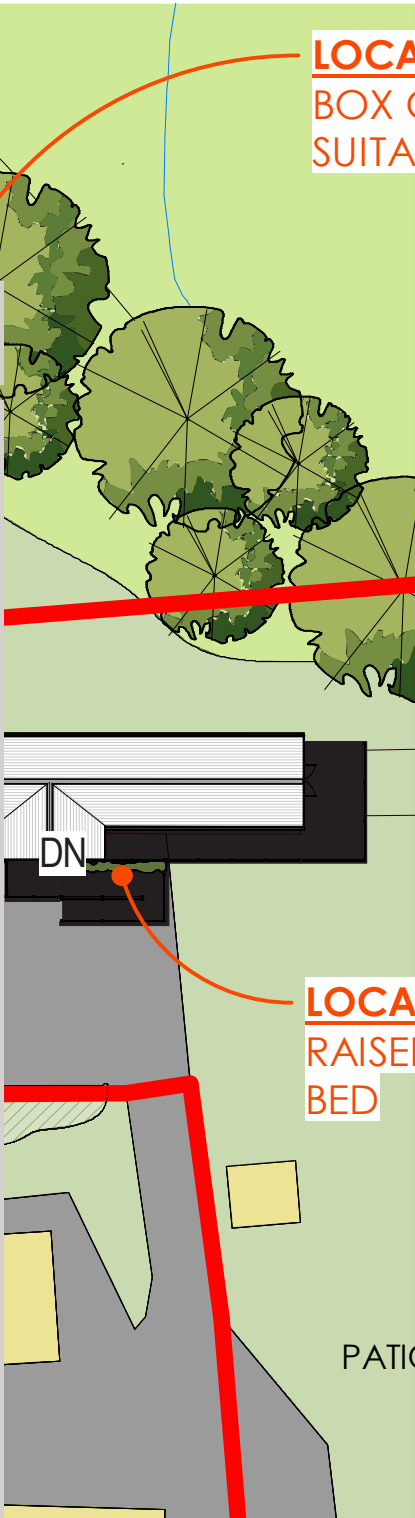


Superseded

GI STATEMENT

Proposed Conversion at
Keepers Lodge Lane -
Revision **B**



OFFICE ADDRESS



PHONE



EMAIL

GREEN INFRASTRUCTURE
Minor Development / Homeowner

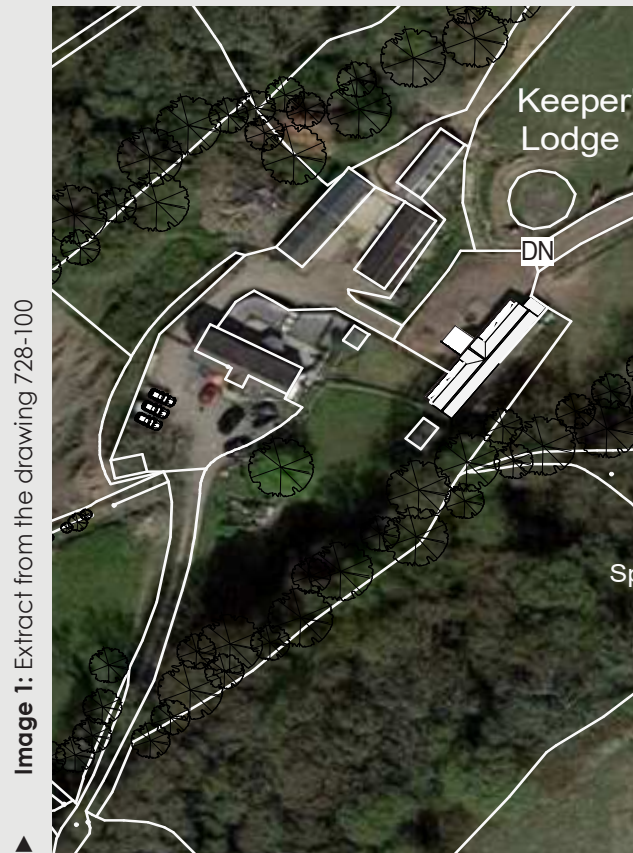


Image 1: Extract from the drawing 728-100

1.1. SITE ADDRESS

- Keepers Lodge Lane, Cilybebyll, Pontardawe, SA8 3JS
- **Easting** – 274218 – **Northing** - 205031

1.2. PROPOSED DEVELOPMENT

- **Planning Portal Number** - PP – 12546298 -
- **Description** - "Convert existing stables to habitable rooms for the amenity of the host dwelling."

1.3. SITE DESCRIPTION

The site consists of a series of detached buildings surrounding an established dwelling that is modest in size. The existing stable block is adjacent to the current dwelling and part of a loose grouping of disparate buildings.

The extensive site includes a series of agricultural outbuildings, stable blocks, sheds, and supplementary hard surfaces, including roads, tracks and patios. Mature trees, hedge lines, and bushes surround the site, as illustrated by the aerial images included within drawing number **728-100** - (Image 1).

1.4. SURROUNDING AREA DESCRIPTION

The application site is concealed within low-lying land surrounded by trees positioned upon the surrounding higher slopes, as illustrated by the aerial images included within drawing number **728-100** - (Image 1).

1.5. DEVELOPMENT IMPACTS

The impact of the development is confined primarily to internal works within the existing stable block. The works will include both renovation and upgrading of the thermal performance of the building.

The existing external sloped access is to be renovated and rotated to aid in reducing the slope to allow ease of access by a wheelchair user. This proposal includes creating a planting bed to soften the area and frontage. Please see drawing number **728-110** - (Image 2).

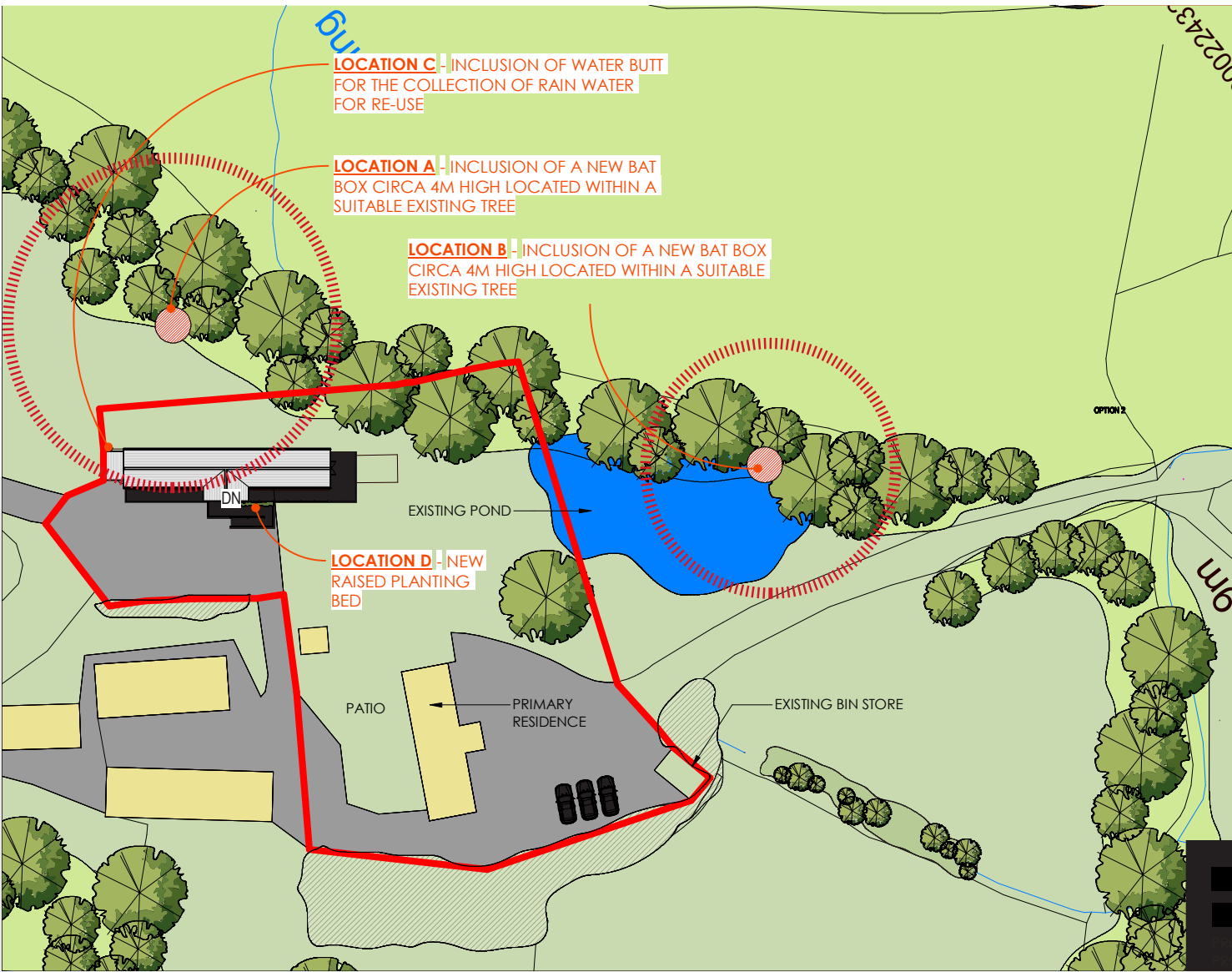


Image 2: Extract from the drawing 728-110

1.6. BIODIVERSITY ENHANCEMENTS PROPOSED

It is proposed that as part of the development, 2 tree mounted Bat boxes will be located within the established tree edging to the rear of the annexe.

These bat boxes' locations have been illustrated on drawing **728-110** as locations A & B at an initially proposed height of circa 4m from ground level. These locations would create additional connectivity for bats along the established tree line and over potential feeding habitats such as the existing pond.

In addition to the bat boxes, and while the existing building footprint has been retained relatively unchanged, the Client is proposing the inclusion of a Water butt to the rear of the building to aid with the collection of

rainwater for use as part of plant irrigation, together with the creation of a modest linear planting bed to the front of the property as part of a new wheelchair ramp and to soften the visual approach.

1.7. CONCLUSION.

It is considered that subject to the above, the proposed development would maintain and/or enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by the inclusion of additional bat roosting habitat along an established tree boundary and existing pond/water source.

Thus ensuring that any adverse environmental effects are compensated for.

Superseded



SCS ARCHITECTURE



OFFICE ADDRESS



PHONE



EMAIL

