UNIT D, NORTH BANK ROAD, PORT TALBOT, SA13 1RE

PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING TO SITE CLASS 7 TEST CENTRE FOR VANS AND CARS AND LEASE REMAINING UNITS FOR B2 AND B8 USE

GREEN INFRASTRUCTURE STATEMENT

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1.0 INTRODUCTION

1.1 This Green Infrastructure Statement has been prepared in support of an application for Full Planning Permission, submitted on behalf of PTB Properties Ltd, in relation to the following development proposal.

'PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING TO SITE CLASS 7 TEST CENTRE FOR VANS AND CARS AND LEASE REMAINING UNITS FOR B2 AND B8 USE'

1.2 This Green Infrastructure Statement has been formulated in accordance with the recently updated Chapter 6 of Planning Policy Wales (PPW 12). This states that it is now considered necessary for all planning applications to be supported by a Green Infrastructure Statement.

1.3 In short, the overall objective of the Green Infrastructure Statement is to ensure any disruption to biodiversity is kept to a minimum as a result of the development. The pertinent text has been extracted below from the attached document Chapter 6 of PPW 12.

"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 multifunctional 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.".

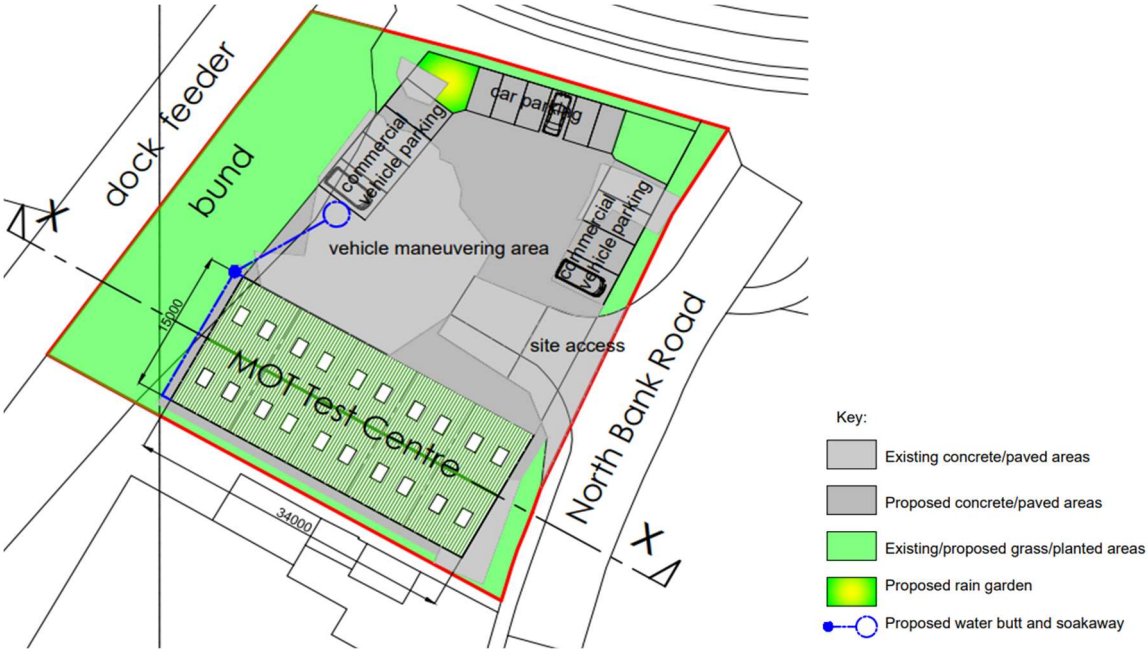
1.4 It should be noted that this is *"proportionate to the scale and nature of the development proposed"* and *"In the case of minor development this will be a short description and should not be an onerous requirement for applicants".*

1.5 As such, this statement will outline the measures the proposal will take to ensure it is complaint and appropriate with the above.

2.0 Green Infrastructure & Enhancement Measures

Landscaping & SuDS Features

2.1 The Preliminary Ecological Appraisal submitted in support of this application states that there are no trees / landscaping of importance within the redline boundary of the site, and that the existing vegetation adjoining the red line to the north is of low ecological importance due to the presence of Japanese Knotweed, that will be eradicated. In light of this, the proposal is to incorporate additional planting at the site, most notably at the rear, but also along the side and frontage. This is considered to enhance the existing landscaping and thus biodiversity on site. This is evidenced via drawing 03 Proposed Block Plan, which is extracted below for reference:



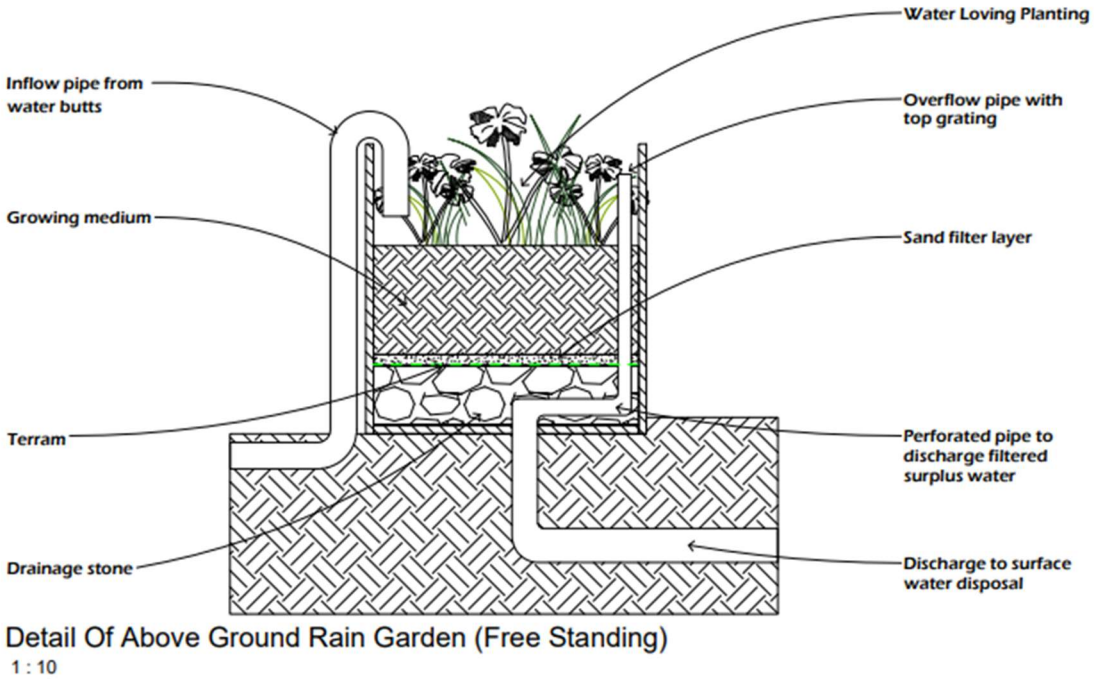
Proposed Block Plan

2.2 As per the above, the proposal comprises the following additional landscaping features:

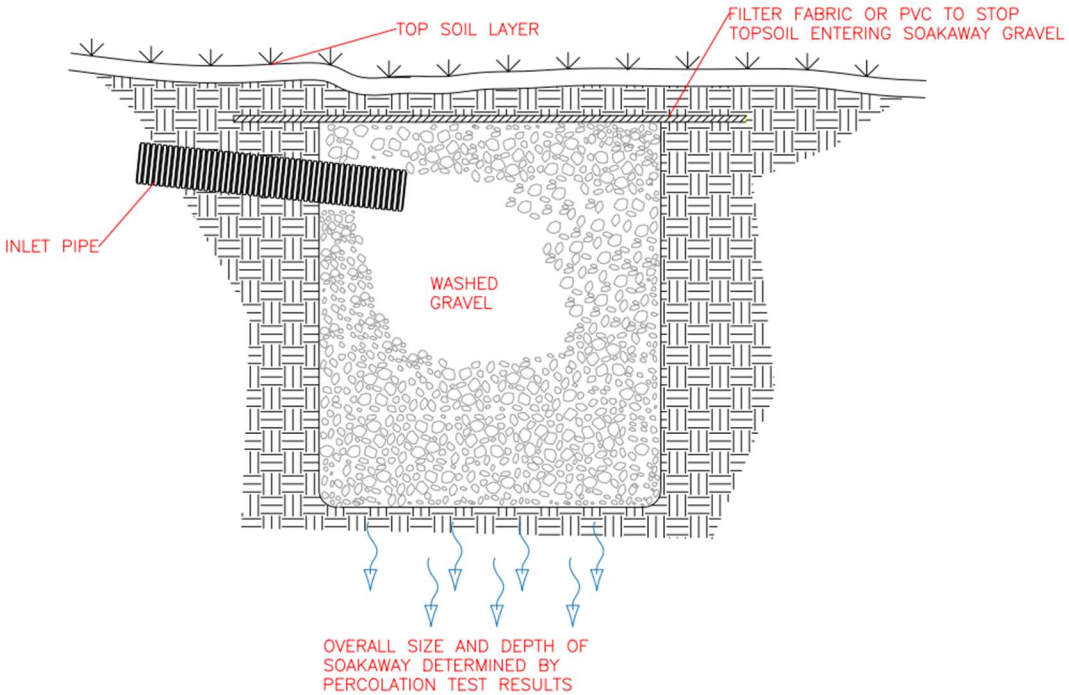
- Proposed grassed areas at the frontage, rear and sides of the site; and
- Proposed rain garden to the north of the site.

2.3 The presence of the rain garden allows for SuDS features to be utilised on site. Accordingly, a sustainable drainage network is proposed to be implemented on site via the proposed water butt and soakaway.

2.4 A SAB application has been submitted and is currently being assessed by Neath Porth Talbot SAB authority. Details of the SUDs features are extracted below for reference:



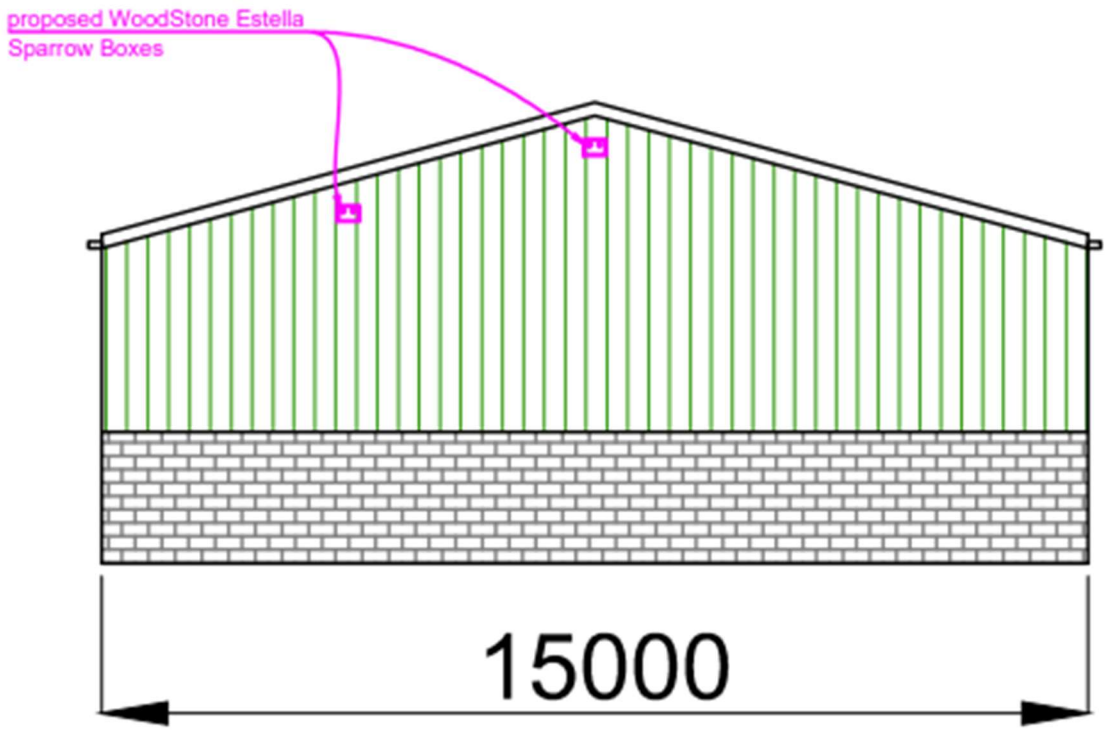
Rain Garden Details



Soakaway Details

Biodiversity Mitigation and Enhancement

2.5 The PEA states: *'Common birds (pigeon, robin, magpie) were observed onsite during the PEA. It is possible that birds use the site for foraging of insects given the pioneer species present'.* In light of this, the proposal seeks to add in Wood Stone Estella Sparrow boxes. This is evidenced in drawing 04 Proposed Plans and Elevations, which is extracted below:



North-west elevations

2.6 The proposal has therefore included appropriate biodiversity enhancements. Should further biodiversity enhancements such as bird nesting and hedgehog refuge boxes be deemed necessary, the applicants are willing to accept these via a suitably worded planning condition.

2.7 Accordingly, there are no impacts from the development from an ecological standpoint, rather, the proposal seeks to enhance the ecological elements and green infrastructure at site.

Interim Summary

2.8 As mentioned above, the proposal actively seeks to enhance the landscape and biodiversity value (for a range of species and habitats) at the site through the introduction of a variety of green infrastructure.

3.0 CONCLUSION

3.1 Having regard to the above, and in summary, it is considered that the proposed development should be considered acceptable and compliant with the recently updated Chapter 6 of PPW 12, in light of the following key factors:

- The proposal introduces extensive landscaping and will be planted to enhance ecosystems for birds, bees, and insects etc, who will use these aspects as a food source, to/for pollination, and/or as a home;
- The proposal introduces 'Rain Gardens' as/for SuDS features because of their resilience within the intended environment, ease of maintenance, and as they will also contribute towards local biodiversity; and
- The proposal seeks to enhance the ecological elements with appropriate biodiversity enhancements – e.g. bird boxes at the site.

3.2 Accordingly, it is therefore considered that the proposed development is acceptable in terms of its impact on the environment and biodiversity, and is fully in accord with Chapter 6 of PPW 12.