

**REFERENCE:** 26/0398

**PROPOSAL:** REFURBISHMENT OF EXISTING RETAIL UNIT (CLASS A1)  
COMPRISING EXTERNAL ALTERATIONS AND  
ASSOCIATED WORKS

**SITE:** 1 Harlech Retail Park Cardiff Road Newport NP20 3BA

**APPLICATION TYPE:** Full

**CASE OFFICER:** Grant Hawkins

**RECOMMENDATION:** NO OBJECTION

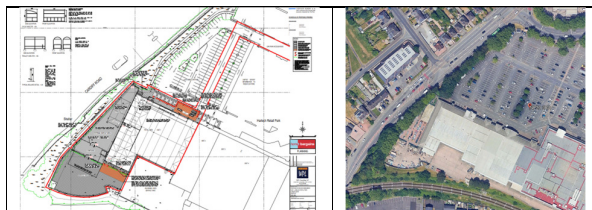
**Comments:**

GIS Para 4.3 states 'The proposals do not result in the loss of any existing green infrastructure assets and therefore do not give rise to a requirement for replacement or enhancement measures'. The GIS statement is incorrect. Due to the ecological emergency, Welsh Government guidance on GI includes:

**All development must deliver a net benefit for biodiversity** and ecosystem resilience from the baseline state (proportionate to the scale and nature of the development proposed). There is a requirement to look for and secure enhancement through the design and implementation of the development, even if the resulting development would maintain the biodiversity value of the site.

GIS para 4.2 states 'There are no areas of soft landscaping within the applicant's control and no external amenity space associated with the unit that could reasonably accommodate additional planting or green infrastructure features'. I have assumed the red line boundary is the only area within the applicants control and that the highway boundary tree planting and car park tree planting is owned by others.

- If this is the case I acknowledge there is no scope for new planting to meet GIS enhancement or LDP policy GP5 for an appropriate landscape scheme.
- If this is not the case there is at least an opportunity to replace trees missing from car park nibs.



In either case, to meet GIS requirements for enhancement I suggest referral to the Ecology Officer as there may be an opportunity for other enhancement options beyond planting, such as bird boxes on the building.