

Green Infrastructure Statement

1339

2 Maes Y Pergwm Glynneath, Neath
SA11 5EN

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Title	Green Infrastructure Statement	Author	Andronikos Vassiliades		Approved	David Darkin	
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Site Address: 2 Maes Y Pergwm Glynneath, Neath, SA11 5EN

Proposed Development: e.g. Domestic Extension

Site description: e.g. Semi-detached 2 storey property, front and rear garden areas. Front garden bounded by masonry wall and wooden fencing. Rear garden including hard surfaced patio area, grassed lawns, and man-made pond, Detached outbuilding to garden.

Surrounding area description: e.g. Application site located in a frontage of similar properties, Glynneath rugby pitch opposite.



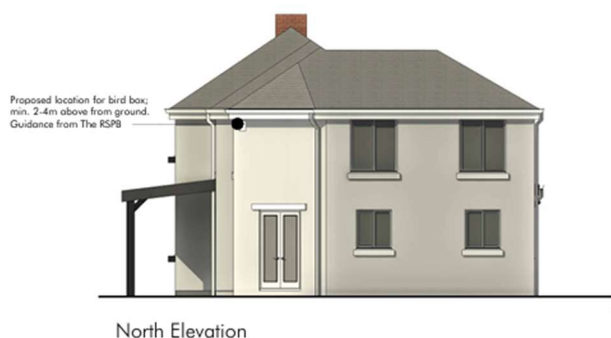
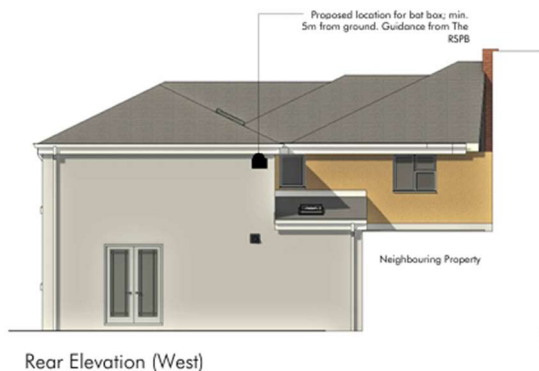
Development Impacts: No trees affected by the works, no land connections affected. Loss of permeable area is less than 100m². proposed extension to be constructed on existing hard surfaced patio area. No external lighting proposed, and therefore no impacts beyond the limited localised issues within garden

Proposed Biodiversity Enhancements: Bird bat boxes – see elevation drawings

Notes

- Bird box (e.g. Woodstone Salamanca) and Bat box (e.g. Vivara Pro Beaumaris Woodstone) indicatively shown; Guidance on placement from the RSPB. Woodstone (or woodcrete) Bird and Bat boxes to be installed within 1 month of first beneficial occupation of the extension
- New first floor windows to be fitted with internal balustrade at min. 800mm from finished floor level to comply with Part K

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Conclusion

It is considered that subject to the above, 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, compensated for. Therefore, it is respectfully requested that both Officers and Members of the County Council look favourably on this proposal and grant planning permission.

Kind regards,

Danielle Churchill
On behalf of Darkin Architects

Date: 07/01/2025

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