

Green Infrastructure Statement

Proposed new dwelling

Site Address: Land adjacent to 1 Heol-Y-Graig, Cwmgrach, SA11 5TW

Proposed Development: New detached two-storey residential dwelling.

Background:

Planning was previously approved on 3/4/2007, under application no. P2007/0213

Site description:

Proposed detached 2 storey property, front and rear garden areas. The proposed residential plot (outlined red on the site plans) and adjacent property of 1 Heol-Y-Graig (outlined blue on the plans) are in the same land ownership.

Front boundary is currently open plan with no hedgerow and has historic joint access to 1 Heol-Y-Graig and the proposed dwelling. There is a single, small tree and this will be retained (and protected during construction phase).

Surrounding Area description:

Application site located in a frontage of residential two-storey properties, with open land/farmland to rear.

Development Impact:

The new development will increase vehicle traffic utilising the existing driveway with adjacent property, but this will have minimal immediate disruption to the amenity of the adjacent property or to the immediate local residents.

The current hedgerows/trees bounding the side and rear are outside the curtilage of the proposed plot, although it is proposed to include additional planting to the rear garden following completion of the construction, to be agreed. Plant watering will be included using diverted rainwater stored in 210ltr water butts. A small pond to the rear garden is also proposed.

To the rear of the proposed property there will be a small permeable patio area, along with a lawn to be laid forming the rear garden, with associated soft planting.

Permeable ground surfacing to front/side to accommodate vehicular access/egress and parking spaces – side and rear hard-surfaced paths offering permeability (while allowing wheelchair accessible accessibility).

No high-level external lighting is proposed, and therefore no impacts beyond the limited localised issues within the garden.

Proposed Biodiversity Enhancements:

The principal is that the enhancements below should lead to a Net Benefit for Biodiversity.

The enhancements do not need to be directly attached to the new proposal, as there are currently no buildings on the land that accommodate nesting bats or birds. However, provision will be made for integrating both bird and bat-boxes externally, placed in a suitable location within the rear garden.

Consideration of a hedgehog “run/hole” will be provided in a suitable location, based on required evidence.

An additional biodiversity feature will be pollinator planting and bee/insect housing (logs).

This would create additional connectivity, and nesting habitats - taking into account the existing ecological surrounding features.

Conclusion:

It is considered that subject to the above, that the proposed development would result in maintaining and enhancing existing biodiversity, build new resilient **Green Infrastructure** including ecological networks and deliver **Net Benefits for Biodiversity**.

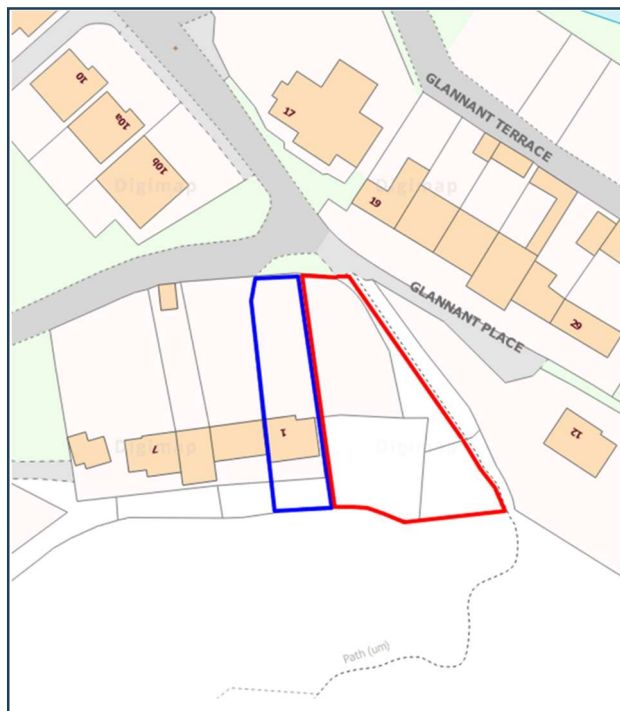
This will ensure that any adverse environmental effects are avoided while providing additional biodiversity improvements.

Signed: _____



Date: 7 / 3 / 2025

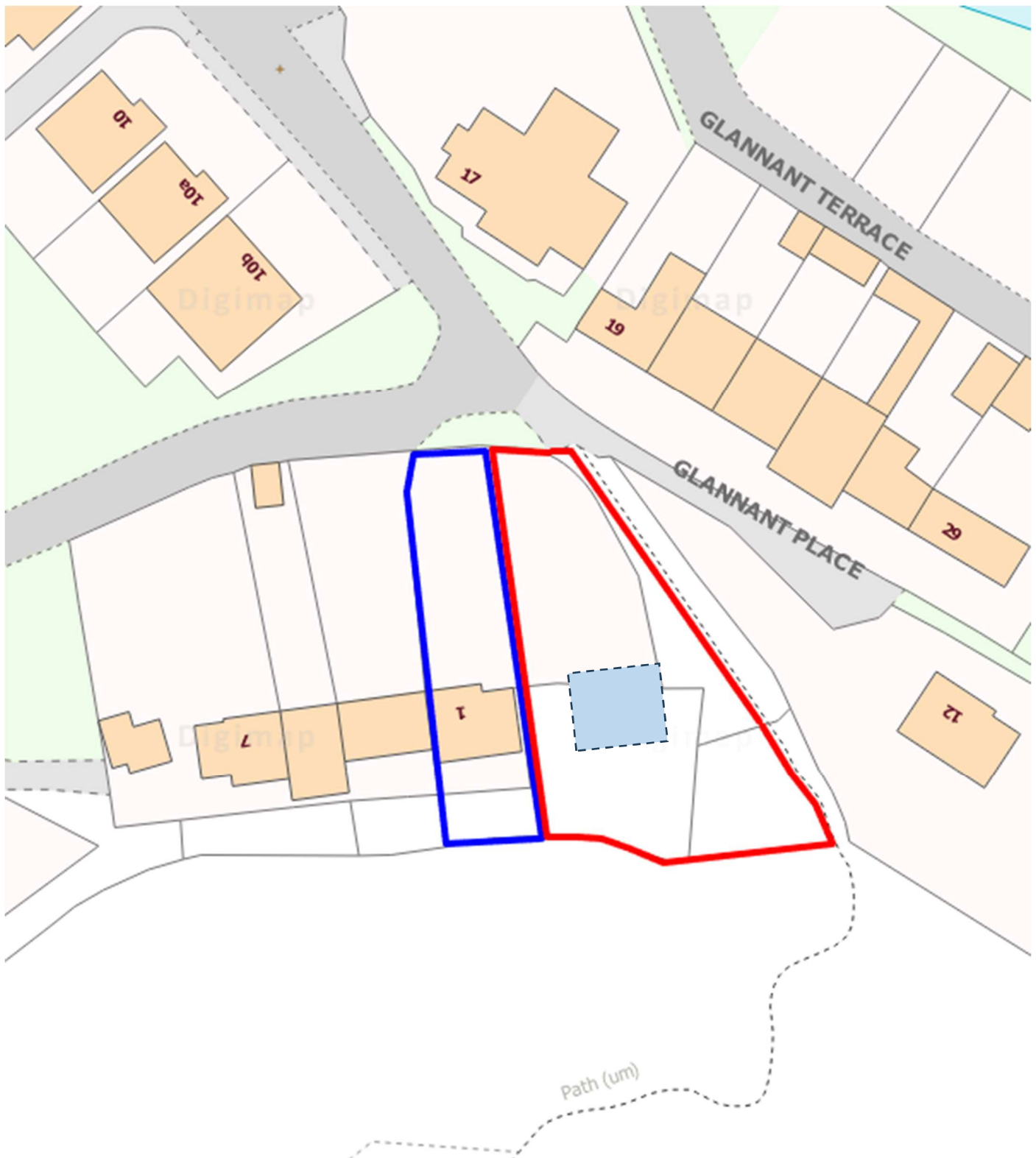
Location Plan:

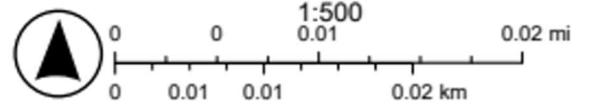


Proposed plot

Land in same ownership

Proposal plan – indicative layout:





Application site (in applicants' ownership)



Adjacent land in applicants' ownership



Site of proposed dwelling

