

Green Infrastructure Statement

RC233

78, Neath Rd, Briton Ferry, SA11 2YR

Harry Turner

Title	Green Infrastructure Statement	Author	Andronikos Vassiliades		Approved	David Darkin	
Date	21.08.2024	Reference	0305	Version	02	Page	1 of 3

Site Address: 78, Neath Rd, Briton Ferry, SA11 2YR

Proposed Development: Conversion into Flats

Site description: End Terrace building, fronting street with a rear garden area. Lane to the side of the building. Rear garden has a small, grassed area with hard surfaced parking and steps down to small patio at lower level.

Surrounding area description: Application site located in a frontage of similar properties, and neighbouring property to the rear accessed off the side road

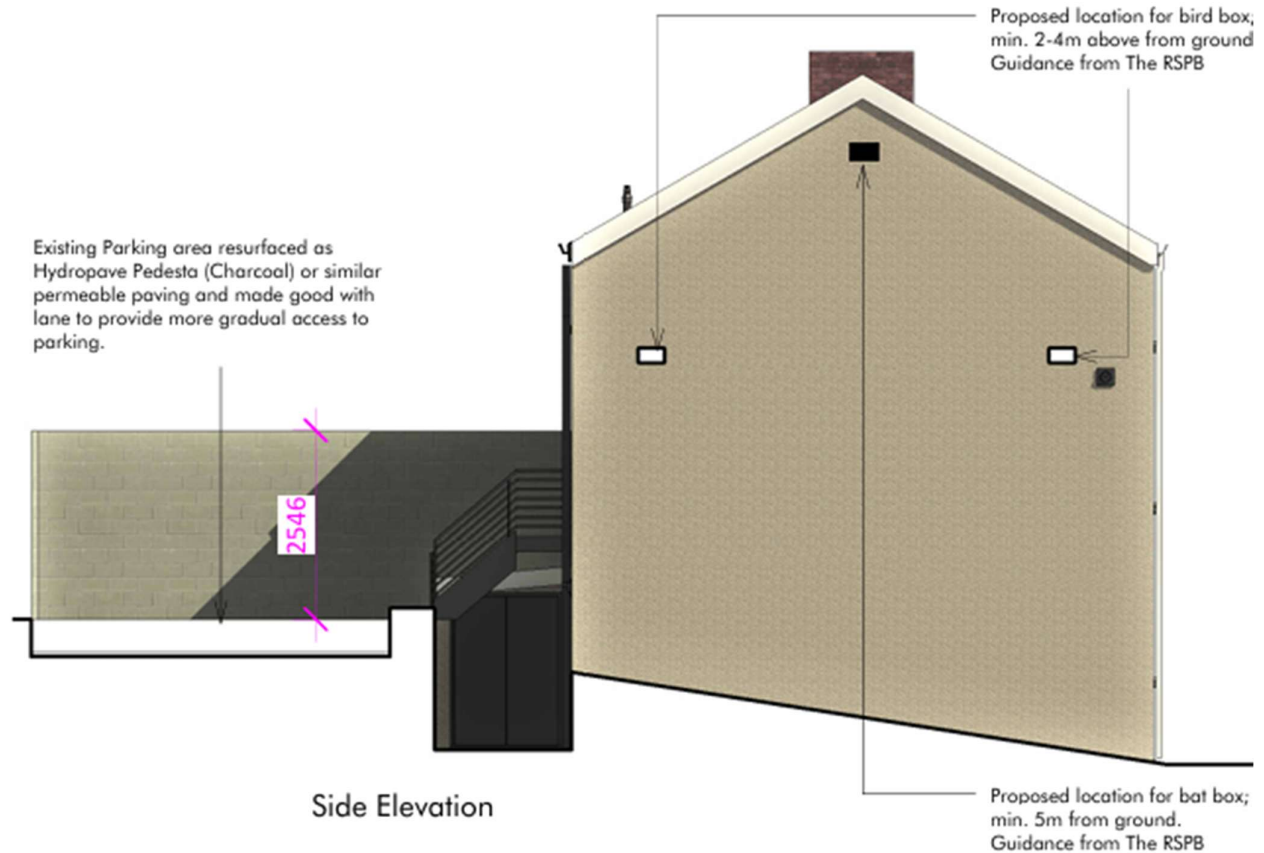


Development Impacts: No trees affected by the works, no land connections affected. Loss of permeable area is less than 100m². Most works are within existing building with small amount of landscaping to improve existing driveway to rear.

Proposed Biodiversity Enhancements: Bird bat boxes – See Elevation Drawings

Note: 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 Property

Title	Green Infrastructure Statement	Author	Andronikos Vassiliades	Approved	David Darkin
Date	21.08.2024	Reference	0305	Version	02
					Page 2 of 3



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: 21/02/2025

Title	Green Infrastructure Statement	Author	Andronikos Vassiliades	Approved	David Darkin
Date	21.08.2024	Reference	0305	Version	02
					Page 3 of 3