PROPOSED CHANGE OF USE & ERECTION OF DETACHED GARAGE

AT LAND ADJ.

6 NEWTON AVE

PORT TALBOT

GREEN INFRASTRUCURE STATEMENT

REV. A

APRIL 2025

Introduction

This is a simple statement which is proportionate to the skill and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal.

The Site

The site is land adjacent 6 Newton Ave, Port Talbot, which the applicant has now bought. The land is empty and gives access to small garage at rear of 6 Newton Ave (to be demolished).

The proposal is for Change of Use of this land & to erect new detached garage, with new walls to boundaries as shown on Architects Site Plan.

The Proposed Development

The house is to remain and this land will form part of the property known as 6 Newton Ave.

The proposed garage will house a large motor home with a pitched roof and rendered walls to externals. 2 windows to side elevation and 1 personnel door. With Roller shutter to front.

We removed one cherry tree at the rear of the property boundary as it was a danger and was Class U. We removed this prior to our application and tree report. All other trees on site are to be retained. See Drg. B-02

There are 6 new trees 3 holly & 3 spruce all 3m high 50-75mm dia

Green Infrastructure Baseline

The site is classed as a domestic dwelling with side, front and rear gardens.

Green Infrastructure Strategy

The site lies in Newton Ave within a low level of connectivity.

The land will be kept as it is with a grassed area and hardscaped area and will not change the current ecological environment.

We have employed an arborist who has produced a report on the existing trees. We will plant 3 holly trees and 3 blue spruce trees to the South Boundary, shown on drg. B-02.

We will site a new bird's nest to gable at high level to rear elevation

Conclusion

The proposed change of use will not detrimentally change the biodiversity of the site.