

GREEN INFRASTRUCTURE STATEMENT / BIODIVERSITY ENHANCEMENT

THE VICARAGE, GLANYRAFON ROAD, YSTALYFERA

CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO RESIDENTIAL CARE HOME (CLASS C2) FOR UP TO 4 CHILDREN

The site is located in the residential area of Ystalyfera in close proximity to its town centre. The property fronts Glanyrafon Road and is directly adjacent to Ysgol Gymraeg Ystalyfera.



Externally the dwelling is gated and has a large private driveway, garage / store and is enclosed by lawned gardens.





The site is bound by existing railings and gates to the highway boundary, existing hedgerow and trees to the northern boundary adjacent to Ysgol Ystalyfera, timber fencing to the southern boundary with the residential properties on Ffordd Glandwr and mature hedging to the western boundary to Maes y Darren housing complex.

This application seeks planning permission for the change of use of the residential dwelling to a children's care home for up to 4 young people (plus care staff). No internal or external alterations are proposed to the dwelling. No alterations are proposed to the gardens or boundary enclosures.



The proposal includes plans to install a bird box (Schwegler 1SP or 1B or similar) to the rear elevation, creating additional connectivity and nesting habitats.

Existing hedgerows, trees, shrubs and lawned areas are to be retained in order to preserve the biodiversity credentials of the site, offer soft boundaries and retain an element of screening. These existing green areas provide shelter and nesting opportunities for birds, invertebrates and small mammals as well as providing wildlife corridors.

It is considered that these proposals would enhance biodiversity, build resilient ecological networks, and deliver a net benefit for biodiversity.



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