



Green Infrastructure Statement

27 Backhall Street

Proposed Renovations and Improvements

Introduction

This Green Infrastructure Statement supports the householder planning and listed building application for a modest works to a residential property. It has been prepared in accordance with the requirements set out in Planning Policy Wales (PPW) and local policy, which seek to ensure that all development proposals contribute positively to the natural environment.

Although the scale of the development is small, every application is expected to demonstrate how biodiversity and green infrastructure have been considered and enhanced as part of the design. This statement explains how the scheme has followed the “stepwise approach” to deliver a measurable net gain for ecology and green infrastructure on site.

Understanding the Site and Its Context

The site is an existing residential property set within an extremely small suburban plot, with a paving to the rear, and no front garden, it has no ecological value, and no possibility of planting in the ground, so ecological enhancement will concentrate on above ground additions.

The proposed works are improvements and renovations, consent is only needed as roof lights are to be installed in a conservation area, there are no trees, habitats, or other landscape features being affected. The proposals do not encroach on existing green spaces.

The rear garden of the property is already totally devoid of soil being paved or concreted, it total area is less than 50 sq meters, and this includes outbuildings, so it not intended to reduce the amenity area any further, however to meet the requirements of the GIS, as part of this application more measures will be taken to improve the ecological habitat on site.

Stepwise Approach

Avoidance

The scheme avoids any direct impact on green infrastructure or biodiversity features. The extension is located above the existing building and does not require removal of any soft landscaping or habitats.

Minimisation

The scale and footprint of the extension have been kept modest to minimise any indirect effects such as overshadowing or runoff. No trees or landscape features are affected, and there will be no excavation into green areas.

Mitigation

Although no habitats are directly affected, the proposals incorporate biodiversity enhancement as mitigation for any potential indirect disturbance and to ensure a net gain.

Compensation and Enhancement

To enhance site biodiversity and meet the requirements of local and national planning policy, the following green infrastructure enhancements are proposed:

- Surface mounted National Trust Birch Log Nest Box 32mm Hole, National Trust and a Glamis Bat Box
- Raised Wildflower Planter: A narrow, raised wildflower planter will be created in front of the outhouse, 500 x 2000. This feature will support pollinators such as bees and butterflies and improve the site's overall visual and ecological value. The planter will be seeded with a native wildflower mix suitable for low-maintenance domestic gardens, providing nectar throughout the season.

These simple but effective measures ensure that the development delivers an ecological enhancement appropriate to the scale and setting of the project.

Management and Maintenance

The bird box and bat box will be maintenance-free once installed. The raised planter will be maintained by the homeowner, with reseeded as required to sustain a healthy wildflower display.

Summary

The development has followed the stepwise approach by the fact there is no green to avoid harming, and incorporating meaningful enhancements in the form of an integral bird box and a new pollinator-friendly planter. These measures ensure the development complies with national and local policy requirements for biodiversity net gain for a development of this scale.

It should be noted a Bat survey has been undertaken to establish if Bats are present for the roof works, and this has come back negative..