

Green Infrastructure Statement

Site Description

The application site comprises a two-storey end of link property situated on the southern side of Mill Heath. The property is set off the highway and benefits from an open frontage with off-street parking provision.

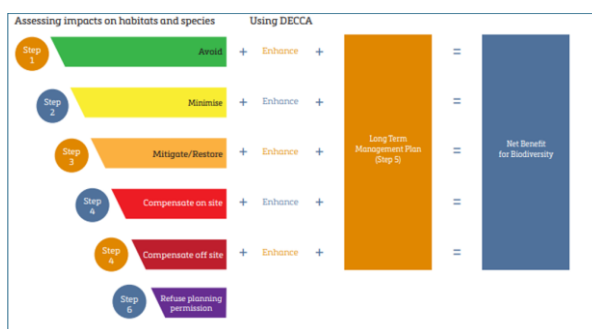
Proposal

Full planning permission is sought for the change of use from a dwelling (C3 use) to a children's care home (C2 use).

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 proposals. The statement should be proportionate to the scale and nature of the proposed development. Only a short description is required more minor developments such as householder applications. Figure 1 below sets out the summary of the stepwise approach as set out in the Chapter 6 of PPW.

Figure 1: Summary of the Step-Wise Approach



Biodiversity Enhancements

As regards to biodiversity enhancement measures, the proposal will seek to deliver biodiversity enhancements through the provision of the following:



BIRD BOX

Eco Small Bird Box

Access - round hole sizes 25 / 28 / 32mm dia

Dimensions - height 260mm width 170mm
depth 170mm

Suggested location - North / east facing apx
3m above ground level



BAT BOX

Beaumaris Bat Box Maxi

Access - bottom slot / crevice

Dimensions height 260mm width 170mm
depth 170mm

Suggested location - On building facade
or in tree min 3m high and south / west
facing away from artificial light

On this basis, it is contended that the above statement demonstrates that the proposal will comply with the requirements of chapter 6 of Planning Policy Wales.