

Green Infrastructure Statement

RC255

1 Maesteg Road, Cymmer,
Port Talbot SA13 3HS

SayneTec Property

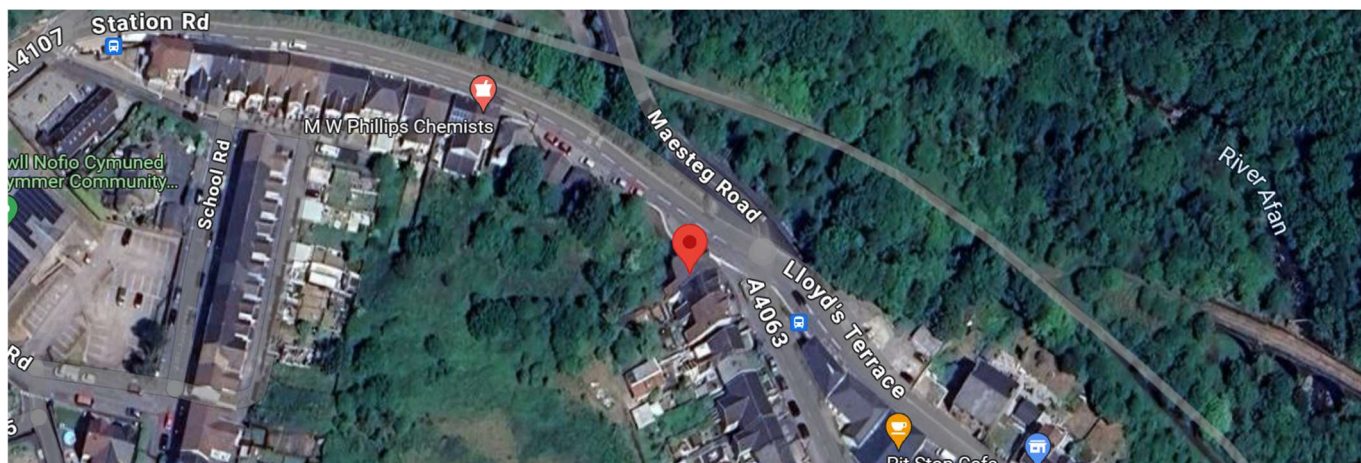
Title	Green Infrastructure Statement	Author	Andronikos Vassiliades		Approved	David Darkin	
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Site Address: 1 Maesteg Road, Cymmer, Port Talbot SA13 3HS

Proposed Development: Change of Use from Dwellinghouse (C3 Use) to a 6-bed HMO (C4 Use)

Site description: Semi-detached 3 storey property, front and rear garden areas. Rear patio including hardsurfaced area bounded by retaining walls and trees. Boundaries to rear garden fence to left and hedge line to right side.

Surrounding area description: Application site located in a frontage of similar properties, woodland/ farmland to rear and side



Development Impacts: Works within roof

Dormer extension at rear of existing roof. Trees and existing hedge boundaries unaffected. No external lighting proposed, and therefore no impacts beyond the limited localised issues hardsurfaced areas.

Noting that: 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 onsite, 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.

Proposed Biodiversity Enhancements: Bird and bat boxes

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 ensuring that any adverse environmental effects are avoided/ minimised/ mitigated, compensated for. Therefore, it is respectfully requested that both Officers and Members of the County Council look favourably on this proposal and grant planning permission.

Kind regards,

David Llewelyn Darkin

David Llewelyn Darkin
On behalf of Darkin Architects

Date: 25/06/2024

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