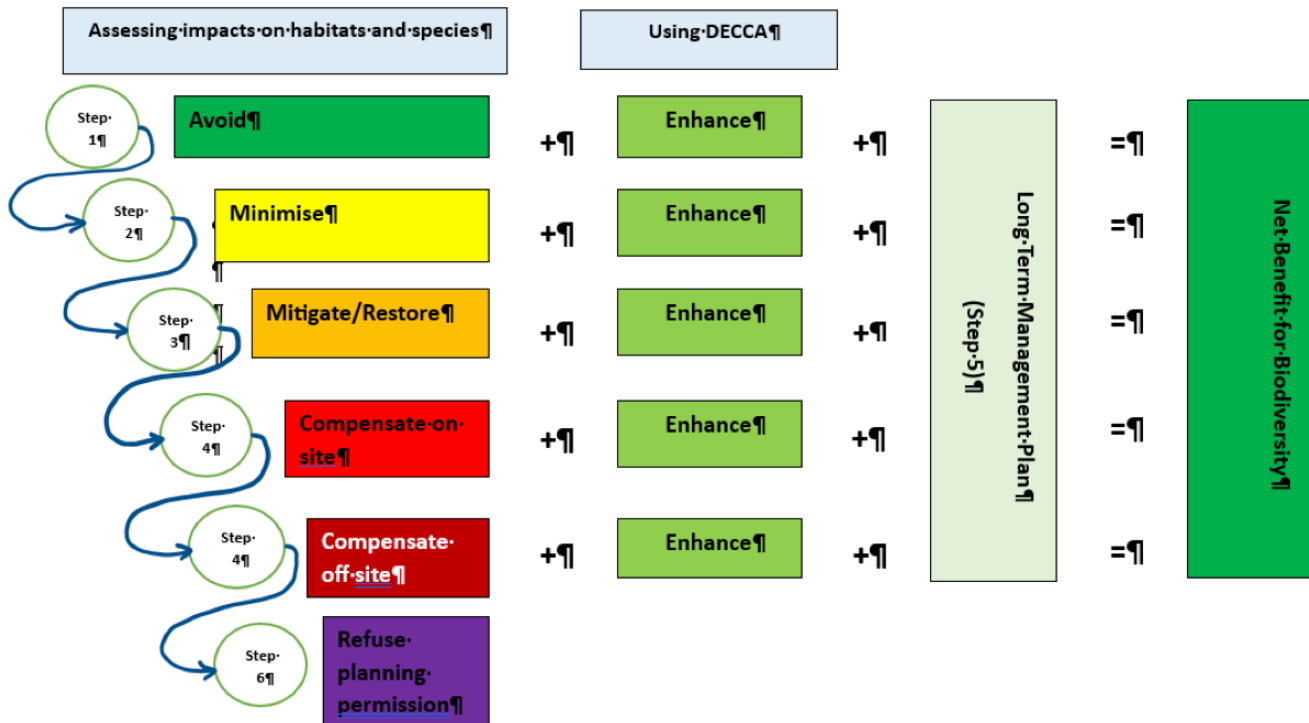
“6.2.6 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi- functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.21) has been applied.”

Figure 1 below sets out the summary of the stepwise approach as set out in the Annex² to the published advice

¹ <https://www.gov.wales/sites/default/files/publications/2023-10/addressing-the-nature-emergency-through-the-planning-system.pdf>

² <https://www.gov.wales/sites/default/files/publications/2023-10/annex-addressing-the-nature-emergency-through-the-planning-system.pdf>

Figure 1



Proposal

The proposal is for a first floor extension with additional rear parking

The Site

The application site is a detached building with front and rear surface car parking.

Assessment

Table 1 below sets out the stepwise approach in assessing impacts of a development on habitats and the species

Table 1

	Steps	Assessment	Enhancement	Long Term Maintenance	Net Benefits
1.	Avoid	The first floor extension and proposed additional car parking are within the existing development footprint. The proposal avoids damage to any biodiversity and as such accords with the <i>stepwise</i> approach set out in the published advice.	Bird boxes to be provided	No maintenance required	Yes
2.	Minimise	Na	Na	Na	Na
3.	Mitigate/restore	Na	Na	Na	Na
4.	Compensate on site	Na	Na	Na	Na
5.	Compensate offsite	Na	Na	Na	Na

Conclusion

Applying the step-by-step approach, the assessment indicates that:

- The development avoids any damage to biodiversity
- The proposal provides an ecological enhancement proportionate to the scale of the development.
- The proposed ecological enhancement will be maintenance free
- There is a net benefit to biodiversity as a result of the development.