



Architectural Design & Visualisation Consultancy

## ***Green Infrastructure Statement:***

Minor Development / Commercial Owner

**Ref:** 22-009 -GIS

**Site Address:** Parc Erin, Land to the North of Wilfred Way, Tonyrefail, Porth CF39 8JQ

**Proposed Development:** Business/Industrial park extension on a brown field site off Wilfred Way with starter unit blocks for B1/B2 & B8 use with possible Trade counters

**Site description:** A brown field site in an Industrial Area on Wilfred Way, follows on from the residential area between the roundabout on the A4093, that continues up to Gilfach Goch from Porth/Llantrisant.

### **Surrounding Area description:**

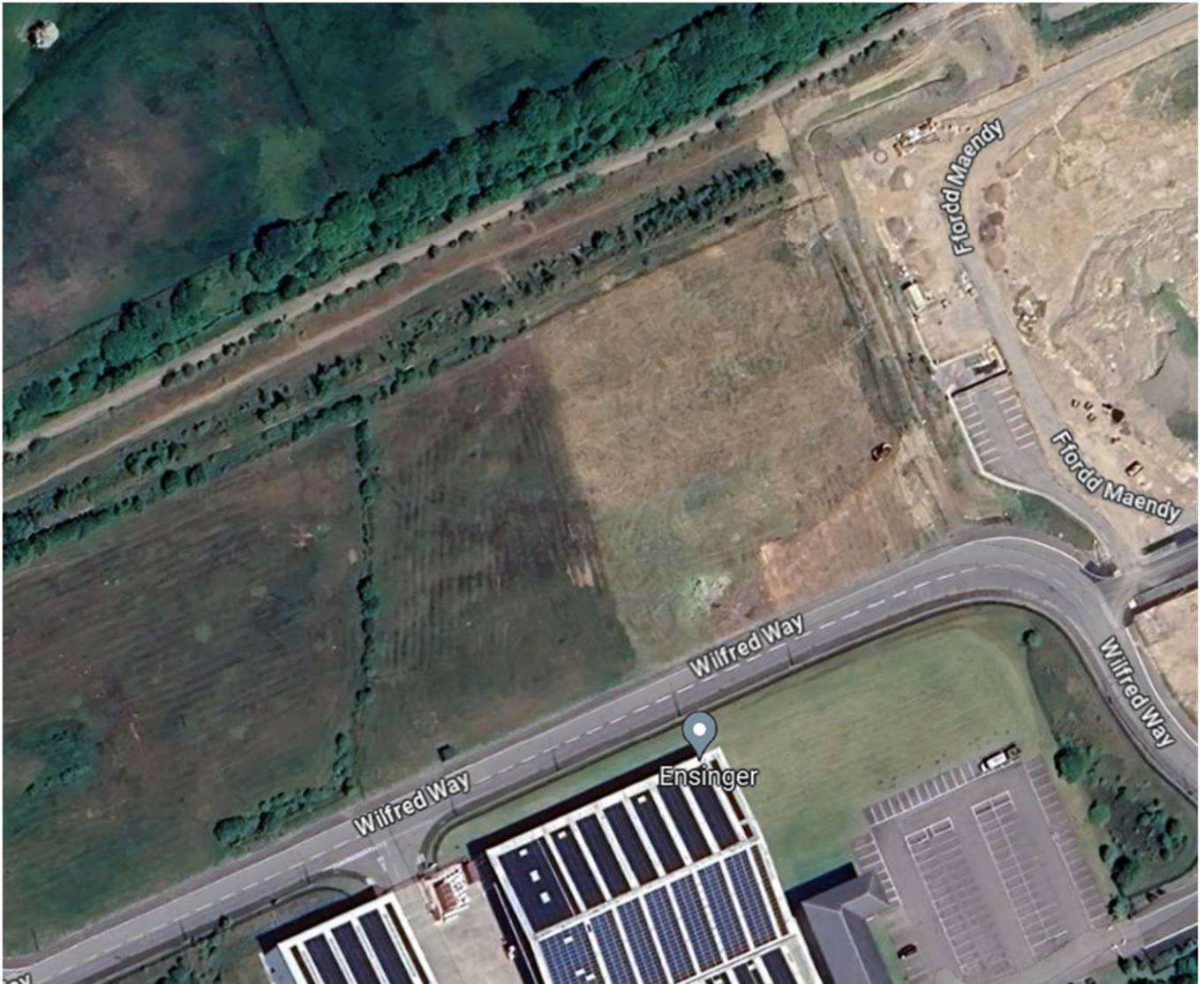
**LOCATION – Surrounding Building types:** A mix of industrial units sized to suit the type of businesses they serve. Most are Portal frame units with brick plinths of varying heights followed with metal cladding. While all the developments within the area seems to be constructed and designed to a competent standard, they have little ecological merit to influence the current proposals.

**SITE – Position:** The site is situated to the north of Wilfred Way with Ensinger to the south, a residential development to the east and a vacant development site to the West. The development can be seen from the highway.

**SITE – Boundaries:** The existing site is currently surrounded by a Heras fence (the development section) – the development will have no effect on this item as it is temporary. The public highway (Wilfred Way) borders the south and the culvert serving the residential site separates the site it serves and the proposed industrial area. To the north a 3/4m high embankment runs down to a public footpath which terminates the development area, however the boundary is the fence line on the opposite side of the path. There is no defined boundary to the west so the Location map indicates the Grid references agreed with the vendor.

**SITE – Access:** The site shares its access off Wilfred way

See location map on the next page:



### Development Impacts:

Minimal disruption of marshy grass areas as indicated in the latest PEA by David Clements Ecology as the ground has been managed for development periodically. The PEA makes notes to the surrounding areas being of high ecological value. No trees and existing hedge boundaries to be affected as there are none present. However, transition between proposed structures needs to be considered when the open space is enclosed. External lighting proposed should be coloured to a max temperature of 2700k, plus the industrial usage orientation should be constrained to elevations not nominated for biodiversity



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enhancement. Therefore, the enhancements need to be migrated to more suitable locations to aid transition between the surrounding area and minimise impact.

**Noting that:** Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost.

### **Biodiversity Enhancements Proposed**

The applicant has already started works on a SAB application to incorporate historic soil conditions and indigenous planting biodiversity features (mix as listed in the PEA), to the rough ground area which is currently made up of spoil ground from the time the concrete plateaus were formed. This increase in biodiversity will then be further supported by added features on the road side to link valued zones. Natural dark corridors can be retained to the east over the sites dividing culvert, mirrored to the west in future developments to this adjacent land. The proposed unit elevations also indicate the clients plans to install bird & bat boxes to the new elevations, in accordance with current guidelines. These aspects are placed in close proximity to the new tree lines and SAB features.

This would create additional connectivity, and nesting habitats (taking into account impacts and surrounding features)

### **Conclusion.**

It is considered that subject to the above, that the proposed development would enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by 100% (as there was minimal value there originally)

Thus, ensuring that any adverse environmental effects are avoided.

Signed

Dated. 16<sup>th</sup> February 2024