

Green Infrastructure Statement

17 Penygraig Road

Alltwen

Neath & Port Talbot

SA8 3BS



Green Infrastructure Statement

Site Address : 17 Penygraig Rd, Alltwen, Neath Port Talbot

Proposed Development : Demolition of Existing Dwelling & Construction of a New Dwelling.

Site Description : Demolition of existing bungalow and replacement with new dwelling. The plot has a formal plant area to front of the existing dwelling with hardstanding parking area and drive to the right hand side. There is a large rear garden is laid entirely to lawn. Rear boundaries are a mix of masonry walls and timber fences.

Surrounding Area Description : The property is an area of large detached houses built over various eras. Most plots have very large gardens.

Development Impacts : The proposed new dwelling will roughly occupier the same foot print as the existing dwelling approximately 144msq. The existing concrete parking area and drive will be retained as is. The formal front garden will be retained with the rear garden laid to lawn. There no trees within the existing plot. There are various forms of boundary treatments.

A phase 1 Habitat Survey has be conducted by Hawkeswood Ecology in August 2023. Bats were identified at the time of the survey. Work will be carried out in line with said report. All work will be supervised by Hawkeswood Ecology in line with a EPC Licence (yet to be applied for).
No trees or large shrubs will be lost.

There is no chance to existing boundaries. No external lighting is proposed. There is no work to be undertaken in the existing roof structure.

Biodiversity Enhancements Proposed : It is proposed to install an RSPB approved bird box to the proposed new dwelling. These will placed on the proposed elevation when the design is finalised. The plot is considered to be of general low biodiversity value (see Haweswood Ecology Report)

Conclusion : It considered that this proposal will have little effect on the biodiversity (see Haweswood Ecology Report August 2023).

