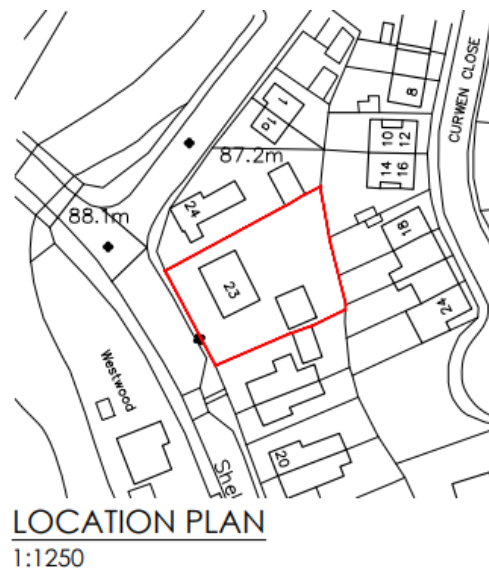


GREEN INFRASTRUCTURE STATEMENT / BIODIVERSITY ENHANCEMENT

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

23 EFAIL FACH, PONTRHYDYFEN (Application No. P2024/0369)

The application property is located within the hamlet of Efail Fach and is an extended 6 bedroom detached property. The property has a secure rear garden, a large gravel driveway enclosed by wrought iron gates and has a large detached garage / storage area.



Externally the dwelling is gated and has a large private driveway, garage / store and is enclosed by lawned gardens with paved pathways around the house. The property sits behind an existing boundary wall to the adjacent pavement. Which is part flanked by a low raised mature planted border.

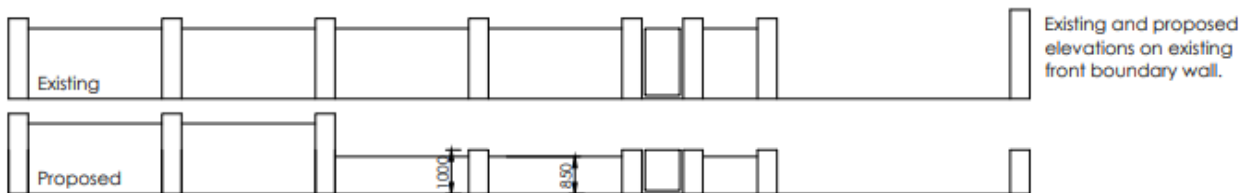


The site is bound by the existing rendered wall and gates to the highway boundary, existing hedgerow to the southern boundary, timber fencing and tree planting to the northern boundary, timber fencing to the southern boundary and established planting and fencing to the rear of the site.



The property is bound by the B4287 to the front and residential properties to all other boundaries.

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 children (plus care staff). No external alterations are proposed to the dwelling. No alterations are proposed to the gardens, however, one of the large trees in the front garden is proposed to be removed to create additional space for staff to turn their vehicles, ensuring that vehicles can enter and egress the site in a forward gear. A section of the front boundary wall is to be removed to improve visibility.



Existing hedgerows, 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 the Applicant's intention to install a bird box (Schwegler 1SP or 1B or similar) to the rear elevation, creating additional connectivity and nesting habitats along with the planting of 3 pollinator friendly trees within the rear garden area (Crab apple, cherry, pussy willow – or similar). Existing and new planting will be watered as necessary by residents during periods of dry weather. Any failures will be replaced on a like-for-like basis in the next available planting season.

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