

BIODIVERSITY (GREEN INFRASTRUCTURE) STATEMENT

DOCUMENT REF: 24-468P/106

SITE ADDRESS: 45 Mansel Street, Port Talbot, SA13 1BL

PROPOSED DEVELOPMENT: Change of Use to 4-Bed HMO

Location:

The property is located close to the town of Port Talbot, in the area between the M4 Flyover and the A48, mostly filled with streets of similar terraced properties with rear access roads and lots of garages.

Description of Proposed Works:

Existing Terraced house with two main Bedrooms and two Bathrooms upstairs, and two Reception rooms and a large Kitchen/Diner on the Ground Floor. There is a small walled Front Garden and a good-sized paved rear Garden with a Garage and back Gate onto an access road between the two rows of houses on Mansel Street and Ty-Draw Street.

The Proposal is to change the use of this property into a 4-bedroom HMO with good quality accommodation.

Surrounding Area Description:

The area mostly comprises residential properties in rows of terraces with access roads between – there are not many trees or public-use green spaces in the immediate area.

Proposed Ecological Enhancements:

The owner is proposing to install a bird nesting box as indicated and to provide an insect habitation box to encourage a natural habitat for bees and other insects – they are keen to observe the increase in diversity in the garden as a result.

Birds

The development will also make enhancements for nesting birds in the form of a Schwegler Bird Nest Box (or similar) mounted on the rear side wall of the House wall in a South-Facing position at a high level, min. 2.5m - 4m height from the ground level.

Insects

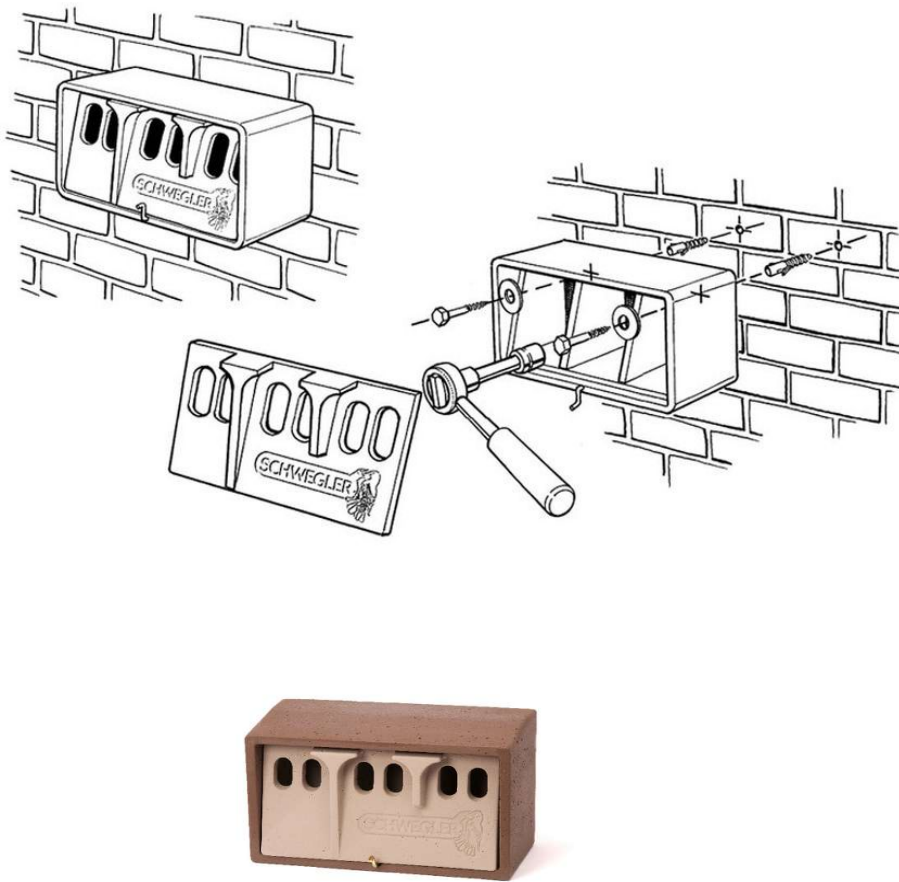
To encourage insects such as solitary nesting bees, and ladybirds etc, there will be the addition of a Bug Box Kit (or similar) to be mounted at 1.5m high upon the side wall of the House with a South-facing aspect – similar to the type in Appendix A.

Conclusion and Implementation:

The Biodiversity Enhancement Measures shall be fully implemented within 2 months of the completion of the proposed works.

APPENDIX A:

Schwegler Sparrow Terrace 1SP



Numbers of house sparrows in the UK have been tumbling, our population of six million pairs is half what it was in 1980. The good news is that the decline is levelling out, and there has actually been increases in many localities. One satisfying way to help sparrows is in providing a Sparrow Terrace nesting box. Sparrows are highly sociable birds that like to nest in company. This Sparrow Terrace has been made in WoodcretePLUS™ by Schwegler, it provides insulated accommodation for up to three families. The sparrow nesting box is designed for fixing on (or in) walls.

While nesting and raising their young both house and tree sparrows feed exclusively on insects, especially arthropods (insects with segmented legs). Therefore, their traditional role in keeping down pests and maintaining the balance of nature is a very important one, though not always recognised. The survival of these species is particularly threatened by widespread building renovation and clearance which denies them many nesting possibilities.

Sparrow House Occupants

House and tree sparrows, and in some instances other birds which use nest boxes such as tits, finches and spotted flycatcher.

Sparrow Terrace Siting:

On all types of houses in built-up areas, industrial and agricultural buildings such as barns and factories.

Installation:

2 meters or more above ground level.

Option 1: Simple, surface installation using the plugs and screws supplied.

Option 2: Complete installation as a nesting block within brick or concrete walls. To avoid conducting low temperatures please also use wall insulation, or install at a suitable depth in the wall.

Cleaning

Advised but not essential. By turning the screw hook by 180° the front panel can be removed.

Dimensions of Sparrow Terrace brood chambers:

Each: height 16 x width 10.5 x depth approx. 15 cm

Overall: 245H x 430W x 200D mm

Weight: 13kg

Colour options:

Brown or Stone.

Bug Box Kit

- Enjoy assembling your own bug box without having to worry about getting the sizes right.
- Great for attracting beneficial insects especially ladybirds, lacewings, and solitary bees to your garden.
- These bug box kits are ideal for kids (and adults too!) with easy-to-follow instructions.
- Each pack contains all the components you need to make your own bug box (just add hammer and screwdriver) then collect hollow sticks and pinecones to fill the box and provide somewhere for the insects to live.
- Can be painted or decorated to create a unique bug box.

£13.00 excl. VAT £15.60 inc. VAT (2023 prices)



The box is nailed together with the roof attached by a screw to enable the upper compartment to be filled and checked. The kit contains all the parts for the wooden box, and then you'll need to go foraging to collect and fill the two compartments with somewhere for the insects to live.

The lower part of the box is designed to be filled with hollow sticks to provide somewhere for solitary bees to lay their eggs. This can be bamboo, hollow sticks (alder is especially good) or stems of other plants. We've even seen solitary bees using cut up drinking straws! Once you've collected your sticks, cut them to the right length then fill the lower part of the box with the hollow ends pointing outward. Then wait and watch. Solitary bees will lay their eggs in the hollow sticks then seal them up with mud which they collect.

The upper part of the box is great for providing somewhere dry and protected with lots of crevices for ladybirds and lacewings to tuck themselves away during the winter when they hibernate. Fill the top of the box with something like pinecones, twigs or straw which will give ladybirds and lacewings plenty of places to hide.