

K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

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13th February 2026.

Planning Dept.,
Torfaen County Council,
Civic Centre,
Pontypool,
Torfaen..

PROPOSED CHANGE OF USE – 70, BRIDGE ST, NEWPORT

GREEN INFRASTRUCTURE STATEMENT-

Dear Sir/Madam,

1. The proposed is to change the use of the upper floors from offices to residential.
2. The proposed works do not propose any external alterations.
3. The building is a three storey mid-terrace period property.
4. The works will not include alterations to the roof.
5. The Welsh Government issued updated Chapter 6 National Planning Policy Guidance in of Planning Policy Wales. The updated policy guidance recognises the value of green infrastructure within the built environment.
6. *“6.2.6 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 multi- functional 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.”

COMPANY NUMBER 16140564



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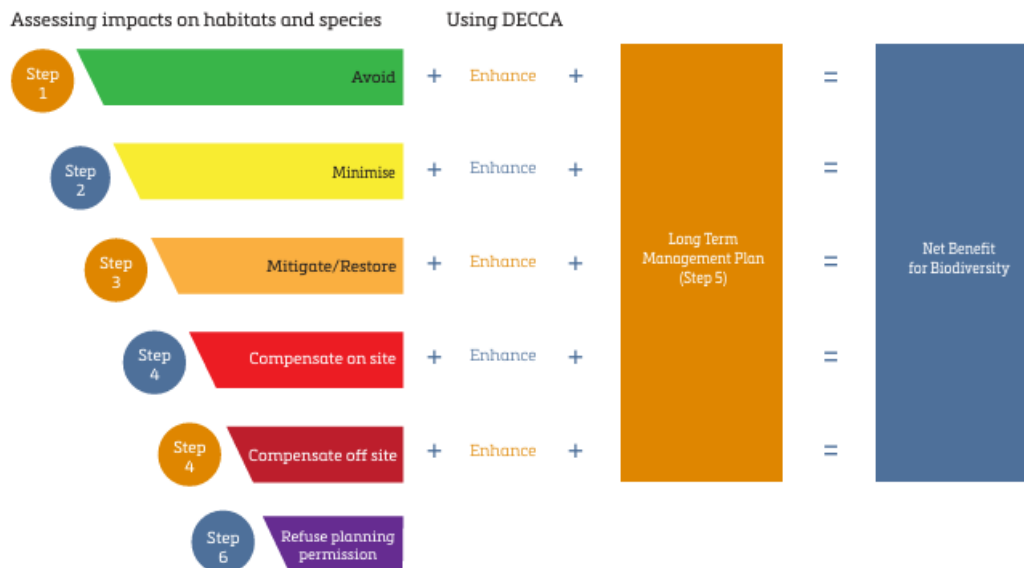
| | Description | Assessment | Enhancement / Harm | Maintenance | Benefit |
|---|------------------------|------------|--------------------------------|-------------|--------------------------|
| 1 | Bird Boxes (see below) | Positive | Bird nesting location provided | Low | Significant net benefits |
| | | | | | |

7. Should external works, such as new windows, a bird box could be installed.

8. The box would be to the rear elevation.

9. Bird Boxes to be of natural, untreated wood. Specifically, rot-resistant woods like cedar, redwood, or cypress that are at least 3/4-inch thick are highly recommended. These materials provide excellent insulation, durability, and a natural environment that birds prefer.

Figure 12: Summary of the Step-Wise Approach



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Standard Bird Box



Swallow Type Bird Box

Conclusion

The proposed development does not propose any external works. A bird box could be installed to the rear elevation if windows are changed.

Kevin Dorrington

K.W. Dorrington MCIAT MCABE (C.Build E)

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