

Green Infrastructure Statement

Site Address: 14 Old Road, Baglan, Port Talbot, SA12 8TT

Proposed Development: Outline planning permission (including access, layout and scale) for the construction of two number semi-detached houses with parking and associated works - P2024/0141

Site Description: Detached two-storey dwelling with sloping front and rear gardens, and private access lane to the rear.

Surrounding Area: The application site is located within the village of Baglan, along Old Road. The site has a 38m frontage of which about 17m is proposed to be taken up by the two semi-detached dwellings and the shared access. The total site area including the existing house is 708m², and that of the proposed houses and rear gardens is approximately 575m². The site is reasonably flat to the Northern half with a slight fall towards the South-West, before a sharp drop to the South-West down to Old Road, the majority of which is contained by a large retaining wall. The remaining section to the East of this is the existing concrete accessway to the house past two garages.



Satellite View



Old Road Street View

Development Impacts: The proposals mean the removal of a number of trees, and a formal tree report to BS5837 is included. It is noted that these trees are situated close to the existing high retaining wall, which exhibits signs of cracking. Replacement trees and bushes are proposed for that area, but this is outside the scope of this outline planning application where 'landscaping' is a 'reserved matter'. The design locates the proposed houses away from trees, but the access and parking arrangements do impact existing trees, as noted in the tree report. None of the trees are considered to be worth protecting in any special way, and are already affected by the existing garage and retaining wall structures.

Note - Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably on-site, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost. Appropriate ground facing, timed, energy-saving lighting will be used. There will be no light spillage into landscape areas, and trees and hedgerows on site will not be affected.

Biodiversity Enhancements: Given the scale of the proposal it is considered that the provision of bird boxes within the site will provide adequate ecological enhancement. In addition, other trees and bushes are shown to be added to replace those lost, and to add to biodiversity and nesting sites. Details of the location and type of box set out below.



Schwegler - Nest Box 1B

The internal diameter of this nest box is 12 cm. It is usually attached to a tree using an aluminium nail. It can also be hung from a branch. The front panels are interchangeable between model 1B, 2M and 2F, and can easily be removed from the nest box. Different size entrance hole widths have been created to avoid competition between the birds.

Location: Existing or proposed replacement trees - TBC at reserved matters.

Material: SCHWEGLER Wood-Concrete Nest Box. Hanger: steel, galvanised.

External Dimensions: W 17 x H 26 x D 18 cm.

Internal Diameter: Ø 12 cm.

Weight: approx. 3.6 kg.

Entrance hole: 32 mm

Occupants: Great, Blue, Marsh, Coal and Crested Tits, Redstarts, Nuthatches, Collard and Pied Flycatchers, Tree and House Sparrows.

Note - Under the Wildlife and Countryside Act 1981 it is an offence to disturb breeding birds, and therefore annual cleaning cannot be undertaken between the months of March and September inclusive. Bird nest boxes should be cleaned in October to prevent the buildup of nest parasites in the boxes, whilst avoiding the risk of disturbing birds using the boxes as a roost site during the cold winter months. All nesting material and other debris should be removed from the box. Ideally, it should then be scrubbed clean with boiling water to kill any parasites (avoid using any chemicals). Once the box is clean, it should be left to dry out thoroughly. Bird boxes should be left up over winter as they can provide useful roosting sites for birds in bad weather. Bird boxes are to be installed within one month of the completion of works.

Conclusion: The proposed development has been carefully designed to avoid any negative impacts on existing biodiversity in the area. Furthermore, the proposal includes plans for ecological enhancement measures that are proportionate to the scale of the development. These enhancement measures, such as habitat creation or restoration, will actively contribute to increasing biodiversity on the site. Overall, the development is expected to result in a net positive impact on biodiversity, with the ecological benefits outweighing any potential disturbances caused during construction.

A handwritten signature in dark ink, appearing to read 'N. Howells', written in a cursive style.

Nicholas Howells
Slate Architecture
02/05/24