



GREEN INFRASTRUCTURE STATEMENT

**Conversion of an Outbuilding
to a Single Tourism Accommodation Unit
at The Rise, Glyncastle, Resolven, Neath, SA11 4NW**

On behalf of

Mr Davies

Our Ref: 1818.a

Date: July 2025

Prepared by: Shannon Stone

Approved by: Jason Evans

1.0 INTRODUCTION

- 1.1 Evans Banks Planning Ltd has been instructed by Mr Davies (the Applicant) to prepare a Planning Statement for the conversion of an outbuilding to provide a single tourism accommodation unit at The Rise, Glyncastle, Resolven, Neath, SA11 4NW.
- 1.2 This proportionate GIS has been prepared with full regard to the guidance as set out in Chapter 6 of *Planning Policy Wales* (Edition 12) and in particular the 'Stepwise Approach' detailed in Paragraph 6.4.21 and Figure 12, which is reproduced below.



Figure 1

- 1.3 This GIS has also, where relevant, given due consideration to the guidance and standards as set out in the document *Building with Nature - Standards Framework*, which are summarised as follows:

CORE Standards

Standard 1 Optimises Multifunctionality and Connectivity

Standard 2 Positively Responds to the Climate Emergency

Standard 3 Maximises Environmental Gains

Standard 4 Champions a Context Driven Approach

Standard 5 Creates Distinctive Places

Standard 6 Secures Effective Place-keeping

WELLBEING Standards

Standard 7 Brings Nature Closer to People

Standard 8 Supports Equitable and Inclusive Places

WATER Standards

Standard 9 Delivers Climate Resilient Water Management

Standard 10 Brings Water Closer to People

WILDLIFE Standards

Standard 11 Delivers Wildlife Enhancement

Standard 12 Underpins Nature's Recovery

2.0 EXISTING SITE

2.1 THE SITE

- 2.1.1 The application relates to an existing outbuilding, thought to have originally been a cart house. The front elevation features a wide timber door and two small window openings with timber frames, as shown in Photograph 1 below.



Photograph 1

- 2.1.2 Figure 1 below displays the site location plan for the application site.

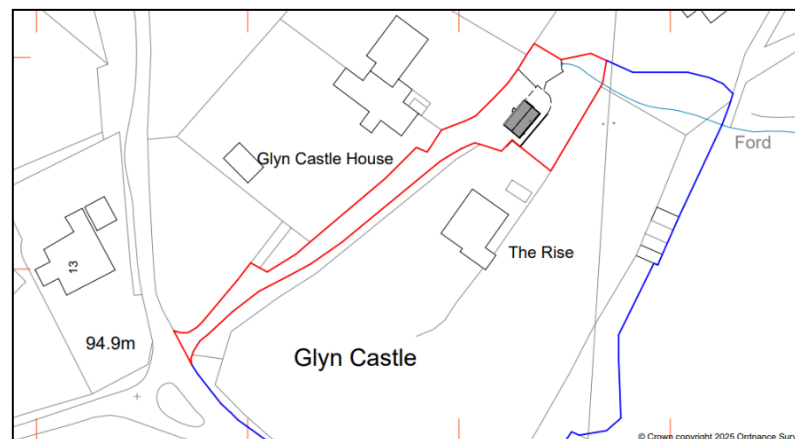


Figure 1

2.1.3 Photographs 2 – 5 below display all elevations of the existing building.



Photograph 2



Photograph 3



Photograph 4



Photograph 5

2.1.4 The site consists of a traditional stone-built, two-storey outbuilding. The building is modest in size and is of simple rectangular form with solid stone walls and a pitched roof covered in slate. The building has several openings on each of its elevations. Photograph 6 displays a closer view of the building's slate roof and stone walls.



Photograph 6

- 2.1.5 The building's walls and roof appear structurally sound and in relatively good condition, although the external stonework shows signs of weathering and the timber elements, including doors and windows, are in need of repair.
- 2.1.6 Internally, the building comprises a single open space, currently used for general storage purposes. Photographs 7 – 10 below show each of the internal elevations.



Photograph 7



Photograph 8



Photograph 9



Photograph 10

2.1.7 As illustrated by the photographs above, the internal stone walls are generally intact and in sound condition. However, the southwestern elevation, shown in Photograph 7, appears to have undergone some maintenance or repair works, including the use of concrete blocks and mixed brickwork.

2.1.8 Notably, although the building is a two-storey structure, there is currently no internal access to the first floor. There are no stairs, and the ceiling is fully enclosed. The only potential access point is the first-floor doorway on the northeast elevation; however, no external steps or platform currently lead up to it.

2.2 EXISTING GREEN INFRASTRUCTURE ASSETS

2.2.1 The accompanying Bat Survey Report confirms the presence of two distinct bat roosts within the property: a night roost used by a single lesser horseshoe bat and a day roost occupied by approximately four pipistrelle bats. As such, the site includes green infrastructure assets of ecological importance. However, the building's immediate surroundings consist largely of semi-improved grassland, with minimal ecological features – limited to scattered shrubs and a poorly maintained. Therefore, the ecological value of the site is primarily associated with the outbuilding itself.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposal seeks planning permission for the conversion of an existing outbuilding into a single tourism accommodation unit located at the Rise, Glyncastle, Resolven, Neath. This conversion offers a sustainable and appropriate use for the currently unused building, ensuring that it contributes to the local tourism economy while maintaining its agricultural heritage.
- 3.2 The scheme involves retaining and refurbishing the existing building structure, with minimal alterations to its external appearance. The existing access from Tan-y-Rhiw Road will be retained, ensuring minimal disruption to the surrounding area. Parking for the tourism unit will be located on a currently vacant area of hardstanding adjacent to the southwestern elevation of the building.
- 3.3 The design of the conversion seeks to blend traditional and contemporary features. The original stonework and slate roof will be retained to preserve the building's character, while modern materials such as vertical timber cladding and dark grey window frames will be introduced to enhance the building's appearance. New openings, such as glazed doors and rooflights, will provide natural light to the interior.
- 3.4 The internal layout will be reconfigured to create a self-contained tourism unit with a functional open-plan living room, kitchen and dining room, a small bathroom, and a mezzanine bedroom.
- 3.5 Landscaping alterations will include the levelling of an area of raised land behind the building to create a 1.5-meter-wide walking path along the rear elevation, which will provide a small, private outdoor space for the tourism unit. This outdoor space will be enclosed by a new retaining wall to define the boundary and ensure privacy for the accommodation.
- 3.6 The proposed foul and surface water drainage strategy has been designed in accordance with relevant planning policies and regulations to ensure full compliance

and prevent any adverse environmental impacts. Surface water will be managed as existing, while foul water will be disposed of via a new connection to the existing system serving the existing property. Further details are provided in the accompanying Drainage Regime Site Plans.

- 3.7 For further details on the proposed development, please refer to the accompanying Planning Statement.

4.0 PROPOSED GREEN INFRASTRUCTURE ASSETS

4.0.1 The proposed development seeks full planning permission for the conversion of an outbuilding to a single tourism accommodation unit at land at the Rise, Glyncastle, Resolven. The proposal aims to support and enhance local biodiversity through several means. This includes several bat mitigation and enhancement measures, including the installation of an **integrated bat box**, **two ridge tile gaps** and an **access slate**. Furthermore, a **bird nesting box** and **two swallow nest cups** will be carefully positioned at the site to maximise ecological benefits. These measures will provide a suitable habitat for local wildlife, contributing to the conservation of species commonly found in the area.

4.0.2 Figure 2 below illustrates the position of each green infrastructure asset at the application site.

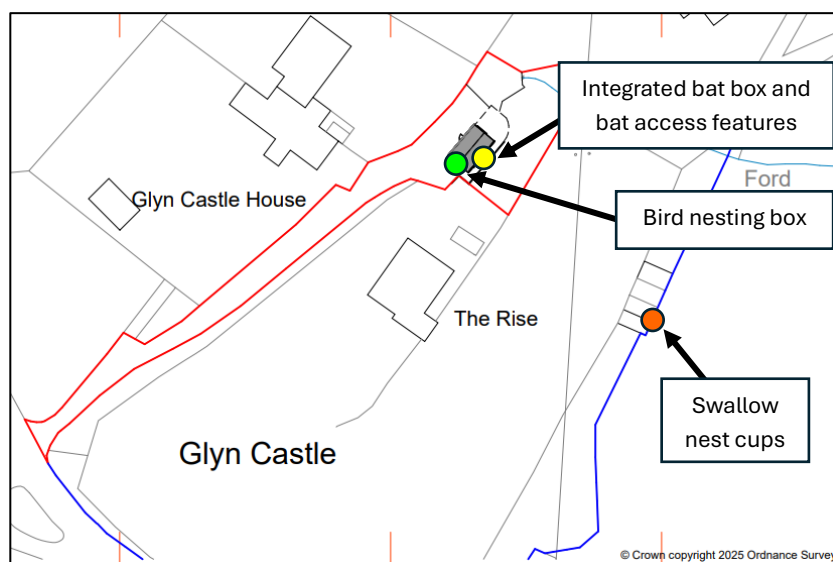


Figure 2

4.1 INTEGRATED BAT BOX AND BAT ACCESS FEATURES

4.1.1 As illustrated in Figure 2, a series of bat mitigation and enhancement features will be installed on the rear elevation of the building. These include an **integrated bat box**,

two ridge tile gaps, and a **bat access slate**, all designed to support roosting opportunities.

- 4.1.2 Two ridge tile gaps, each approximately 20mm x 100mm, will be formed at either end of the new roof to allow bats access to the ridge cavity for roosting. The accompanying Bat Survey Report advises that a 'wet ridge system' is preferred over a dry system, as this allows the access gaps to be created directly within the wet mortar. If a wet ridge system is not feasible, gaps may alternatively be cut into the lower portions of the ridge tiles.
- 4.1.3 In addition, a bat access tile will be fitted on the rear roof slope, as recommended by the Bat Survey Report. This will provide another discreet entry point for roosting.
- 4.1.4 Finally, an integrated bat box is to be installed on the right-hand side of the rear elevation, positioned at a minimum height of 3 metres above ground level to reduce the risk of disturbance. While the specific type of bat box is not stated in the survey, its inclusion is intended to enhance the ecological value of the site and comply with recommended mitigation measures.
- 4.1.5 Figure 3 below illustrates the proposed location of the bat mitigation and enhancement features on the rear elevation, as outlined in the Bat Survey Report.

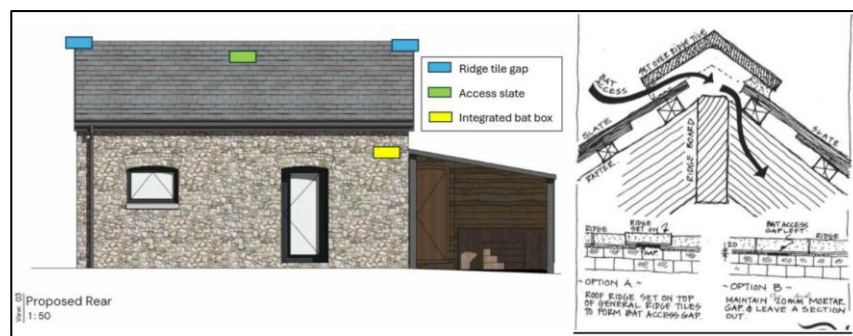


Figure 3

4.1.6 Finally, the Bat Survey Report notes that an additional stone building within the ownership of the property has been identified for enhancement to help mitigate the loss of the lesser horseshoe bat roost. The homeowner has agreed to undertake these improvements, which include clearing sufficient vegetation around the structure to enable easy access and allowing the door to remain permanently open, thereby providing unrestricted flight access for bats. The building already features gaps within the stonework, offering potential roosting opportunities for crevice-dwelling bat species. Figure 4 below displays an aerial image illustrating the position of the additional stone building on the site, as well as photographs of its interior and exterior, extracted from the Bat Survey Report.



Figure 4

4.2 BIRD NESTING BOX

4.2.1 As previously illustrated in Figure 2, the bird nesting box is proposed to be installed on the right elevation of the building. Figure 5 below displays the proposed location of the bird nesting box, positioned at a minimum height of 3 metres above ground level to reduce the risk of disturbance. Notably, the Bat Survey Report does not recommend a specific type of bird box.

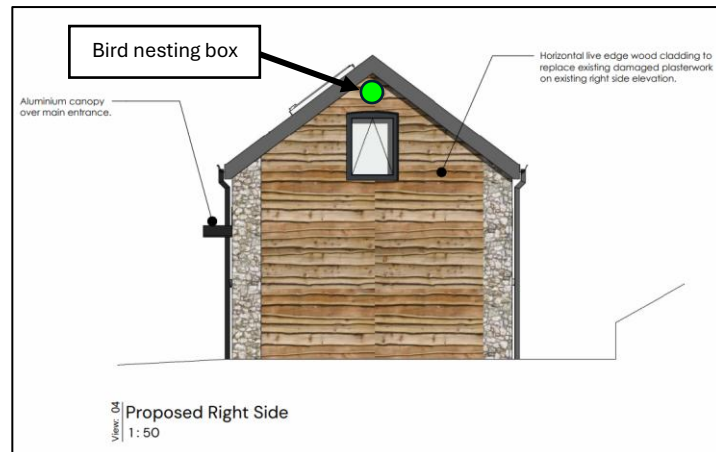


Figure 5

4.3 SWALLOW NEST CUPS

4.3.1 The Bat Survey Report recommends the installation of two swallow nest cups on the additional stone building within the application site. The exact placement of these nesting features will be determined and approved by the ecologist.

4.3.2 Figure 6 below displays an example of a swallow nest cup.



Figure 6

5.0 GREEN INFRASTRUCTURE ASSESSMENT

- 5.1 This Green Infrastructure Statement provides an illustration of the current Green Infrastructure present on the application site, those features to be retained as part of the proposed development, as well then as any new assets to be included as part of it.
- 5.2 As detailed in this statement, the proposed development at The Rise, Glyncastle, reflects a clear commitment to ecological preservation and enhancement. Targeted green infrastructure measures – such as the installation of an integrated bat box, bat access features (ridge tile gaps and a slate), a bird nesting box on the right elevation of the building, and two swallow nest cups on the adjacent stone building – have been carefully incorporated into the scheme. These interventions are designed to provide additional roosting and nesting opportunities for protected and common species, in line with the recommendations of the Bat Survey Report and best practices in sustainable rural development.
- 5.3 In response to the above required balance, the development mitigates for the loss of any existing green infrastructure assets. It also enhances the ecological value of the site by introducing new habitat features, resulting in a **net gain in biodiversity**. This approach ensures the proposal aligns with local and national planning policies on biodiversity, ecology, and sustainability.