

Green Infrastructure Statement

9 High Street, Cwmavon, Port talbot, SA12 9BH

(1399)

Client:

Mr D Phillips

Title	Green Infrastructure Statement	Author	Dominic Sauro		Approved	Peter Sauro	
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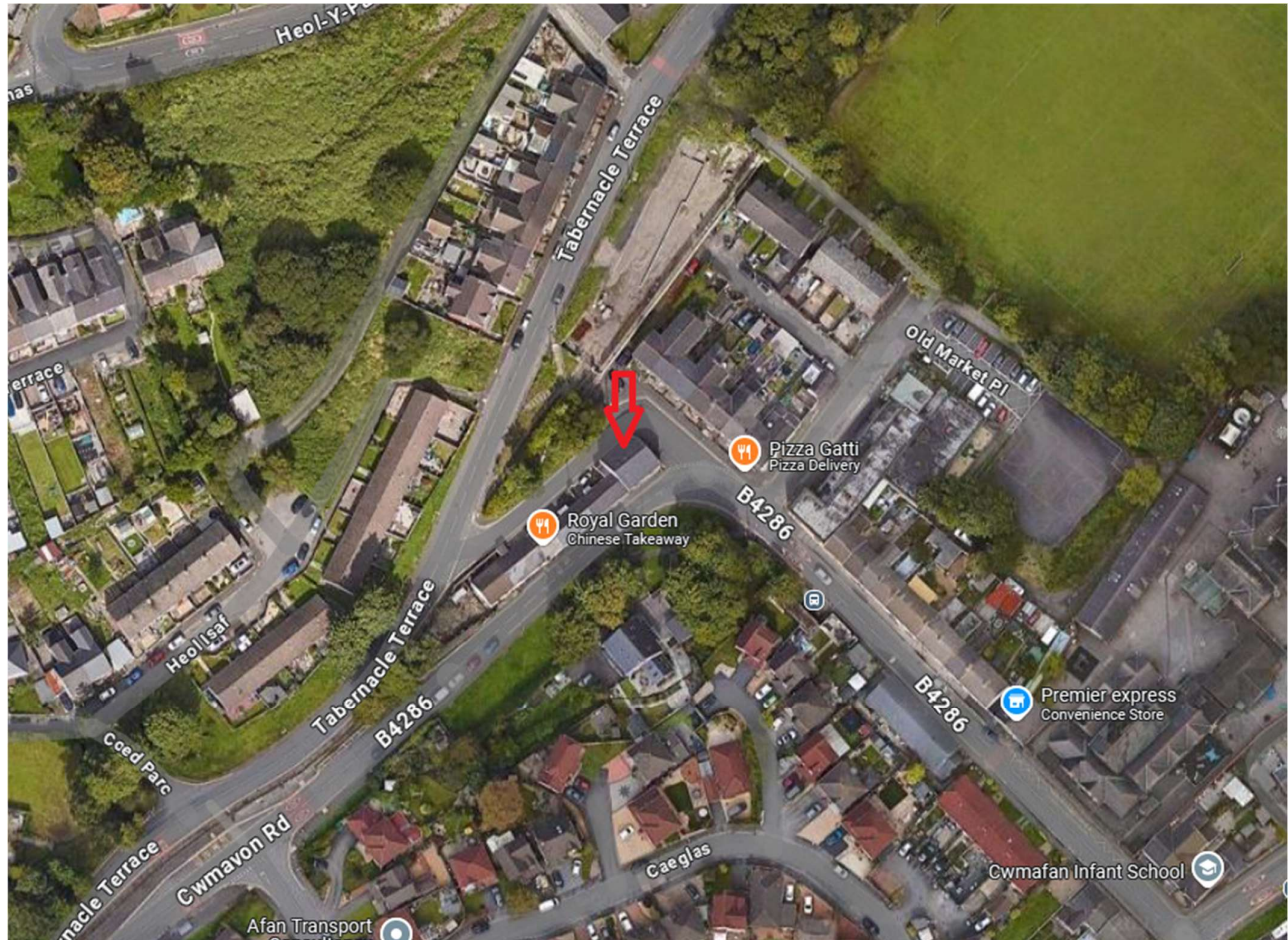
Site Address: 9 High Street, Cwmavon, Port talbot, SA12 9BH

Proposed Development: Proposed Change of Use from C3 Dwelling to 5-Bedroom HMO at First Floor.

Site description:

The site is located at 9 High Street, Cwmavon, Port talbot, SA12 9BH, within a predominantly residential and small business area. The boundary's are bounded by public highways.

Surrounding area description: The surrounding area is primarily residential, which presents limited opportunities for the integration of green infrastructure solutions. However, we remain open and committed to exploring ways to enhance ecological connectivity and contribute positively to the local environment wherever feasible.



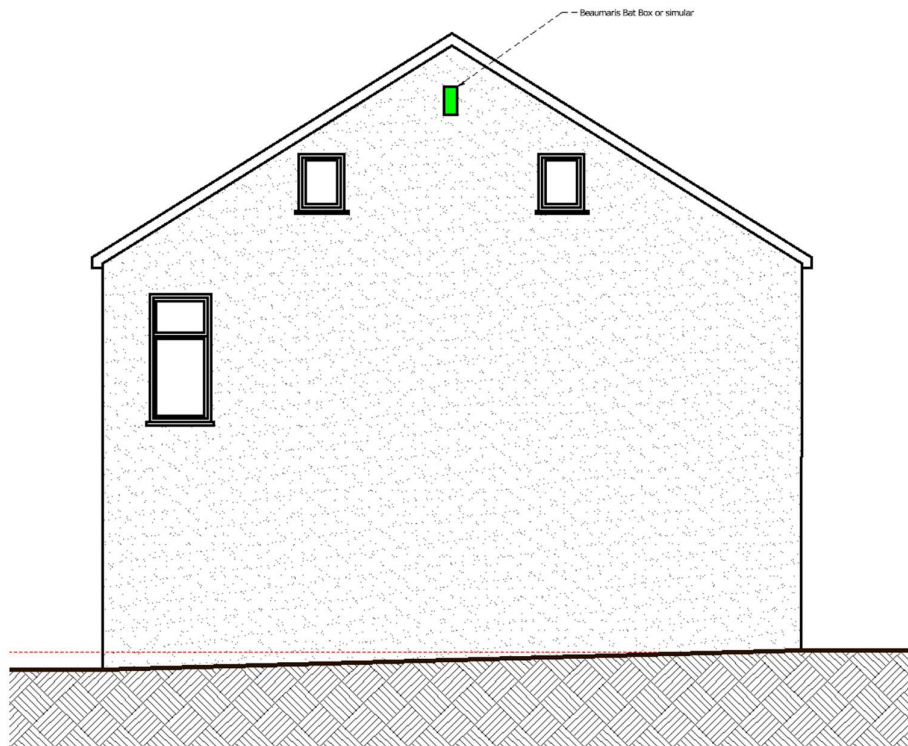
Development Impacts: The proposed first-floor alterations will have no impact on the exterior of the building or the surrounding area.

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Noting that:

No evidence of bats, nesting birds, or signs of owl activity were discovered. However, biodiversity enhancement measures are required to be submitted to ensure the development complies with the Environment (Wales) Act 2016, Future Wales 2040, and PPW (Edition 11, February 2021).

Proposed Biodiversity Enhancements: Beaumaris Bat Box or similar.



Side Elevation

Conclusion

It is considered that subject to the above, the proposed development would maintain and/or enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are avoided/ minimised/ mitigated, compensated for. Therefore, it is respectfully requested that both Officers and Members of the County Council look favourably on this proposal and grant planning permission.

Kind regards,

Dominic Sauro
On behalf of Sauro Architectural

Date: 23/07/2025

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