

# Green Infrastructure Statement

**CLIENT:** Mr & Mrs M. Majkic.

**JOB NO:** 1793

**PROJECT:** Proposed extension and alteration including conversion of loft space.

**SITE:** 34 Risca Road, Rogerstone, Newport NP10 9FZ

**DATE:** January 2025 (Revision A)

In accordance with Planning Policy Wales – Edition 12. Green Infrastructure Statements should be to be proportionate to the scale and nature of the development, and in the case of minor development such as householder applications, PPW12 states that this should not be an onerous requirement for applicants.

## 2.0 Existing Context.

The site lies to the East of Newport. Grid Reference ST 26321 89143  
X (Easting) 326321, Y (Northing) 189143

The application site contains a single-family dwelling house and detached garage, metalled driveway and parking areas. The green spaces around the building consist of a substantial residential curtilage with well-maintained lawns, perimeter low level domestic plant beds, hedgerows and shrubs and trees.

The site sits alongside Risca Road (B4591). The property has direct vehicular access from the carriage way to the private drive.

## 3.0 The Proposal.

The applicant will be submitting a Householder Planning Application to the Local Authority seeking Planning Permission to alter and extend the existing dwelling along with additional paving.

The total footprint of the extended dwelling would be a 139m<sup>2</sup> and is relatively modest in scale. The residential curtilage has an area of 1,715m<sup>2</sup>. The proposed dwelling including the extension, therefore, covers just 8.1% of the residential curtilage.

The proposal seeks to extend and refurbish the existing dwelling, whilst also converting the loft space, construction of retaining wall and laying new paved areas. This will ultimately lead the disruption of the domestic lawn and planted areas. However, the remaining areas will be reinstated and enhanced post completion.

No hedge or tree removal is required to allow the development to proceed unhindered. The proposed new structures and hard standing areas have been positioned well outside any root protection zones of hedges and trees.

The existing garage, carport and Garden Store/Workshop are to remain untouched and do not form part of this application.

An area of well-maintained domestic lawn will be lost by the construction of the extension, paving and erection of the workshop building. The lawn being regularly cut and weed controlled is of little ecological value. This minor loss of green space will be mitigated by enhancing the existing green spaces in the immediate vicinity of the development. Enhancement will include wildflower seeding and pollinator planting.

#### **4.0 Enhancements and Measures.**

Trees and mature shrubs immediately adjacent to and within the application site and within the site will be protected from delivery vehicles, plant and storage of materials. Heras fencing will be erected at the edge of the hedge and outer line of the tree canopy to prevent damage.

Breeding birds are protected under the provisions of the Wildlife and Countryside Act 1981 (as amended), and active bird nests cannot legally be disturbed or destroyed. Checks will be made before and during the works to ensure there are no nesting birds. Should nesting birds be discovered the area will be protected from any works in the vicinity until the chicks have fledged. Flight access to the nest would also be unrestricted.

The applicant shall refrain from any hedge trimming during the bird nesting season.

All bats are protected under the provisions of Schedule 5 of the Wildlife & Countryside Act 1981 (as amended), whilst their roosting places are also protected under the provisions of the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) 2019.

All contractors will be informed that Bats can be encountered unexpectedly during building work, and if this occurs, it is important to stop activity in the vicinity of the bat(s). Advice must be sought from Natural Resources Wales (NRW), or if this is not possible, then from a bat ecologist who holds a licence to disturb bats. To proceed without taking advice may result in committing an offence.

Proportionate Enhancements for biodiversity required by the Local Planning Authority for compliance with the Welsh Government's Future Wales policy document and planning policy PPW11. The development must provide Net Benefits for Biodiversity (NBB).

The application site does benefit from green infrastructure spaces and features, the site is also connected to the wider GI Assets. No GI assets or connectivity will be lost as a result of the works. The mitigation and ecological enhancement measures listed below are therefore considered appropriate to the site limitations and scale of development.

Enhancements indicated on the proposals are as follows:-

- A. 1No CJ WILDLIFE WoodStone Harlech Bat box to be fixed to South East face of tree as indicated on Site Block Plan. Minimum 3m above ground level.
- B. 1No CJ WILDLIFE WoodStone Starling nest box fixed to North West side of tree indicated on the proposed Site Block Plan. Minimum 3m above ground level.
- C. An area of law equal to 25m<sup>2</sup> shall be sown with a mix supplied by Bee Meadow by ReNatura.
- D. A solitary bee nest shall be fixed to the North West Boundary fence.

- E. Native species pollinator and butterfly planting shall be implemented adjacent to the new dwelling. All plants supplied in 9cm Pots consisting of the following plant numbers and species.
- 20No - Munstead English Lavender - (*Lavandula angustifolia*) 'Munstead'
  - 10No - Coneflower (*Echinacea purpurea*) 'Magnus'
  - 10No - Birdsfoot Trefoil (*Lotus corniculatus*).

No Green Infrastructure Assets or connectivity will be lost as a result of the works. The mitigation and ecological enhancement measures listed above are therefore considered appropriate to the site limitations and proportionate to the scale of development.

Justin Samuel MCIAT