

Biodiversity Enhancement & Green Infrastructure Statement

**25 Skinner Street,
Newport,
NP20 1HB**

November 2025



Summary

Proposal:

Proposed change of use to an A3 (Food and Drink) unit.

Location:

25 Skinner Street, Newport, NP20 1HB

Date:

November 2025

Project Reference:

25.253

Client:

Hedyn

Product of:

Asbri Planning Limited
Unit 9 Oak Tree Court,
Mulberry Drive,
Cardiff Gate Business Park,
Cardiff,
CF23 8RS

Prepared by:

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Introduction & Context

- 1.1 This Biodiversity Enhancement and Green Infrastructure Statement accompanies the full application submitted by Asbri Planning on behalf of Hedyn for the change of use of 25 Skinner Street to an A3 unit (Food and Drink).
- 1.2 As this planning application comprises a change of use application and does not propose any alterations or changes to the building's exterior (such as roofing works), it is not considered that any significant adverse impacts on the local biodiversity and ecology context, including priority and nesting species, will arise.
- 1.3 The site boundary is outlined in red in the image below.

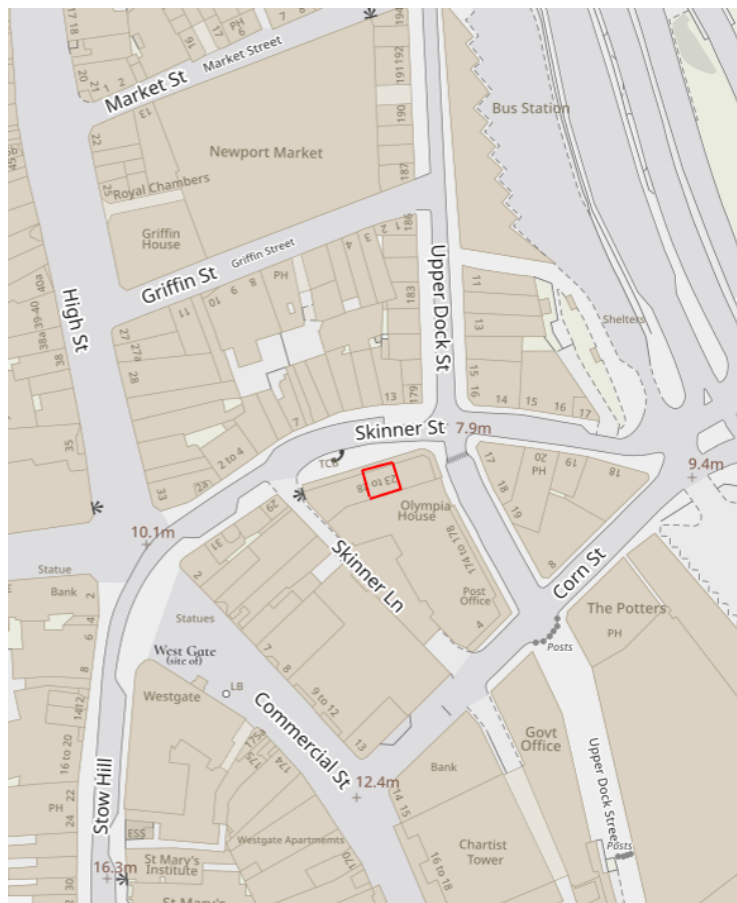


Figure 1: Site boundary of 25 Skinner Street.

- 1.4 Following the Welsh Government updates in February 2024 to Planning Policy Wales, Chapter 6 '*Distinctive and Natural Places*' of the document states that planning applications are now required to demonstrate how they will encourage biodiversity and incorporate GI. Newport City Council reflects this priority within its Local
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Development Plan (Adopted January 2015), particularly through its General Policy GP7 (Environmental Protection and Public Health).

Biodiversity Enhancement

- 2.1 As part of this application, it is proposed to install a Beaumaris Woodstone bat box on the property's rear elevation. This is considered proportional for the minor nature of the development proposals, and is considered to contribute appropriately to delivering GI enhancement as a direct result of development. This would improve local opportunities for nesting habitats while taking into account the site's terraced, town centre context.
- 2.3 The above location is considered suitable as it is mostly sheltered from the wind but also shaded for most of the day. This location also benefits from relatively low light pollution and no artificial light sources are directed towards the building. The bat boxes will be positioned on the building at 3m from the ground.

Green Infrastructure

- 3.1 The site is located in the city of Newport, placing it within an urban context. Its local GI features are minimal, and mainly consist of scattered trees around the town centre. The wider surroundings are predominantly hardstanding residential development, offering limited biodiversity value and contributing little to the wider GI network.

Conclusion

- 4.1 This Biodiversity Enhancement and Green Infrastructure Statement accompanies the planning application submitted by Asbri Planning on behalf of Hedyn for the proposed change of use of 25 Skinner Street, Newport to an A3 (Food and Drink) unit.
 - 4.2 The proposals' biodiversity features have been carefully considered in the context of the surrounding town centre character and are proportionate to the proposed development. To conclude, it is believed that the proposed measures supply habitats for threatened species (i.e., bats) and more generally improve biodiversity across the site for fauna; allowing for incoming species. As such, the proposal aligns with the requirements set out by Planning Policy Wales and Newport City Council's local planning policy.
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