

Green Infrastructure Statement

Site: 92 Commercial Street, Ystalyfera, SA9 2HU 33 Commercial Street, Port Talbot

Proposal: Conversion of Ground Floor Offices to a Self-Contained Residential Apartment, with Retention of Existing First Floor Residential Apartment, together with use of Basement for ancillary Domestic Storage associated with both apartments

Introduction

This proportionate Green Infrastructure Statement (GIS) has been prepared with full regard to the guidance as set out in Chapter 6 of *Planning Policy Wales* (Edition 12) and in particular the 'Stepwise Approach' detailed in Paragraph 6.4.21 and Figure 12, which is reproduced below.

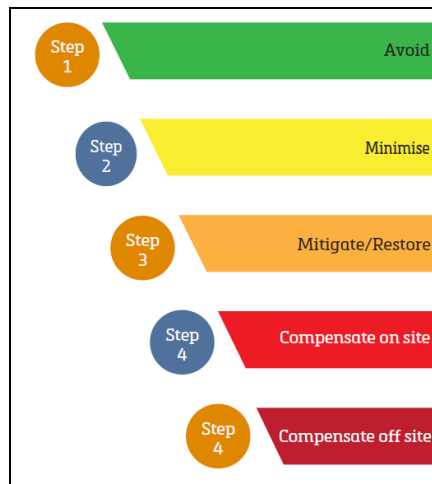


Figure 1

Existing Site Green Infrastructure Assets

The application site consists of a two-storey terraced property situated on a main road with no amenity space. Therefore, the building contains no soft landscaped areas or other forms of vegetation, and the site is therefore currently devoid of any green infrastructure.

Proposed Site Green Infrastructure Assets

The application proposals include the provision for a bird box and bat box as part of the new development, increasing the current biodiversity level of the site. The location of the boxes are illustrated on the Plan below with a bird box marked red, and a bat box marked green.



Photograph 1 – Western Elevation



Photograph 2 – Eastern Elevation

Green Infrastructure Assessment of Proposed Development

The application proposal has **avoided** the loss of any green infrastructure assets currently present on site. The application proposal will **increase** the current level of green infrastructure on site.