

Green Infrastructure Statement

Revision -

27th May 2024

Site Address

Mistral 47, Lettie Harri, Port Talbot. SA13 2ES (E 277287, N 190414)

Introduction

This statement has been produced to accompany a householder planning application for a front patio and alterations to the building envelope.

Its goal is to address the updated National Planning Policy for Chapter 6 of the Planning Policy, which sets out the policy for biodiversity and nature, and to look at possible green infrastructure enhancement opportunities.

The application is a minor development, and therefore the scope of the statement reflects this, contains short descriptions, and demonstrates the positive affect on the overall biodiversity and ecology within the development.

Site description

The existing property is a detached, two-story, 3-bedroom property with a detached garage and parking area to the front of the property. The dwelling is located on a steeply sloping site and accessible via 40+ steps.

The front and rear garden areas are made up of several terraces and low-level retaining walls. The front terraces are planted with a small grass area at the highest level, while the rear terraces consist of some planted areas, gravel beds, and patio areas.

To the rear of the property, there is a small store structure close to the house, a shed, and the glass house located on the higher terraces.

The front garden is open, with the boundaries defined by low-level brick walls. The rear boundaries are low level brick to one side and a timber fence with a tall brick and render wall to the rear boundary.

There are no trees within the application boundary.



Photo of rear garden.



Photo of front garden.

Surrounding area description

The application site is located on the outskirts of Port Talbot, off Lletty harri (A4107).

The houses in this area are a mixture of detached and semi-detached properties located on the side of the mountain, and all have steep gardens; most of these have been terraces.

The land rises almost 12m from the front highway (Lletty harri) and the highways at the rear of the site (the uplands).

Most of the terrace-front gardens are heavily planted. On the opposite side of the front highway, there is a small wooded area.



Google Maps Extract.

Development Impacts

The patio area would be constructed over the existing hard surfaced path and a small section of existing lawn.

Any new external lighting will be downlighters, and therefore there will be no impacts beyond the limited localised issues within the garden.

The changes to the building envelope and internal changes will not impact the ecology.

To facilitate access to carry out the refurbishment of the house and the construction of the new patio area, the existing planting to the front has been recently cut back.

On completion of the works, the front garden will be allowed to re-grow.

Biodiversity Enhancements Proposed

It is proposed to erect 1 No. Vivara Pro Woodstone house sparrow double chamber next box fixed at high level (min 2m above ground) to the side elevation (North facing).



The boxes chosen are made from woodstone, a mix of concrete and FSC wood fibres, which is both strong and highly insulating, which helps to provide a thermally stable environment within the box. It also protects against damage from predators such as cats, woodpeckers, and squirrels.

The box will also remain in good condition for a considerable time without the need for maintenance, and it is strong and highly insulated. The box will be fitted in accordance with the supplier's guidance.

Conclusion

It is considered that subject to the above, that the proposed development would maintain and / or enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are avoided/ minimized/ mitigated, compensated for.

Signed, Mr Gary Seymour

Dated. 27th May 2024.