

GIS - 31 YNYS STREET - SA13 1YW

Site Address: 31 Ynys Street, Port Talbot, SA13 1YW

Proposed Development: Change of use to C4

Site description: Mid Terraced 1 storey property, front and rear areas. Front and rear areas have patio & chipping areas. No grassed areas, trees or hedges.

Surrounding area description: Surrounding properties do not feature any woodland.

Development Impacts:

Development impacts not applicable as there are none.

Biodiversity Enhancements Proposed

No enhancements proposed as it's not applicable.

Conclusion.

It is considered that subject to the above, that the proposed development would have no effect in regards to biodiversity. The areas as per site plan consist of concrete, stones, tiles and a patio area.

Signed,

Date