

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 25 Cwrt Ucha Terrace, Port Talbot SA13 1LD

Proposed Development: Single Storey infill extension and Detached Garage

Site description: The property is a mid-terraced property with front and rear areas. The front area consisting of a hard surfaced yard off the main Talbot Road and the rear area having a hard surfaced patio, some unkempt borders and a detached garage leading onto a rear access lane. Blockwork walls are present to all boundaries.



View of rear area including rear access gate, existing garage and existing blockwork boundary wall to left side neighbour



View of front elevation including front yard area

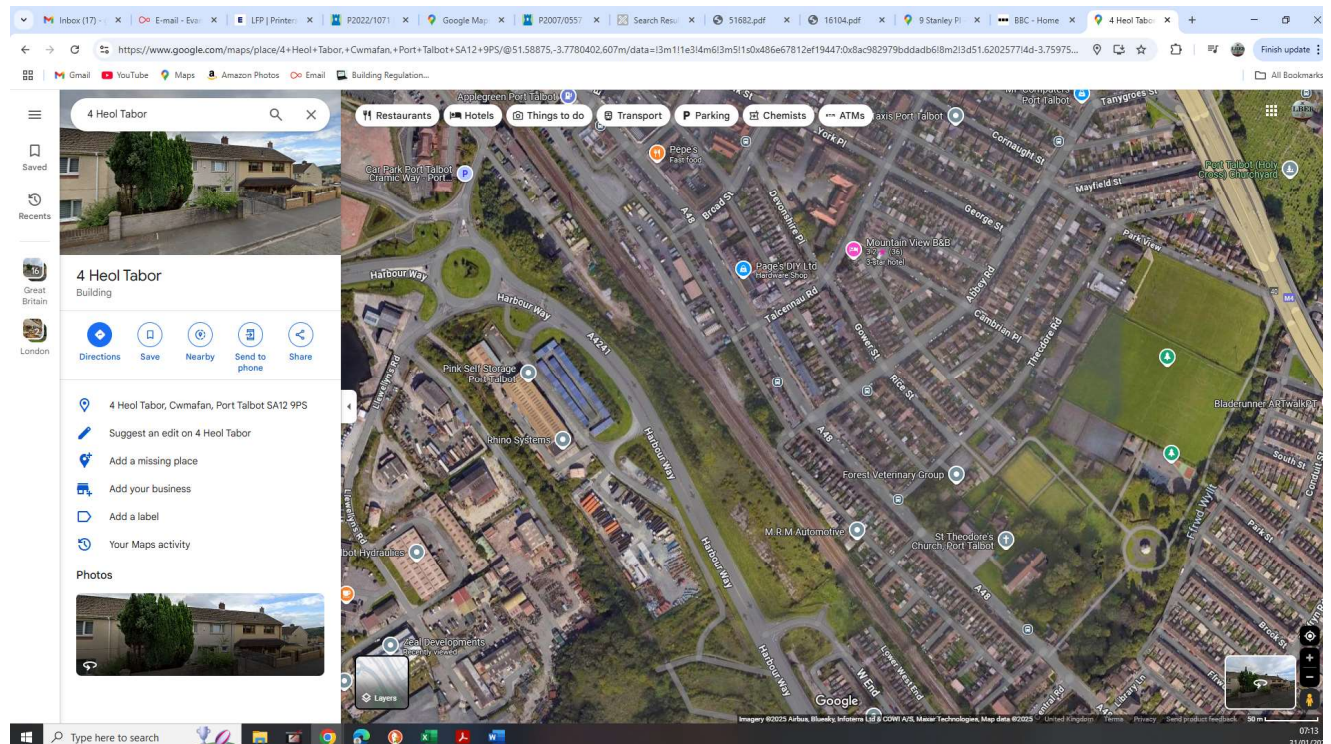
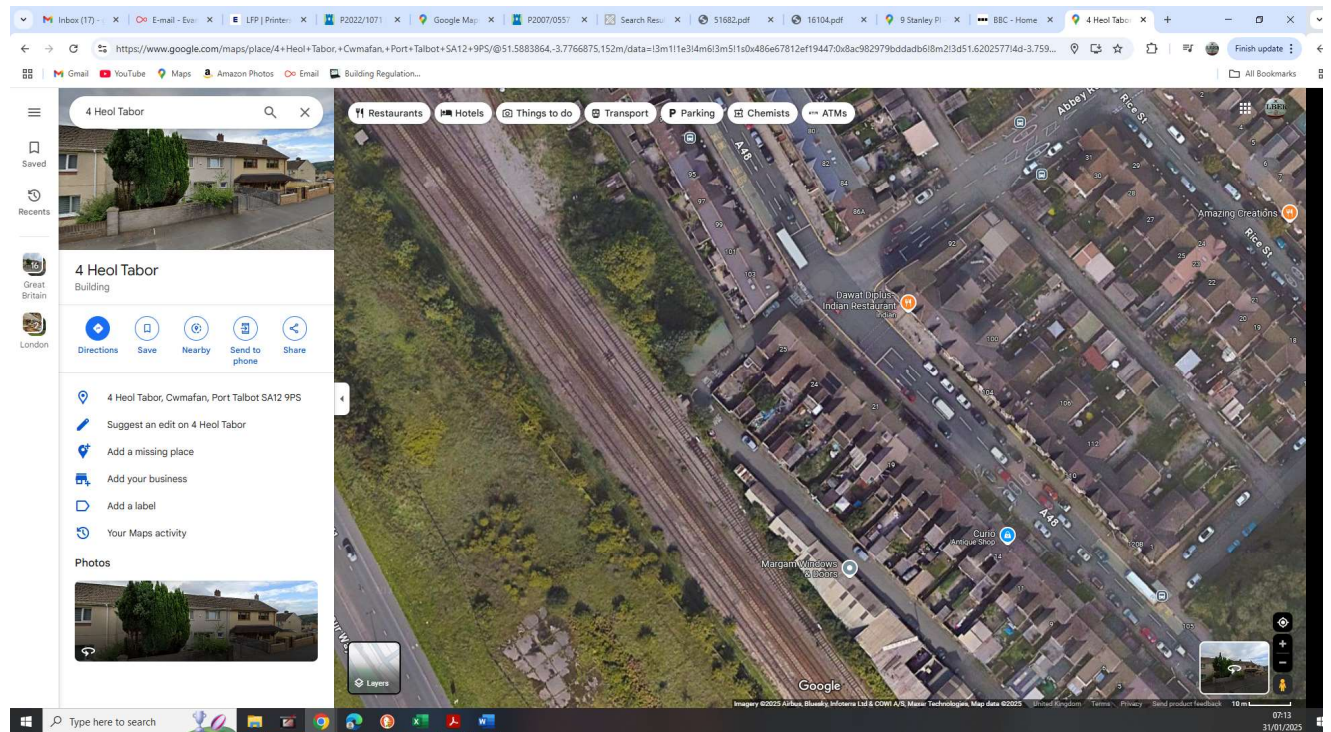


View of rear garden area, including blockwork boundary wall to right hand side neighbour, existing garage and hard surfaced patios



Rear yard area with hard surfaced patio and some unkempt borders

Surrounding Area description: The application site is just on the outskirts of Port Talbot town centre fronting onto Talbot Road and backing onto the railway line and Harbour Way dual carriageway. Similar properties surround the site. This can be seen in the first google image. The second image shows the proximity of the site to local industrial estates and the local TATA steelworks.



Development Impacts:

The proposed rear extension will be built over what is already a hard surfaced patio area and the detached garage will replace the existing dilapidated garage. The larger garage will be sited on a current concrete path and hard surfaced patio. This means no green space or habitats will be affected as part of the new extension nor the new garage.

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. 31st January 2025