

Green Infrastructure Statement

9th August 2024

Rev. -

Planning Reference: PP-12709144
Site Address: 36A & 36B, High Street, Glynneath, Neath. SA11 5BU
Proposed Development: Proposed change of use from 2 flats to 3 flats.

Introduction

This statement has been produced to accompany a full planning application for the change of use from 2 flats to 3 flats.

Its goal is to address the updated National Planning Policy for Chapter 6 of the Planning Policy, which sets out the policy for biodiversity and nature issued on October 11th 2023, and to look at possible green infrastructure enhancement opportunities.

The site is not within a “Special Area of Conservation, Special Protection Area, Site of Special Scientific Interest, or a National Nature Reserve” or other similarly designated sites.

As the proposal is a minor development, the scope of the statement reflects this, contains short descriptions, and demonstrates the positive affect on the overall biodiversity and ecology within the development.

Site description

The application is for the change of use from 2 flats to 3 flats, which will involve reconfiguring the internal layout of the existing building.

The building was empty for several years with no interest in renting either of the 2 bedroom flats. The existing internal walls and ceilings have now been demolished, and internal plumbing and electrics have been stripped out in preparation of the works and the renovation works.

The property is a semi-detached unit, with the front located at the back of the pavement off High Street, whilst the rear of the annexe adjoins the existing access lane. The site is relatively flat, the central yards have been completely paved, there are no trees or hedgerow within the application site.

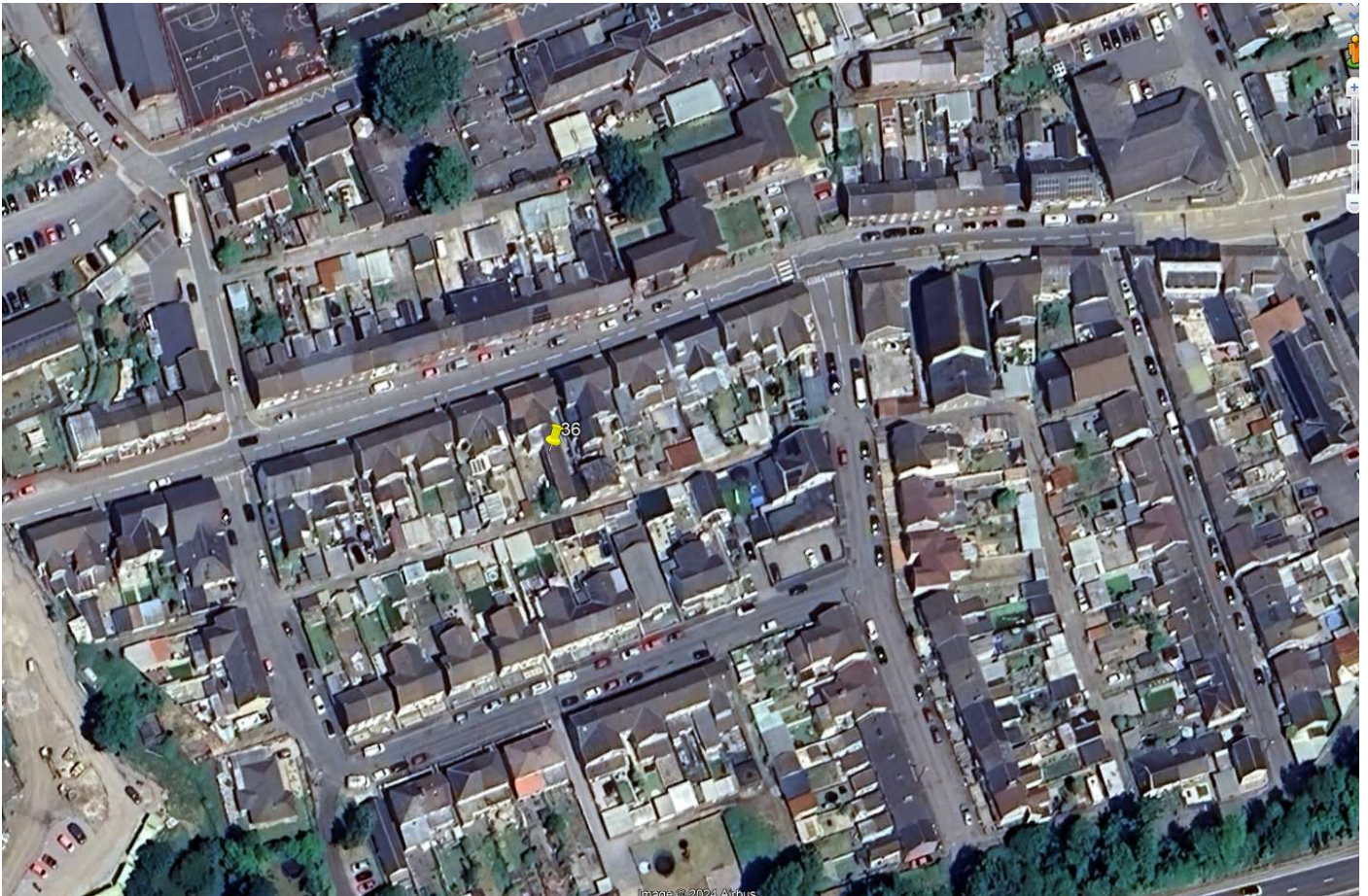
The rear boundary is enclosed by the existing garage and the side boundary by a large masonry wall.

Surrounding area description

The application site is located on High Street the main route through the town of Glynneath close to the central shopping area. The area is a mixture of residential houses and small retail premises.

The area is densely populated with small gardens many of which have been paved. Not a lot of greenery visible in the Google Earth image, no trees or hedgerows visible.





Google earth image of the site.

Development Impacts

The proposed development consists of mainly internal alterations, the taking down of the removal of the tin sheet metal roof over the garage and replacing of the existing patio areas to create a more welcoming and usable shared patio area.

While there is no lighting indicated on the proposal, it is envisaged that lighting will be required to illuminate the side alleyway and the patio areas. These areas will be illuminated using LED downlighters only, with “warm light” 2700k bulbs to ensure that any bats in the area are not disturbed.

Biodiversity Enhancements Proposed

3 No. "Vivara Pro Woodstone 2 chamber house sparrow nest box" will be provided at high level as indicated on the elevations. The boxes have been chosen for the protection they off from predators including woodpeckers, cats and squirrels, theirs consistent internal temperatures and their long-life expectancy.





While there is no loss of trees, hedgerows or grassed areas within the site, it is proposed that areas of planting will be provided in front of the boundary wall

The above would create additional connectivity and nesting habitats.

Conclusion

It is considered, subject to the above, that 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, and compensated for.

Signed,

Dated. 9th August 2024

