



Green Infrastructure and Biodiversity Enhancement Statement

Planning Reference: P2025/0749

Site: Lasers Are Us, Unit B, Kenfig Industrial Estate, Margam, SA13 2PE

1. Introduction

This statement accompanies a planning application for change of use from café (A3) to office (B1) at the above property. No physical external building works are proposed as part of this application.

In line with Welsh Government's Green Infrastructure and Biodiversity policy requirements, even minor developments are expected to deliver a small-scale enhancement to biodiversity. This document outlines the measures proposed to meet that requirement.

2. Site Context

The site is a 1940s-built office and light industrial building located within Kenfig Industrial Estate. The surrounding environment is predominantly hardstanding with limited soft landscaping.

Although the proposed change of use does not involve any alterations to the building or surrounding area, Lasers Are Us recognises the opportunity to contribute positively to the local environment through small-scale biodiversity measures.

3. Proposed Enhancements

To provide a measurable biodiversity gain, the following enhancements will be implemented:

- **Bird Box Installation:**

A single bird nesting box will be fitted to the Green Bike Shed located adjacent to the main building. This sheltered location provides a suitable position for nesting birds while remaining accessible for maintenance.

- **Pollinator-Friendly Planting:**

A series of pollinator-friendly planters and pots will be positioned around the Reception entrance area. Planting will include bee- and butterfly-attracting species such as lavender, hebe, and salvia. The plants will be maintained throughout the year.

These enhancements will deliver both ecological and aesthetic benefits to the site,

supporting small-scale biodiversity within the industrial setting.

4. Conclusion

The proposed measures—bird box installation and pollinator-friendly planting—constitute proportionate biodiversity enhancements for this scale of development.