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## ***Green Infrastructure Statement:***

Minor Development / Commercial Owner

**Ref:** 25-005 -GIS

**Site Address:** GROUNDHOG UK, Ynysygerwn Avenue, Aberdulais, Neath  
SA10 8HH

**Proposed Development:** Factory 2 – Side extension for a new production line

**Site description:** A commercial factory in the Industrial Area on Ynysygerwn Avenue follows on from the residential area between the junction of the A4109 & along the B4242 that continues up to Resolven.

### **Surrounding Area description:**

**LOCATION – Surrounding Building types:** A mix of industrial units sized to suit the type of businesses they serve. Most are Portal frame units with brick plinths of varying heights followed with metal cladding. While all the developments within the area seem to be constructed and designed to a competent standard, they have little architectural merit to influence the current proposals.

**SITE – Position:** The site is situated to the north of the B4242 with the offices in front of the existing main unit, to the south of the site. The development can be seen from the highway

**SITE – Boundaries:** The existing site is currently surrounded by a security fence – the development will have no effect on this item

**SITE – Access:** The site shares its access off the B4242 with its adjacent neighbours to the east, TRT welding services

See location map on the next page:



### Development Impacts:

Proposed enclosure only. No evidence of habitation to open Tarmac area which is in frequent use for access and storage. No trees and existing hedge boundaries to be affected. No external lighting proposed, and therefore no impacts beyond the limited localised issues within the surrounding area.

**Noting that:** Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably



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onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost.

### **Biodiversity Enhancements Proposed**

The applicant has already started works on a SAB application to incorporate wild flower biodiverse features within a proposed rain garden which to an area which is currently only tarmac.

This would create additional connectivity, and nesting habitats (taking into account impacts and surrounding features)

### **Conclusion.**

It is considered that subject to the above, that the proposed development would enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by 100% (as there was nothing there originally)

Thus, ensuring that any adverse environmental effects are avoided.

Signed

Dated. 8<sup>th</sup> August 2025

