

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 48 Bryn Catwg, Cadoxton, Neath, SA10 8BG

Proposed Development: Single storey side extension

Site description: The property is a semi-detached property in the suburban village of Cadoxton on the outskirts of Neath town centre. There are similar properties surrounding it. To the front of the property there is a small front garden and concrete driveway. To the rear area there is an existing raised patio area, some outbuildings and a large lawned area. There are timber fence boundaries to the sides and rear elevations and some mature trees and shrubbery.



Front elevation view including front lawn area and concrete driveway



View of rear elevation including lawn and outbuilding/garage to be demolished



View of large rear garden and boundary to neighbour



View of rear lawn area and other boundary to neighbour



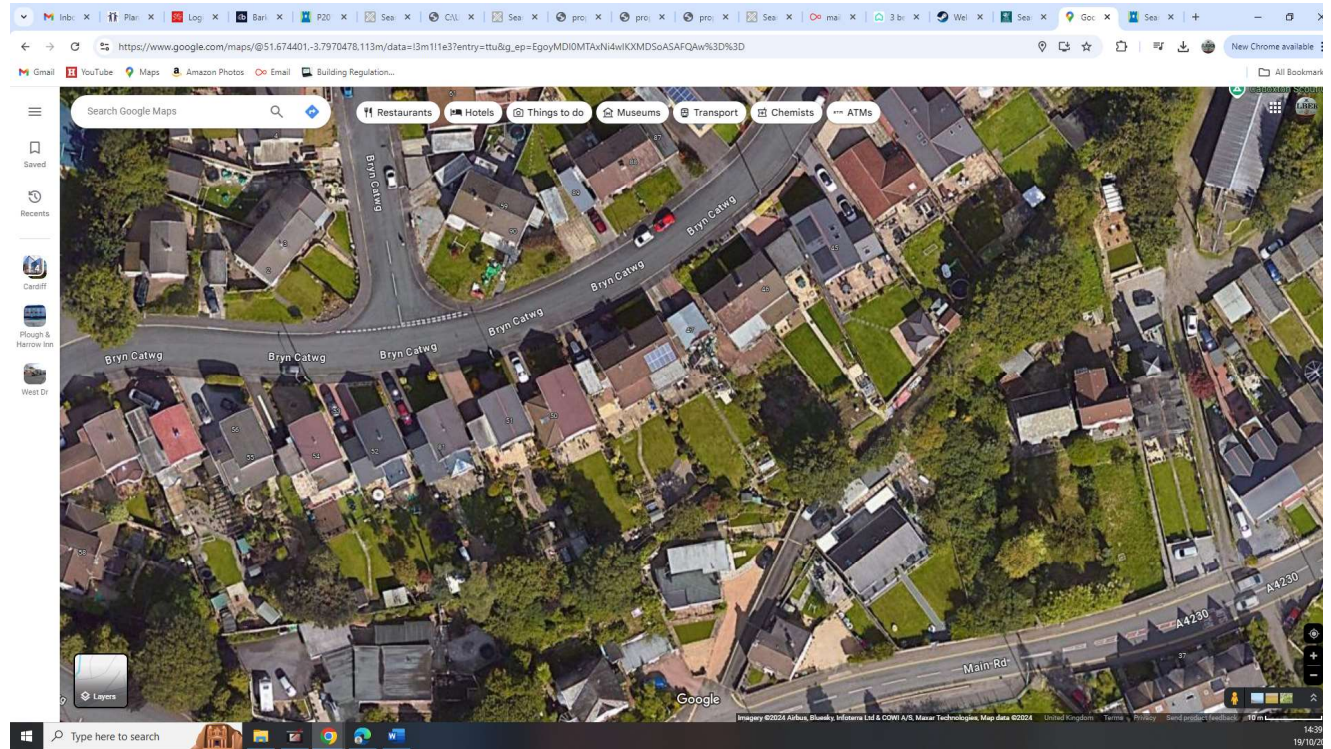
View of large rear lawn area

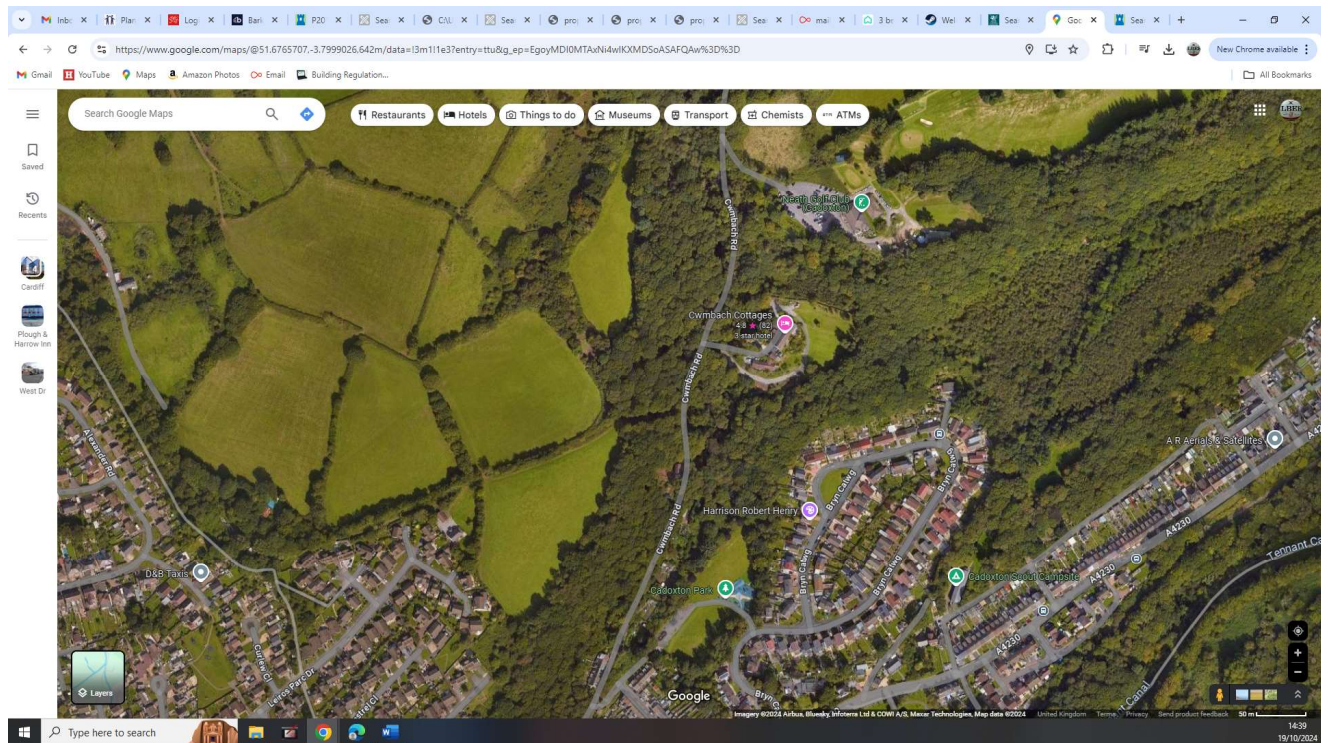


Outbuilding/garage to be demolished and area where new extension is to be sited. Fence boundary to neighbours

Surrounding Area description: The application site is in the village of Cadoxton on the outskirts of Neath town centre. There are similar properties surrounding it as can be seen in the first google image.

The second google image shows the sites close proximity to the surrounding Gylfach mountain area with substantial areas of green space and habitats present.





Development Impacts:

The development consists of an extension over an already developed area. This will mean no green space is removed and no habitats disturbed. No trees or shrubs will be impacted as part of the development and no boundaries will be altered.

Biodiversity Enhancements Proposed

It is proposed to provide the following:

Provide RSPB approved classic nest box or other nest box for House Sparrow:
 Wooden with 3 Sub-divisions to support 3 nesting pairs. To be placed
 Under the eaves of buildings.
 Entrance holes: 32mm diameter
 Dimensions: H310 x W370 x D185mm

This would create additional connectivity, and nesting habitats which were not part of the property at present.

Conclusion.

It is considered that subject to the above, that the proposed development would maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity by creating habitats which were not present at the property before the client decided on the development. This will ensure that any adverse environmental effects are compensated for.

Signed JHEvans (Agent)

Dated. 19th October 2024