

Green Infrastructure Statement for a Proposed Residential Development – Car Park at Junction of Gwilym Road and Is Y Bryniau, Cwmllynfell

Report By: Graham Carlisle

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1. INTRODUCTION

- 1.1 This statement has been prepared by Graham Carlisle Planning on behalf of Awel Aman Tawe who are the owners of the car park and is in support of an application to renew an outline planning permission granted in March 2022. The permission was for the erection of one 3-bed house and one 2-bed bungalow.
- 1.2 The statement will adhere to the stepwise approach now advocated by the revised Planning Policy Wales, and will follow the format set out in a Supplementary Planning Guidance document produced by the Swansea planning authority and entitled 'Biodiversity and Development'. A series of 8 steps are identified and the proposed scheme will be considered in respect of all of these steps, while bearing in mind the advice given that these statements should be proportionate to the development proposed.

2. IDENTIFY AND ASSESS



- 2.1 A description of the property and the recent planning history is provided in the planning statement that is submitted with the application. The site is rectangular and has a long frontage to Is Y Bryniau and a short frontage to Gwilym Road. It is predominantly hard surfaced in tarmacadam with the exception of an area at the northern end of the site

which was landscaped at the time of the formation of the car park. Today it is somewhat overgrown.

3. AVOID

- 3.1 The whole of the site is to be developed, including the landscaped area so there is nothing on the site that has to be avoided.

4. RESPOND AND DESIGN

- 4.1 The primary concerns when the site layout was designed and approved related to visual and residential amenity, and to providing on-site parking to meet Council standards. This has meant the loss of the landscaped area at the northern end of the site.

5. MITIGATE

- 5.1 To mitigate for the loss of the landscaped area the scheme involves the removal of the tarmacadam surface and its replacement by two domestic gardens which will be planted with flowers, trees and vegetables. It is also proposed that a bird nesting box will be affixed to both new dwellings. Full details of siting and design will be provided as part of the reserved matters.

6. COMPENSATE

- 6.1 None required.

7. ENHANCE

- 7.1 What is proposed by this application, therefore, clearly represents an enhancement in biodiversity terms which meets the requirements of the Welsh Government as set out in the update to chapter 6 of Planning Policy Wales (version 11)

8. MANAGE

- 8.1 Management of the new domestic garden areas will be regularly carried out by the future occupiers of the two dwellings.

9. MONITOR

- 9.1 See above.

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