



Green Infrastructure Statement

17 Park Way, NP10 9NQ

Retrospective Garage conversion

1.0 Introduction

This Green Infrastructure Statement has been prepared in support of a planning application for a retrospective garage conversion.

The statement has been prepared in accordance with Planning Policy Wales (Edition 12) and Future Wales, which require development to maintain and enhance biodiversity through a proportionate, site-specific approach, following the stepwise approach.

Although the proposal relates to a domestic extension, the scheme has been designed to avoid harm to existing green infrastructure whilst delivering appropriate biodiversity enhancements.

2.0 Understanding the Site and its Context

The application site comprises an existing detached dwelling set within a generous residential curtilage in a modern estate in West Newport, that used to be the main pollutant in the valley. The conversion does not interfere with the garden or any existing green infrastructure.

The site contains areas of lawn, ornamental planting and domestic hardstanding typical of a residential property. There are no statutory or non-statutory ecological designations affecting the site, and the proposal does not require the removal of any trees, hedgerows, ponds or other habitats of significant ecological value.

Overall, the baseline ecological value of the development footprint is considered to be low.

3.0 Stepwise Approach

Avoidance

The proposal was chosen over an extension to stop any impact on existing green infrastructure.

Minimisation

The development footprint has been kept proportionate to the needs of the household, retaining the whole of the garden as permeable green space. Construction activities will be confined to the immediate working area to minimise disturbance.

Mitigation

As the proposal does not adversely affect habitats of ecological value, no specific mitigation measures are required. Instead, the scheme focuses on delivering biodiversity enhancements in accordance with Planning Policy Wales.

4.0 Biodiversity Enhancement

As the client has already added pollinating plants since the work was done, the below is the best addition to the clients current house:

Bird Box

A Vivara Pro WoodStone® House Sparrow Nest Box will be added to the existing external wall beneath the eaves, providing long-term nesting opportunities for house sparrows and other small bird species. The location is on the side of the house away from light and noise.

5.0 Management and Maintenance

The bird box will be permanent features of the development and require minimal maintenance once installed.

The pollinator planting that is already in place will also be maintained.

6.0 Summary

The proposal has been designed in accordance with the green infrastructure principles set out in Planning Policy Wales by first avoiding harm to existing ecological features and then providing appropriate biodiversity enhancements.

The development does not result in the loss of any important habitats and incorporates a bird box together with a pollinator planting area.

Overall, the proposal will maintain and enhance biodiversity in a manner proportionate to the scale of this householder development and is therefore considered to accord with the requirements of Planning Policy Wales and the duty to maintain and enhance biodiversity.