

TOWN & COUNTRY PLANNING ACT 1990

**APPLICATION BY
PAUL WATERS**

**SITE AT LAND ADJACENT
TO TAN-Y -DERW, MARKET ROAD,
PENHOW, CALDICOT. NP26 3AB**

GREEN INFRASTRUCTURE STATEMENT

**RELATING TO A PLANNING APPLICATION
FOR THE ERECTION A NEW DETACHED DWELLING**

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Site Description

The application site, is currently forming part of the curtilage of the dwelling known as Tan-y-Derw, forming part of the private garden area.

Site Description

The application site, seen as giving the potential for erecting a new detached dwelling, without having any adverse effect on the existing dwelling.

The applicant submitted an application for pre-application advice which was given the reference PRELET/PS/24/0096.

This report gave advice and expressed some concerns. However, the new planning application is considered to be addressing those concerns.

Planning Policy Wales

As per Planning Policy Wales, Edition 12, February 2024 a Green Infrastructure Statement is required to demonstrate how a step-wise approach has been considered in maintaining and enhancing biodiversity for the proposal. The statement should be proportionate to the scale and nature of the proposed development. Only a short description is required for more minor developments, such as householder applications.

Figure 1 below sets out the summary of the stepwise approach as set out in Chapter 6 of PPW.

Proposed Ecological Enhancement

The proposal will not impact on any existing trees and it is positioned sufficient distance from any existing trees to avoid having an impact on their root protection areas.

The proposed ecological enhancements are the provision of bird and bat boxes, which are to be located on the proposed new dwelling.

Details follow of the proposed bird and bat boxes.