

Green Infrastructure Statement

NH372

Land adjacent 11 Wellfield Road, Baglan,
Port Talbot, SA12 8AB

Michael Williams

Title	Green Infrastructure Statement	Author	Andronikos Vassiliades		Approved	David Darkin	
Date	24.01.2024	Reference	0305	Version	01	Page	1 of 3

Site Address: Land adjacent 11 Wellfield Road, Baglan, Port Talbot, SA12 8AB

Proposed Development: Proposed detached two storey dwelling and detached double garage

Site description: Vacant greenfield area

Surrounding area description: Application site located to the rear of 68 Pentyla-Baglan Road within Baglan built-up area with similar properties



Development Impacts: Connectivity, losing trees, canopy cover, loss of vegetation/grassed areas

Proposed detached dwelling and garage to be constructed on existing greenfield area. Section of existing grassed area to be removed to accommodate the development. Trees to the north, west and south boundary unaffected. Trees to east boundary to be removed according to the Arboricultural Report recommendations.

Noting that: Replacement tree and hedge planting as per replanting scheme below:



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Proposed Biodiversity Enhancements

- Tree planting to the east and west boundaries
- Hedge planting to the east boundary
- Bird boxes on NW boundary trees, dwelling and garage
- Bat boxes on NW boundary trees, dwelling and garage
- Hedgehog box to the west boundary
- Inspect hotel to the west boundary

These enhancements would create additional connectivity, and nesting habitats taking into account impacts and surrounding features.

Conclusion

It is considered that subject to the above, the proposed development would maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are adequately mitigated and compensated for. Therefore, it is respectfully requested that both Officers and Members of the County Council look favourably on this proposal and grant planning permission.

Kind regards,

David Llewelyn Darkin
On behalf of Darkin Architects

Date: 24/01/2024

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