

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 164-168 Cathedral Road, Pontcanna, Cardiff, CF11 9JD

Proposed Development: Single storey rear extension at ground floor and covered rear lobby on the first floor. Proposed extension to rear roof dormers, external alterations including replacement windows, re-roofing, re-build host property chimney, removal of rear chimneys, internal alterations and associated works at 166-168 Cathedral Road. Removal of rear chimneys at 164 Cathedral Road.

Site description: The proposals largely relate to 166-168 Cathedral Road, which comprises of two properties which have been knocked through to provide one large holding. The ground floor is used as a dental clinic, with residential uses on the subsequent upper floors. A small landscaped area lies to the front of the site whilst to the rear, an area of hardstanding provides parking provision. Green infrastructure is limited on the site, although 1 tree is positioned to the front of the site, outside of the application site boundary, along Cathedral Road. Subject to agreement with the owner, it is also sought to remove the rear chimneys of 164 Cathedral Road.

Surrounding Area description: The application site is located in a frontage of similar properties, made up of large Victorian terraced properties with small landscaped or paved front gardens bounded by low boundary treatments to the front. The surrounding area comprises of various land uses. The site lies within the Cathedral Road Conservation Area.

Development Impacts:

The impacts of the development are considered limited due to the scale of the proposals subject of this application. The proposals are included within the footprint of the existing buildings, and there would be no loss of the limited vegetation/grassed areas already on site. Trees would remain unaffected. No external lighting is proposed, and therefore there would be no further additional impact in that respect.

Biodiversity Enhancements Proposed

A sedum roof is proposed and approved under application ref. 19/02271/MNR. The largely paved area to the front of the property is to be formally re-

landscaped as shown on drawing ref. P02-01 (Proposed Floor Plans / Elevations). Furthermore, 2no. bird boxes are to be installed to the rear elevation of the property. This would create additional nesting habitats. These enhancement proposals will assist with the creation of a resilient and biodiverse ecological network across the site. Such measures are deemed to be proportionate to the scale and nature of the development proposed, as noted within PPW Edition 12.

Conclusion.

It is considered that subject to the above, that the proposed development would maintain, and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity in line with Planning Policy Wales and the Environment Act (Wales) 2016. Thus, ensuring that any adverse environmental effects are mitigated.

Signed:



Dated: 09.05.2024