

# GREEN INFRASTRUCTURE STATEMENT

Arvonía Bakery  
14 Heol Maengwyn  
Machynlleth  
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## INTRODUCTION

The proposal is for the demolition of the dilapidated stone / timber buildings plus more recent brick extensions which house the ovens and equipment for Arvonja bakery, and the construction of a pair of stone faced / timber boarded dwellings for affordable rental and a refurbished storage facility. The dilapidated storage building at the end of the row will be rebuilt to closely resemble what is there now, but with a slate roof. Its use will remain as existing.

The site is in an urban location, just off the main shopping street in Machynlleth.

The Welsh Govt 'Step Wise Approach' will be complied with as follows:

### 1. Avoid.

An ecology survey has been carried out and around eight pipistrelle bats were found to be using the dilapidated timber clad storage building at the end as a day roost (Laura Cottrell, October 2022). Due to the poor state of the building it is in danger of collapse and therefore not possible to avoid carrying out the work.

The exterior is a brownfield yard, consisting of rubble strewn dilapidated hardstanding with weeds growing in patches and at the edges. No biodiverse green space is present to be affected externally.

### 2. Minimise

As stated it is not possible to retain the buildings, and there is nothing to conserve externally.

### 3. Mitigate / restore.

A mitigation strategy has been prepared and a licence will be required from NRW before any work is carried out (See drawing 12-17\_P03A Bat Mitigation). Wall mounted boxes will be fitted to the south elevation of 14 Heol Maengwyn prior to work starting. Crevice roof boxes accessed via gaps in the ridge mortar of the larger roof, plus 5 further wall mounted boxes in different locations will cater for the displaced pipistrelles.

As the yard is currently covered with debris and hardstanding the introduction of grass and gravel porous surfacing plus a sustainable drainage system with associated planting will enhance the site for biodiversity.

### 4. Compensate on site

The ecology mitigation strategy will compensate for the loss / alteration of the end building. The external area will be greatly improved for biodiversity with the addition of green space.

### 5. Compensate Off-site.

This is not applicable.