

GREEN INFRASTRUCTURE STATEMENT / BIODIVERSITY ENHANCEMENT

11 TALBOT ROAD, SKEWEN, NEATH

CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO RESIDENTIAL CARE HOME (CLASS C2) FOR UP TO 4 CHILDREN

The site is located in a residential area of Skewen, to the south east of Skewen Memorial Park. The property is a corner detached dwelling fronting Parc Wern, at its junction with Talbot Road.



Externally, the dwelling has well established boundaries and a large flat garden to the rear which is predominantly laid to lawn.



The site is bound by brick / block walling to the northern and western boundaries, and dwarf walling with established planting / fencing to the front boundaries.

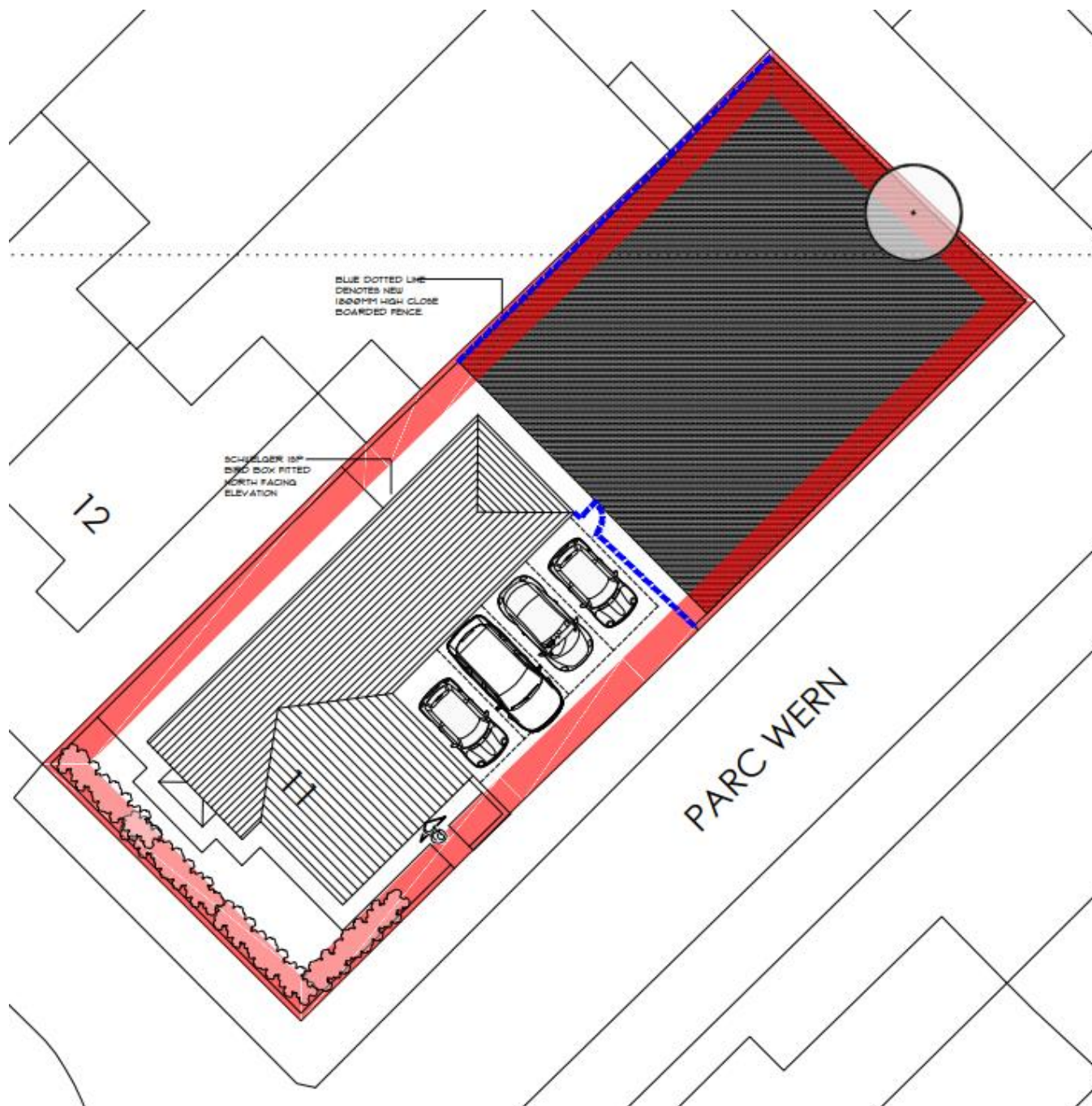
The property benefits from an existing gated parking area with drop kerb onto Parc Wern and pedestrian gated access to the main entrance point.



The front and side of the property have small lawned areas with established planting and concrete pathways.



This application seeks planning permission for the change of use of the residential dwelling to a children's care home for up to 4 young people (plus care staff). No internal or external alterations are proposed to the dwelling. New 1.8 m high close boarded fencing is proposed to the northern boundary with 12 Talbot Road and between the garden and the parking area.



The proposal includes plans to install a bird box (Schwegler 1SP or similar) to the rear elevation, creating additional connectivity and nesting habitats.



Existing hedgerows, trees, shrubs and lawned areas are to be retained in order to preserve the biodiversity credentials of the site, offer soft boundaries and retain an element of screening. These existing green areas provide shelter and nesting opportunities for birds, invertebrates and small mammals as well as providing wildlife corridors.

It is considered that these proposals would enhance biodiversity, build resilient ecological networks, and deliver a net benefit for biodiversity.

