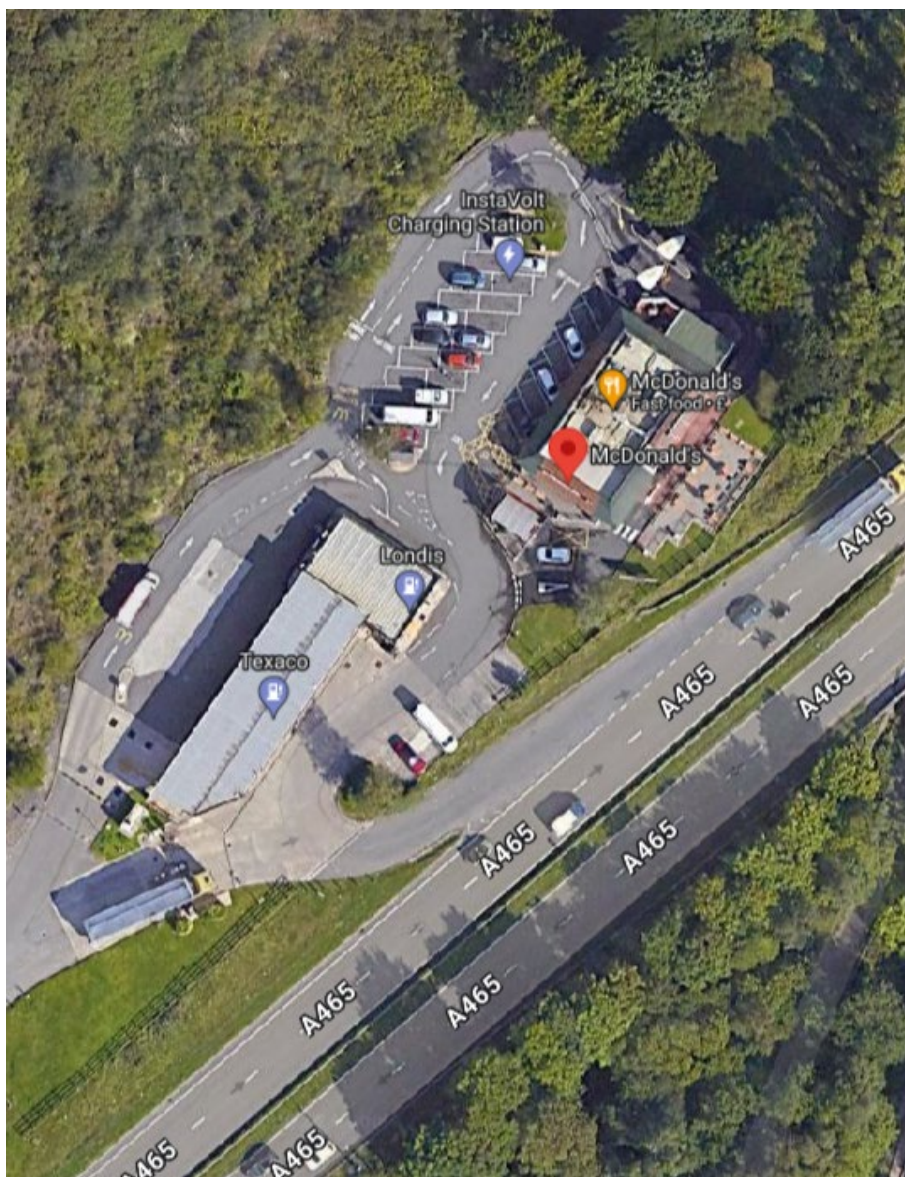


Green Infrastructure Statement:

Site Address: McDonald's Restaurant, Layby Off A465 To Skewen Service Station, Skewen

Proposed Development: 3 no. single storey side extensions, new shop front incorporating new external glazed door, together with 5 no. new safety bollards, replacement glazing, high level window and cladding

Site description: The Application relates to a modern freestanding restaurant, which forms part of the service area on the A465. Woodland borders the site to the North and Northeast of the site, with the A465 running along the eastern boundary and the PFS sited to the south,



Extract from Google Maps

There is limited landscaping with the site with areas of cultivated turf and a few tree specimens along the A465. The majority of the site is laid to tarmac and hard landscaping.

Development Impacts:

The development is restricted to the refurbishment of the restaurant, with small under eaves extensions to improve the operation of the store. The proposed extension will be constructed on the existing hard surfaced development island. There is no impact to the existing turf or planting within the site. The existing external lighting will be retained and so there will be no impact to the green infrastructure in the site or surrounding area.

Conclusion

The development will have no impact on the biodiversity of the area and thus mitigation is not required. Thus, ensuring that any adverse environmental effects are avoided.

Signed

Ed Newell, Spring PCC

Dated.

10/06/2024