

Green Infrastructure Statement

Site Address: 40 Pentwyn Baglan Road

Proposed Development:

Detached first floor development with side extension and off road parking.
Detached outbuilding to rear of garden.

Site description:

Detached single storey property, front and rear garden areas.
Front garden bounded by hedges. Rear garden including hard surfaced patio area, and grassed lawns, 2 trees to rear of garden area (see site plan)
Boundaries to rear garden fence to left and hedge line to right side.

Surrounding area description:

Application site located in a frontage of similar properties. (see location plan)

Development Impacts:

Proposed extension to be constructed on existing hard surfaced patio area.
Small section of existing lawn to be removed to accommodate extended patio.
Trees and existing hedge boundaries unaffected.
No external lighting proposed, and therefore no impacts beyond the limited localised issues within garden.

Biodiversity Enhancements Proposed

It is proposed to install a bird box to the rear elevation of the extension.
Permeable surface to parking area and additional planting.
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 maintain Biodiversity ensuring that any adverse environmental effects are avoided.

Signed,

Dated

09/01/2024