

Green Infrastructure Statement.

05/03/2024.

Units 7-9 Queensway Industrial Estate, LL13 8YR.

OVERVIEW.

The site in question comprises a total area of 8,200m².

The gross internal ground floor comprises a total area of 3,061m².

Most of the external area of the site comprises tarmacadam surfacing.

There is a grass strip at the front of the site (to the north facing Queensway) which is to be partially removed to enable additional car parking provision to be made. This will enable the main rear area of the site to be left clear for delivery vehicles to enter and manoeuvre on the site as well as provide space for the storage of building materials.

There are some shrubs to the boundary at the rear (south) of the site that are to be removed.

A hedge separates the site along the eastern boundary from Gwenfo Community Primary School.

The site is fully enclosed with palisade fencing to all boundaries.

Three gated entrances to the site are located on the western boundary facing the Fibrax Factory.

ASSESSMENT.

The proposed change of use does not cause damage to the existing green infrastructure and does not impact on the wider ecological networks.

Due to the size and location of the site there is not a significant opportunity to enhance, link or create any green infrastructure assets.

PROPOSED NET BENEFIT MEASURES.

The following measures are to be implemented

4 number swift/bird nest boxes are to be fixed to the front elevation of the building.

4 number Vivara Pro Beaumaris "midi" bat boxes are to be fixed to the east elevation of the building.

A hedge is to be planted along the boundary facing Queensway.

MIXED HEDGE DETAILS.

Hedging plants are to be 60-80 cm high, 1+1, bareroot, healthy and vigorous transplants to be planted in a double staggered row, 450mm apart, with 7 plants per linear metre. All transplants shall be protected with a 400mm high plastic spiral rabbit guard supported by a 750mm stake or cane. The hedge is to be maintained for a period of 5 years following planting, ensuring adequate watering and fertilising is carried out to ensure good establishment and that all dead, diseased or damaged plants are replaced annually where required. Species mix to be as follows:

40% Hawthorn (*Crataegus monogyna*)

30% Hazel (*Corylus avellana*)

10% Blackthorn (*Prunus spinosa*)

10% Field Maple (*Acer campestre*)

10% Holly (*Ilex aquifolium*)