



Cwm Planning & Design Ltd.
(Civil, Structural & Architectural)

GREEN INFRASTRUCTURE STATEMENT

Project Proposed Single Storey Rear Extension

Address: 66 Morfa Glas, Glynneath, SA11 5RW

Date: 21st July 2024

General Introduction:

In accordance with Chapter 6 of Planning Policy Wales, this Green Infrastructure Statement has been prepared to support a Planning Application made to Neath Port Talbot County Borough Council for the construction of a Single Storey Rear Extension at 66 Morfa Glas, Glynneath.

It will describe how green infrastructure has been incorporated into the proposal and will be an effective way of demonstrating the impact of the development and how it is mitigated against.



Aerial view of application site and surrounding area

Site Description:

The property is a traditionally built double storey semi-detached dwelling with rendered masonry walls and a tiled pitched roof.

The Property benefits from off road parking on a private driveway able to accommodate 2 cars with a fairly large rear garden.

(Refer to CPD 001 and 'Google earth' view opposite).

The application site is located in a well built-up semi-rural area within a row of similar type semi-detached and detached properties all fronting Morfa Glas and all with similar longitudinal gardens.

Existing Green Infrastructure:

The site is currently within a well-connected landscape with numerous established trees, hedgerows and areas of grassland within the locality. There is an area of mature scrub woodland to the South East of the site with 'Nant Pergwm', small watercourse, flowing East to West to the River Neath.

The application site interior comprises a paved path and small area of amenity grassland to the front. To the rear of the property is a fairly large terraced garden laid mainly to lawn and amenity grassland with various species of small shrubs to each of the side boundaries and to the rear boundary. There is also an area of paving (patio) directly to the rear for the property.

Development Impacts / The Proposal:

It is proposed to construct a Single Storey Rear Extension. The extension will be built where there's currently an existing patio area. No green amenity space will be taken up to accommodate the extension however to allow for an additional section of patio to the rear of the new extension a small area of existing lawn and amenity grass may need to be lost.

The extension will be built to match the existing dwelling with rendered masonry walls with a part hip, part flat roof. *(Refer to CPD-004 – Proposed elevations for details).*

The property does currently benefit from a fairly large garden providing some green amenity space. The proposed extension build and new patio area will impact the existing green infrastructure with the loss of a small section of amenity grass / lawn but given the extent of amenity grass present this will be minimal. The existing shrubs and vegetation to the side and rear boundaries will remain unaffected.

Existing street lighting is present along Morfa Glas. The front parking area / driveway is illuminated with a streetlight. There is also a PIR security light mounted on the rear elevation which illuminates the patio and garden area. These arrangements are to remain with additional up / down lighting units installed on the proposed extension all of low-level wattage types. No additional lighting is proposed within the garden area, therefore minimal impact beyond the limited localised issues within the current garden and neighbouring areas.

Proposed Green Infrastructure Measures and Bio-diversity enhancement:

To further enhance the local connectivity and green infrastructure, it is proposed to introduce a number of native (and non-native) species plants and shrubs. These will be located within the rear garden in small, raised beds and verges. These will include wildlife friendly species, to encourage insects and pollinators, creating additional small habitats and further improving localised connectivity.

Planting species may include: *(not limited to)*

Sedum (*Hylotelephium spectabile*)
Dog rose (*Rosa canina*) Red valerian (*Centranthus ruber*)
Lavender (*Lavandula angustifolia*)
Clematis Buddleia (butterfly bush)
Verbena bonariensis Hebe species
Common snowdrop (*Alanthus nivalis*)
Snowberry (*Symphoricarpos albus*)
Heather (*Calluna vulgaris*)
Berberis species Bell heather (*Erica cinerea*)

It is also proposed to install a bird box (Woodstone House Sparrow Nest Box) on the East elevation at eaves level. The location is predominantly East facing which should provide shelter from prevailing wind and rain. *(Refer to CPD 002 & CPD 004 for details)*

Conclusion:

The site currently has very good connectivity and although there is limited mature vegetation within the immediate interior of the plot the existing green infrastructure does provide excellent connectivity to the surrounding habitats and the wider landscape.

The work would aim to minimize any adverse environmental effects and given the extent of work proposed it is considered the introduction of various shrubs and plants along with provision of the new bird nesting box would enhance the ecological features creating additional nesting habitats and increase the connectivity in the local surroundings.