

Green Infrastructure Statement:

Minor Development

Site Address: Trem Y Glyn, Park Ave, Glynneath, Neath SA11 5DW

Proposed Development

Refurbishment of Existing Bungalow.

Site description

The proposed development is situated in the Trem Y Glyn Residential Day Care complex off Park Avenue.

The Bungalow is currently not in use due to requiring refurbishment and improvements to the buildings amenities.

The external refurbishment works will only be effecting existing hard surfaces.

Surrounding Area description

The building is situated off Park Avenue. The surrounding area is mainly Residential and commercial.

Please see below site aerial views showing location of the site.





Development Impacts

No trees or vegetation are affected by the refurbishment works. External lighting will be limited, and is proposed as part of the general works to provide safe access to the building.

Biodiversity Enhancements Proposed

As we are not extending or removing any external landscaping we are proposing just to install a bird box in the garden area

Conclusion

It is considered that the proposed development would maintain the biodiversity of the area, ensuring that any adverse environmental effects are avoided. Thus ensuring that any environmental effects are avoided.

Signed : Justin Hughes

Dated :15.11.2024