

GREEN INFRASTRUCTURE STATEMENT

PROPOSAL: CHANGE OF USE OF 209 NEW ROAD FROM BANK (CLASS A2) TO GROUND FLOOR TAKE AWAY (CLASS A3) AND 3 BEDROOM FLAT AT 1ST FLOOR LEVEL.

ADDRESS: NO 209 NEW ROAD, SKEWEN, NEATH PORT TALBOT.

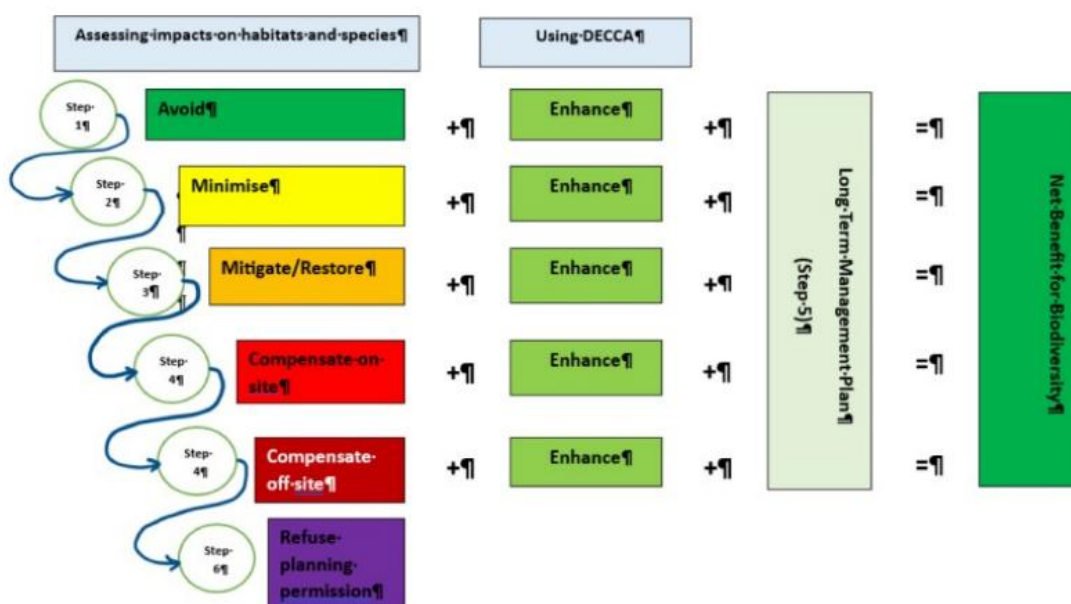
1.0 Background

- 1.1 On the 11th October 2023 the Welsh Government issued updated National Planning Policy Guidance in Chapter 6 of Planning Policy Wales. The updated policy guidance recognises the value of green infrastructure within the built environment.
- 1.2 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.”

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

Figure 1

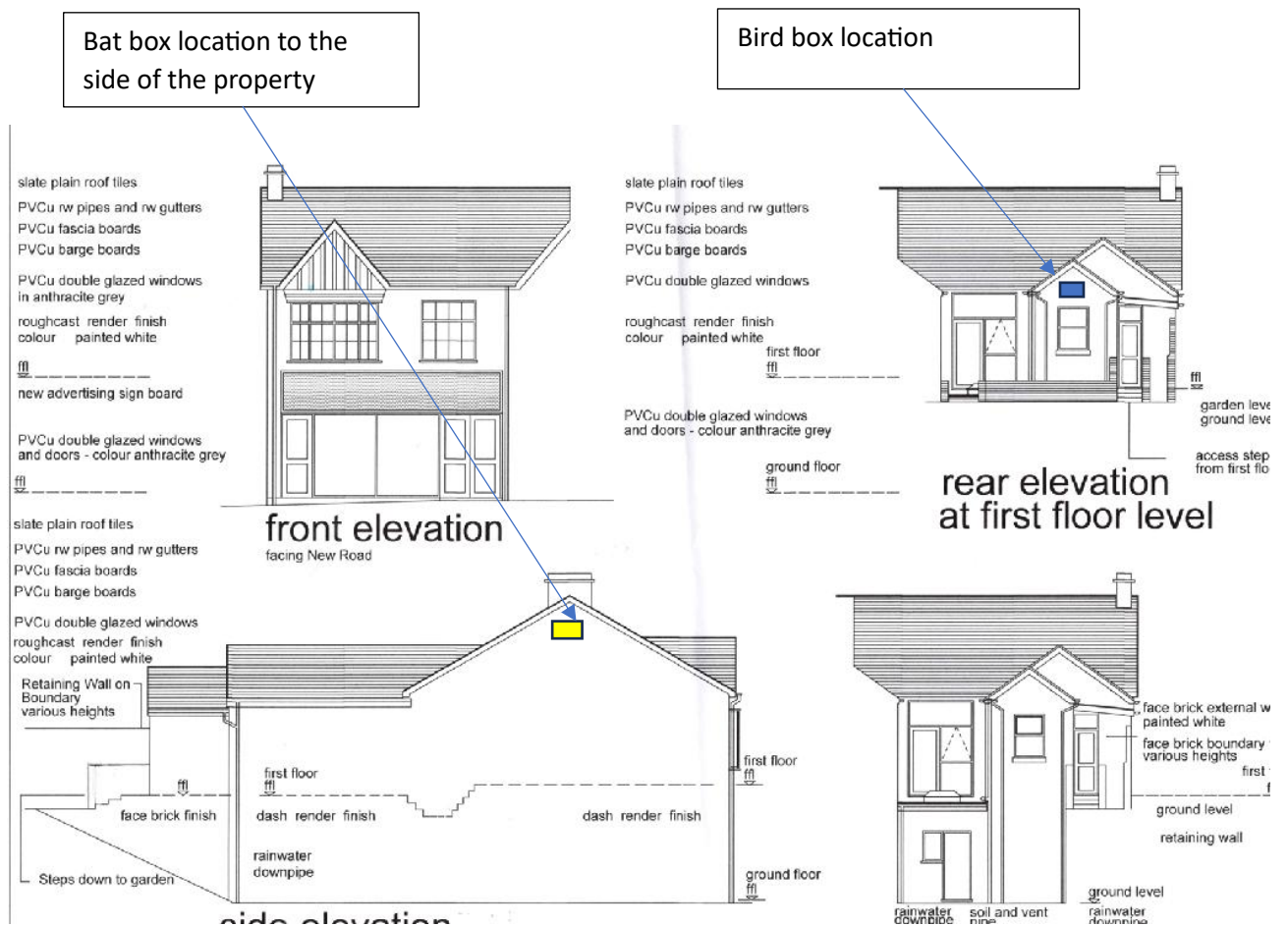


2.0 Proposed Enhancement Features

- 2.1 The proposal will involve the change of use of the property only with only minor external alterations to the fenestration detail proposed. The biodiversity enhancement features proposed will ensure the impact of the proposed development would be acceptable.
- 2.2 Therefore the impact of the development from an ecology perspective subject to the ecological enhancement features being incorporated into the scheme the impact on ecology will be positive.

2.3 The following mitigation will be incorporated into the proposal within 1 month of the approval:

- Bat and bird boxes incorporated onto the building (indicated in yellow and blue below):



2.4 A Swift bird nest and Beaumaris Bat Box will be fitted within 1 month of the works being completed on the rear of the property:



3.0 Site lighting and dark corridors

- 3.1 Measures will be taken to minimise light pollution to reduce any impact on nocturnal fauna such as bats and moths. Any lighting within the rear garden will be in accordance with the guidance provided by the Bat Conservation Trust (BCT 2018). Appropriate ground facing, energy-saving lighting will be used, on timers. There will be no light spillage into landscape areas such as trees and hedgerows on site will not be affected that's allowing dark corridors to be maintained for Nocturnal wildlife.

4.0 GIA Assessment

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

	Steps	Assessment	Enhancement	Long Term Maintenance	Net Benefits
1	Avoid	The development will avoid any sites of ecological value.	Bat and bird boxes provided.	Limited maintenance proposed.	Yes significant net benefits proposed.
2	Minimise	N/A	N/A	N/A	N/A
3	Mitigate/restore	N/A	N/A	N/A	N/A
4	Compensate on site	N/A	N/A	N/A	N/A
5	Compensate off site	N/A	N/A	N/A	N/A

5.0 Conclusion

- 5.1 Applying the step-by-step approach, the assessment indicates that:
- The development avoids any significant damage to biodiversity.
 - The proposal provides an ecological enhancement proportionate to the scale of the development.
 - The proposed ecological enhancement will be low maintenance
 - There is a net benefit to biodiversity as a result of the development.