

Green Infrastructure Statement

87-89 Cyfyng Road, Ystalyfera, Neath Port-Talbot SA9 2BT

Revision 00 - August 2026

Site Address

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Introduction

The Green Infrastructure Statement has been produced to accompany a retrospective application to retain a change of use, reverting one dwelling to two. Its aim is to address the updated Chapter 6 of National Planning Policy, which sets out requirements for biodiversity and ecological enhancement measures through the implementation of green infrastructure, commensurate to the scope of the development.

Site Description

The dwellings to which the application relates are two of a terrace of originally four, two-stores cottages on an elevated site overlooking Cyfyng Road, with access to 89 being - as was the historic relationship between 91 and 93 - via the front terrace of its neighbour 87. This is recorded as the case for at least 17 years, as established by satellite street-views. Given the steeply sloping nature of the site that is commonplace in these valley settlements, much of the amenity space to the rear is terraced.

Surrounding Area Description

The dwellings are typical of the vernacular in the area, which is defined by multiple terraces of dwellings and cottages, arranged along either side of Cyfyng Road.

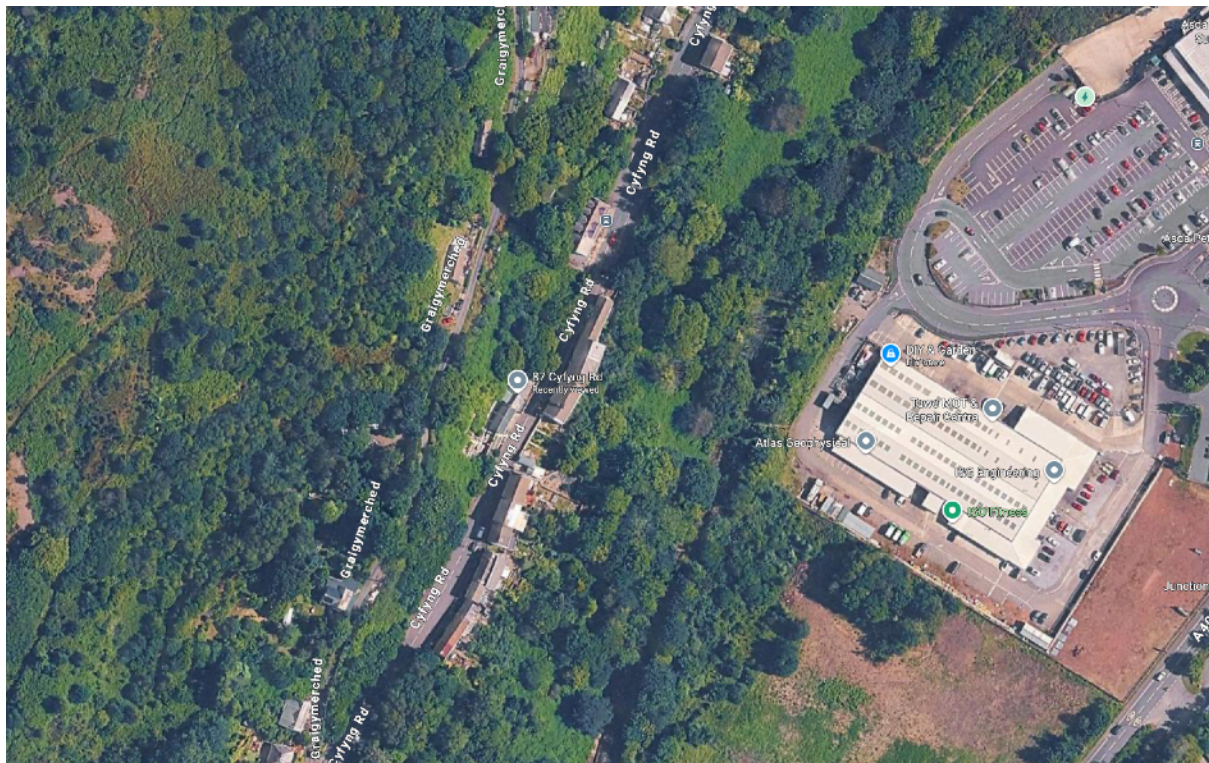


Figure 1 - Cyfyng Road, Ystalyfera

Development Impacts

This application relates purely to the technical retention of an existing change of use, and no construction works are proposed; 87 and 89 already operate independently as separate dwellings. The change of use being applied for will therefore have no adverse effects on any biodiversity on the site and should be considered a de minimus exception.

Biodiversity Enhancements Proposed

Given no works are proposed as part of this application, the requirement for ecological enhancement should not be triggered.

Conclusion

The proposed change of use will have no impact on biodiversity on the site.