



GREEN INFRASTRUCTURE STATEMENT

APPLICATION

Green Infrastructure Statement for proposed change of use for Bryn Y Wawr, 35 Graig Road, Trebanos.

BACKGROUND

Paragraph 6.2.12 of Planning Policy Wales, Edition 12 (PPW) states that a Green Infrastructure Statement (GIS) should be submitted with all planning applications and should be proportionate to the scale and nature of the proposed development. It shall describe how green infrastructure has been incorporated into the proposal, and in the case of minor development shall be a short description without placing onerous requirements on the planning applicant. In the above respect, the proposed development at Bryn Y Wawr can reasonably be described as a minor development.

DESCRIPTION OF THE WORK

Conversion of a single dwelling and annex into two separate units (one 2 bed and one 3 bed) and change of use from from

C3 - Use as a dwellinghouse, as a sole or main residence and occupied for more than 183 days in a calendar year

to

C6 - Use of a dwellinghouse for commercial short-term letting not longer than 31 days for each period of occupation.

PROPOSED BIODIVERSITY ENHANCEMENT

None of the proposal impacts on the natural landscape of the site. The boundary of the property is defined stone and rendered blockwork walling with a hedgerow to the south.

The proposed enhancement measures are commensurate with the level of adverse impact and scale of the development that meets the requirements of Chapter 6 of Planning Policy Wales and Cardiff Green Infrastructure SPG Project deliverables and consist of the following proposals: -

1. Sustainable rainwater collection: a rainwater harvesting system from the gutters to collect and store rainwater for irrigation purposes and reducing reliance on public sewers.
2. Placement of a bat box at high level.

