

Green Infrastructure Statement

37 Heol Derwen

Cimla,

Neath.

SA11 3YY

Proposed Development

Outline application (all matters reserved) for construction of 1 No detached dwelling in the garden area of No 37, Heol Derwen, Cimla, plus outline planning permission for provision of parking areas to serve 37 Heol Derwen and proposed dwelling, all as shown on Drawing No P596.

Site Description

The existing property is a semi-detached two-storey house. It has a front garden area with a chipping finish and lawned garden areas to the side and rear.

The boundaries are clearly defined with a combination of brickwork/concrete blockwork walls along the front, rear and side-boundaries.

Surrounding Area Description.

The application site is located in a frontage of similar properties on a large well established residential estate of similar and other properties originally developed by Wimpey Ltd.

The surrounding areas are a combination of woodland and farmland. There is a

brook with wooded banks running parallel with the rear boundary.

Development Impacts

The proposed dwelling will be built on an area that is currently occupied by an existing garage, concrete hardstanding and chipping area. Other than the area to accommodate the car parking to serve the proposed plot the lawned areas will remain as existing.

The existing 9 No Cypress trees along part of the front boundary are to be removed to provide unobstructed visibility for cars entering and leaving the car parking area at the front of No 37.

No external lighting is proposed and therefore no impacts beyond the limited localised issues within the garden areas.

Biodiversity Enhancements Proposed

It is proposed prior to the occupation of the dwelling, an artificial nesting site for birds shall be erected on the main building all as specified on Drawing No P596. The brook/wooded area along the rear boundary, which will be unaffected by the proposed dwelling, provides an ideal habitat for birds/animals.

Conclusion

It is considered that subject to the above,

the proposed dwelling would maintain biodiversity and deliver net benefits for biodiversity by providing nesting sites and retaining the grassed areas.

Signed.

T. Gardiner.

T Gardiner.

Building Surveyor.

Date = 10-3-2025.