

Superseded

GO CONCEPT DESIGNS, 73 MARINERS QUAY,
PORT TALBOT, SA12 6AN

garth@goconceptdesigns.co.uk

DRAWING NO.
L001

REV
-

SCALE (@A3)
As indicated

PROJECT NO.
GOCD RD01

DRAWN BY
Gareth Owen

DATE
23.08.25

CLIENT
Mr R Doig

TITLE
Location & Site Plans

PROJECT
58 Mariners Quay - Rear
Extension

DRAWING STATUS
Planning

CONCEPT DESIGNS

1 1 : 1000

Location Plan

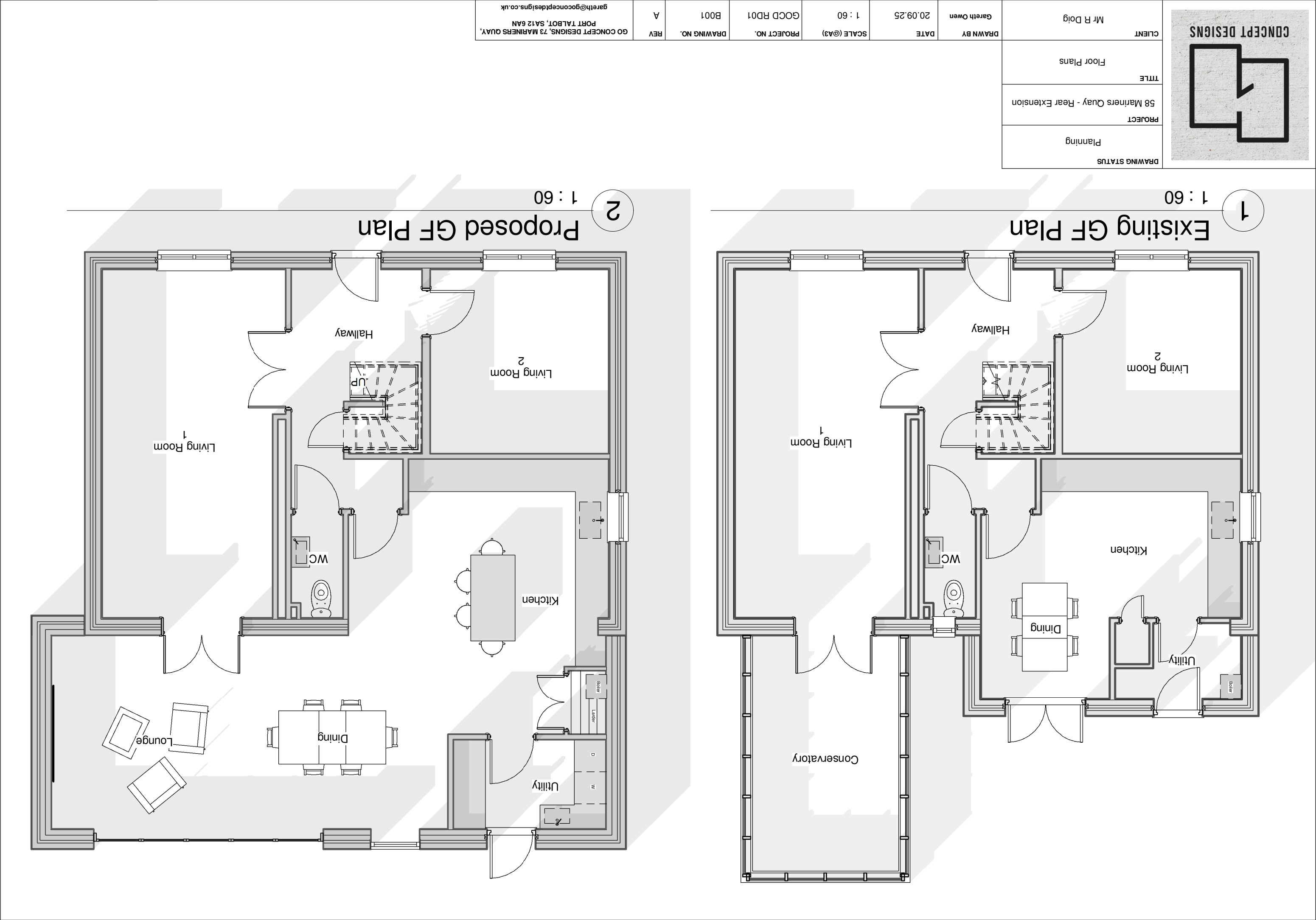
2 1 : 500

Existing Site Plan

3 1 : 500

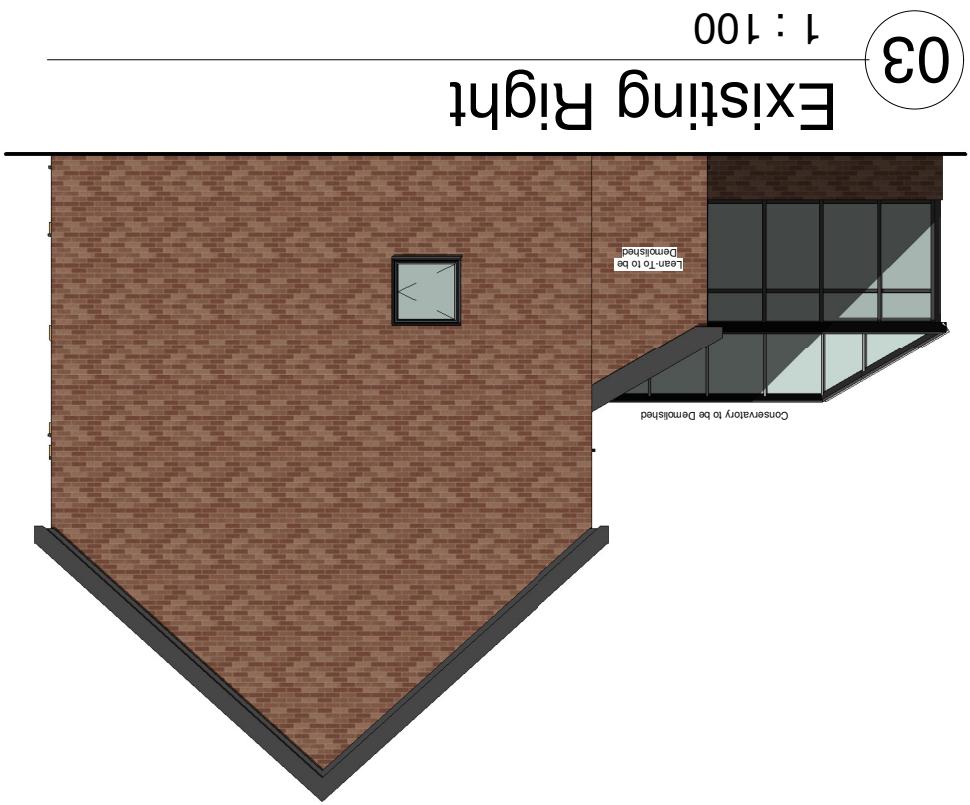
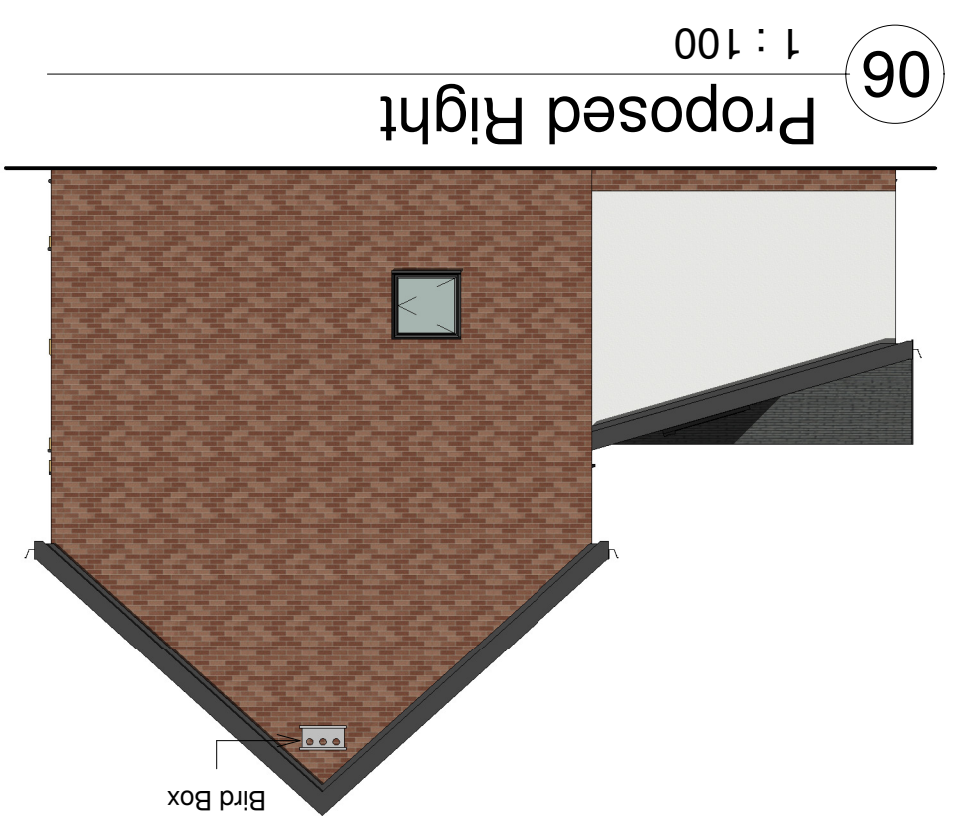
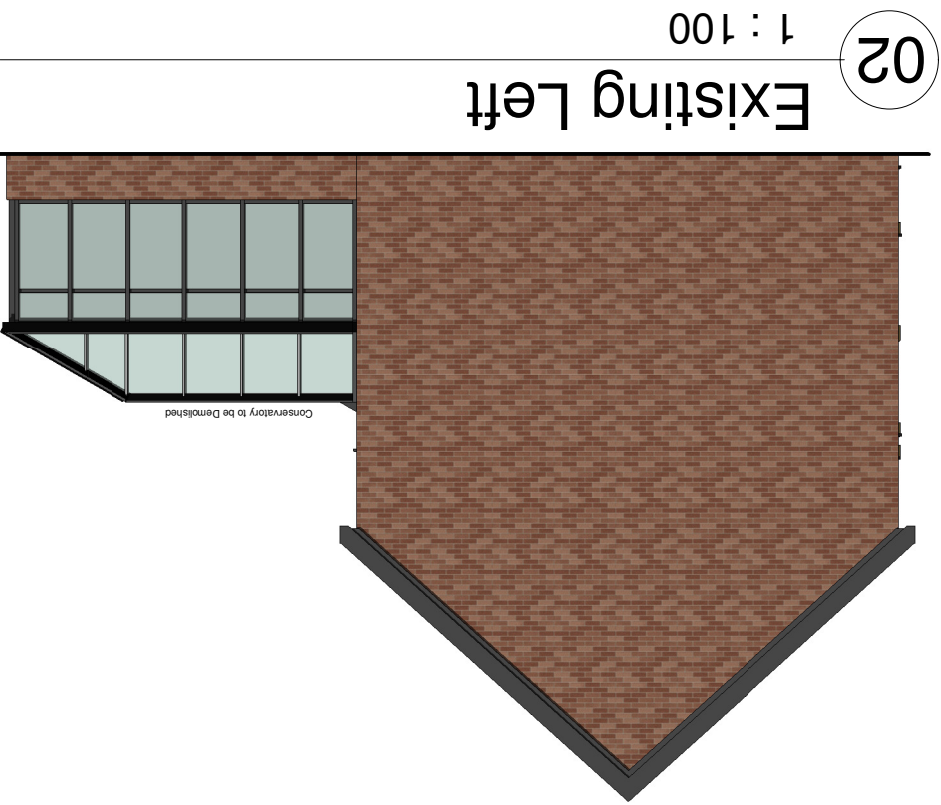
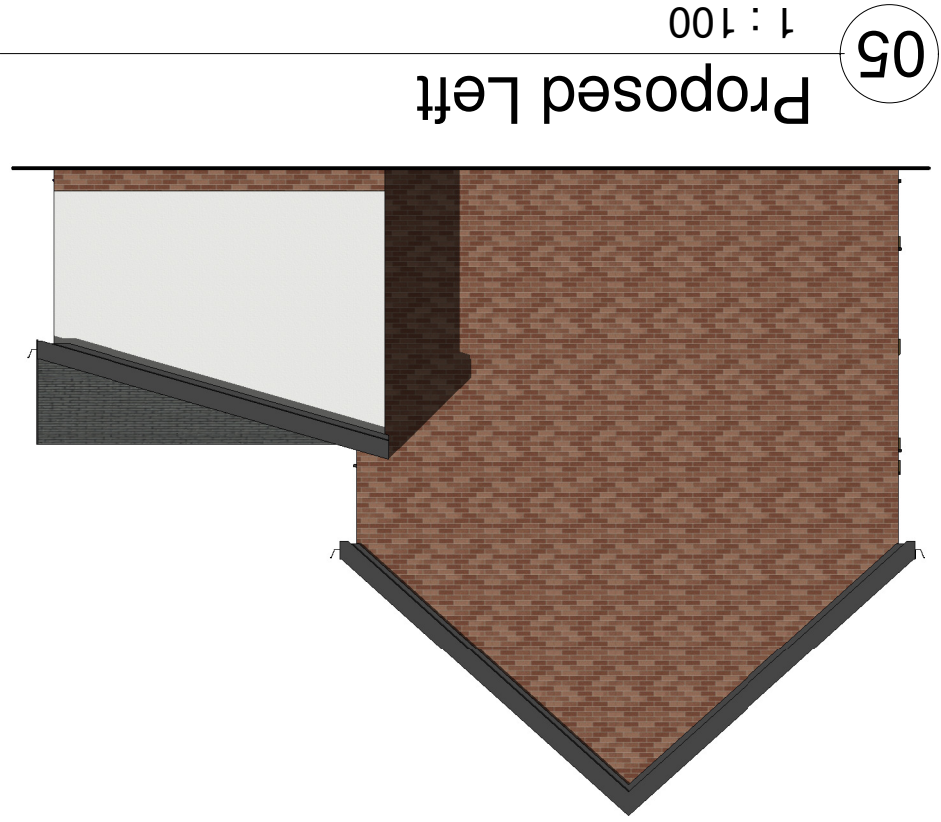
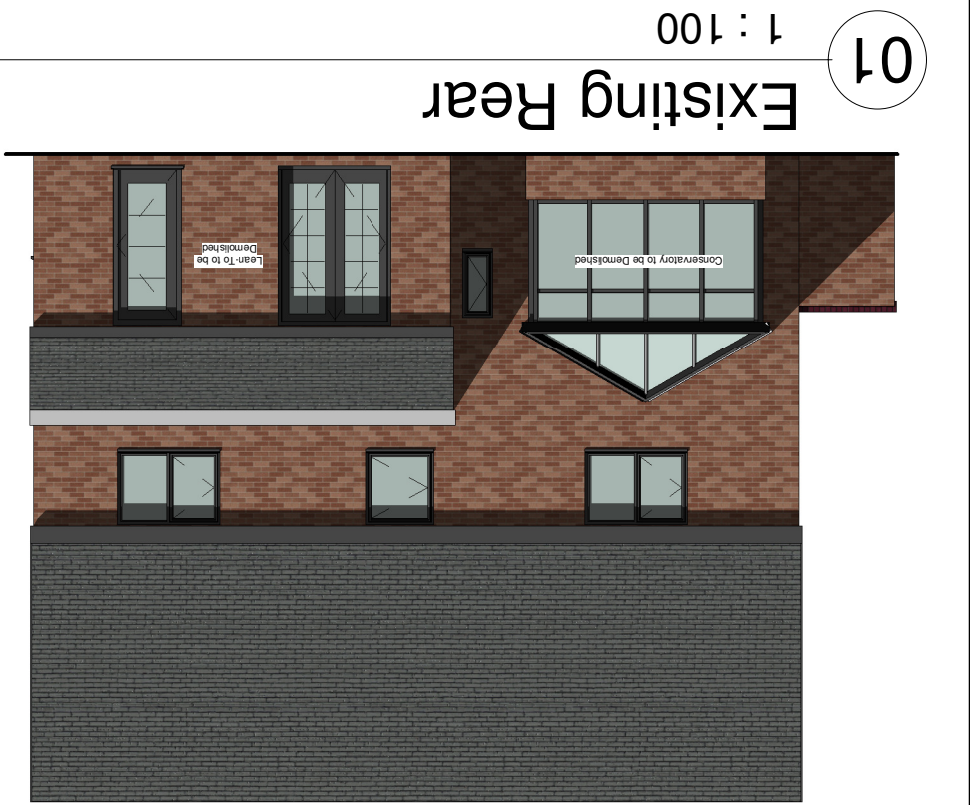
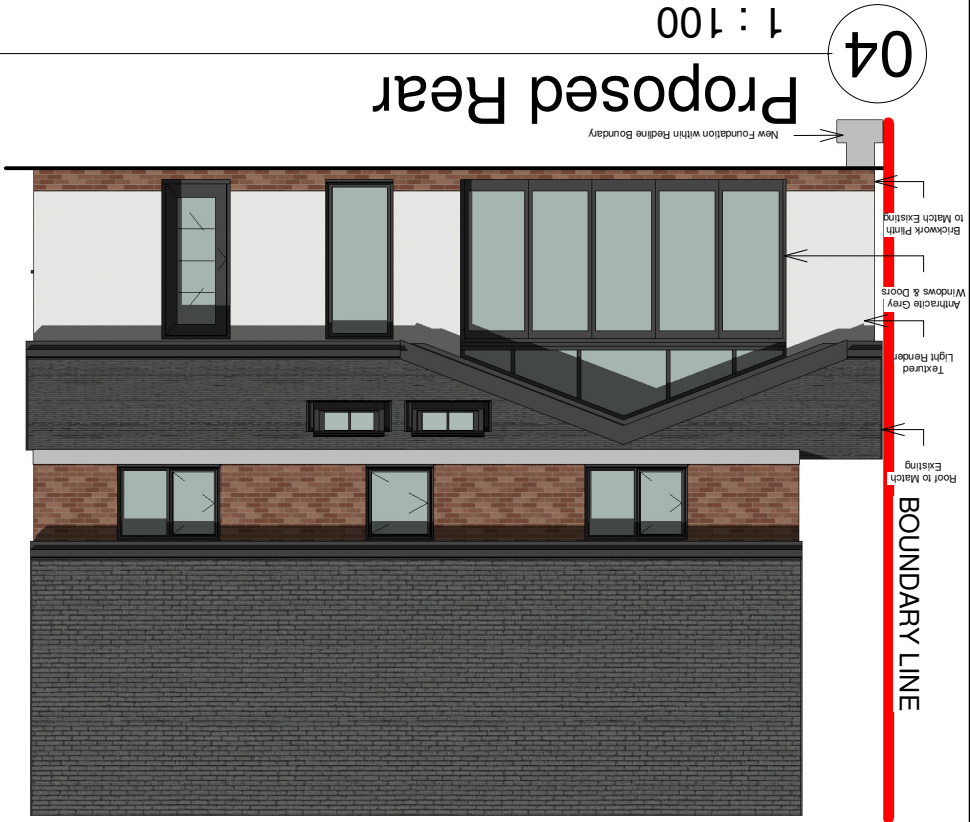
Proposed Site Plan

Superseded



Superseded

CONCEPT DESIGNS		DRAWING STATUS	Planning
		PROJECT	58 Mariners Quay - Rear Extension
		TITLE	Elevations
		CLIENT	Mr R Doig
DRAWN BY	Gareth Owen		
DATE	20.09.25		
SCALE (@A3)	1 : 100		
PROJECT NO.	GOOD RD01		
DRAWING NO.	B002		
REV	A		
GO CONCEPT DESIGNS, 73 MARINERS QUAY, PORT TALBOT, SA12 6AN gareth@gocconceptdesigns.co.uk			

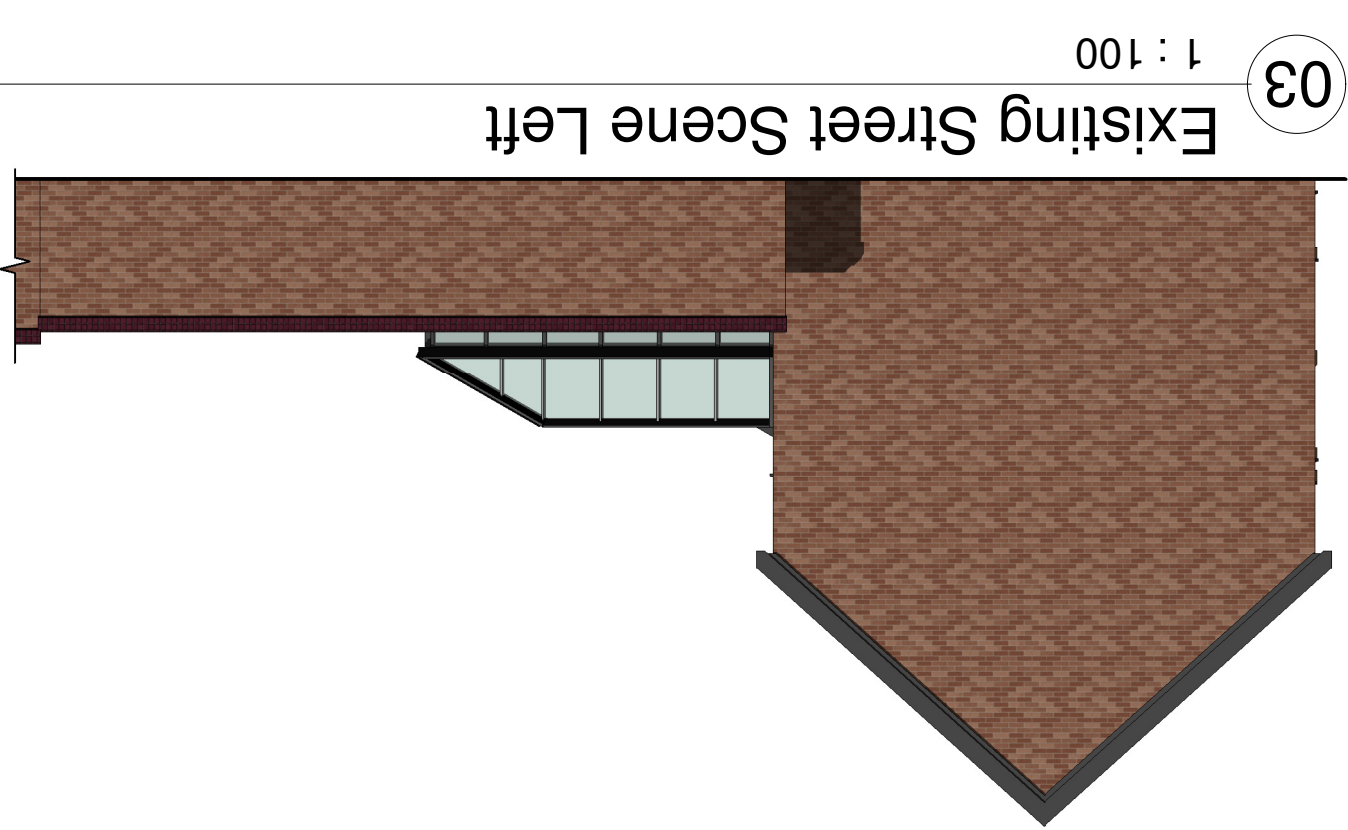
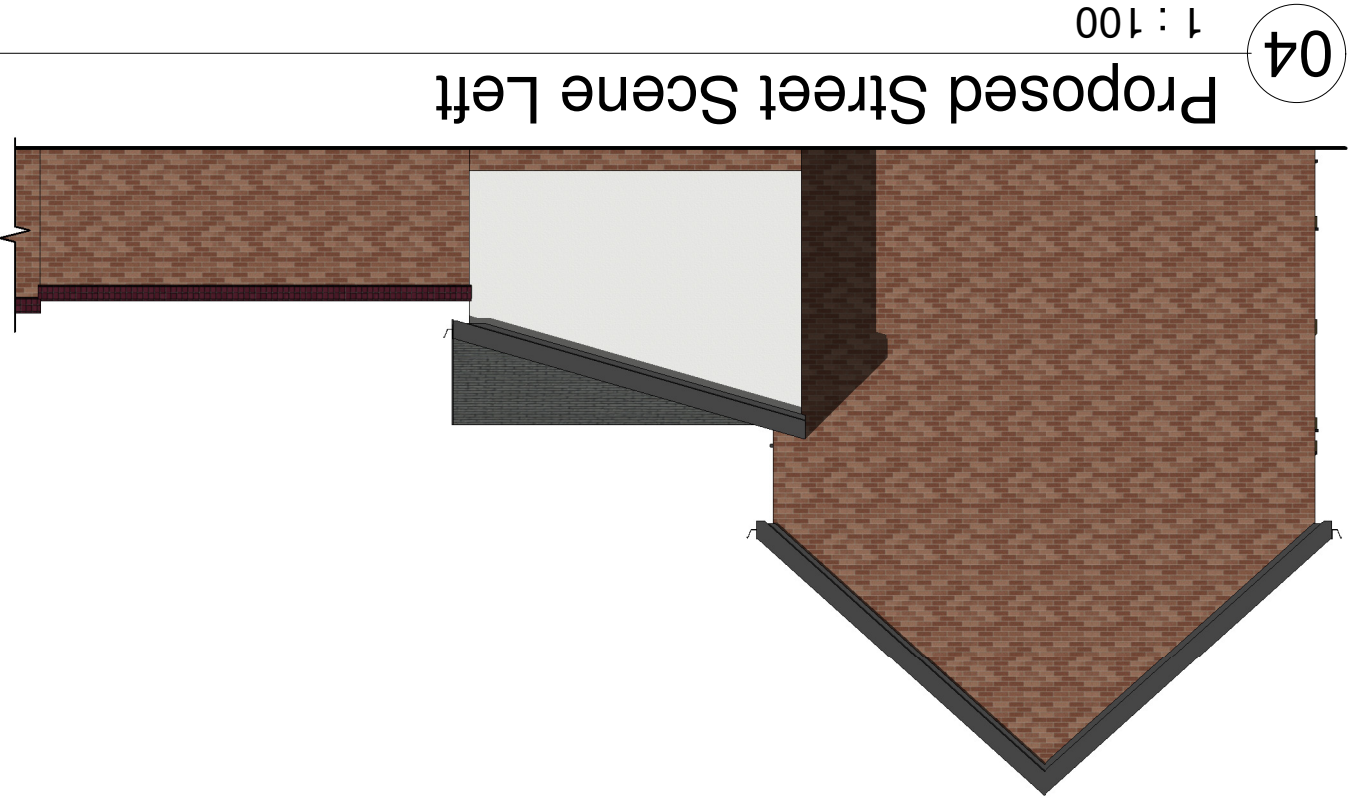
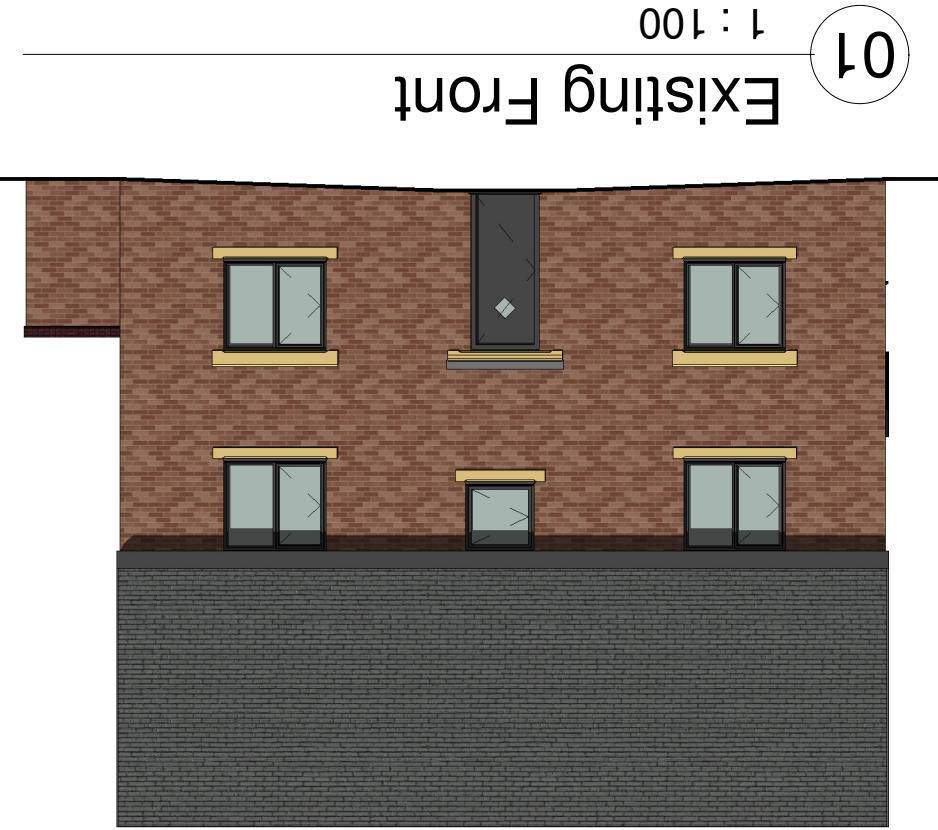
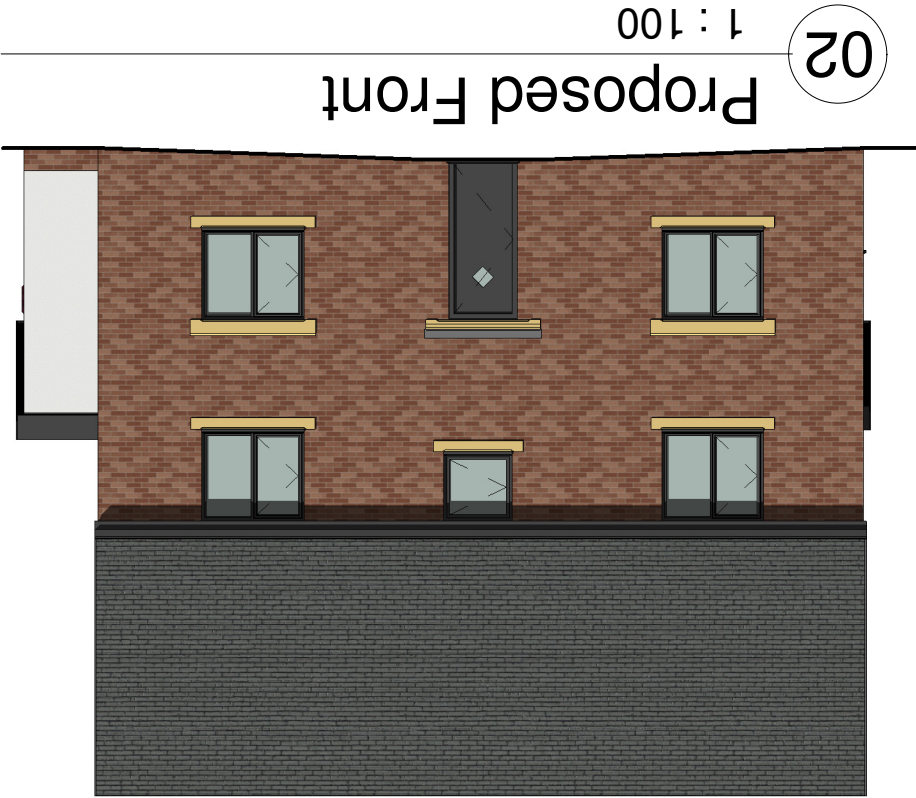


Superseded



DRAWING STATUS	Planning
PROJECT	58 Mariners Quay - Rear Extension
TITLE	Street Scenes
CLIENT	Mr R Doig

DRAWN BY	Gareth Owen	DATE	20.09.25	SCALE (@A3)	1 : 100	PROJECT NO.	GOOD RD01	DRAWING NO.	B003	REV	A	GO CONCEPT DESIGNS, 73 MARINERS QUAY, PORT TALBOT, SA12 6AN	gareth@goconceptdesigns.co.uk
----------	-------------	------	----------	-------------	---------	-------------	-----------	-------------	------	-----	---	---	-------------------------------



Superseded

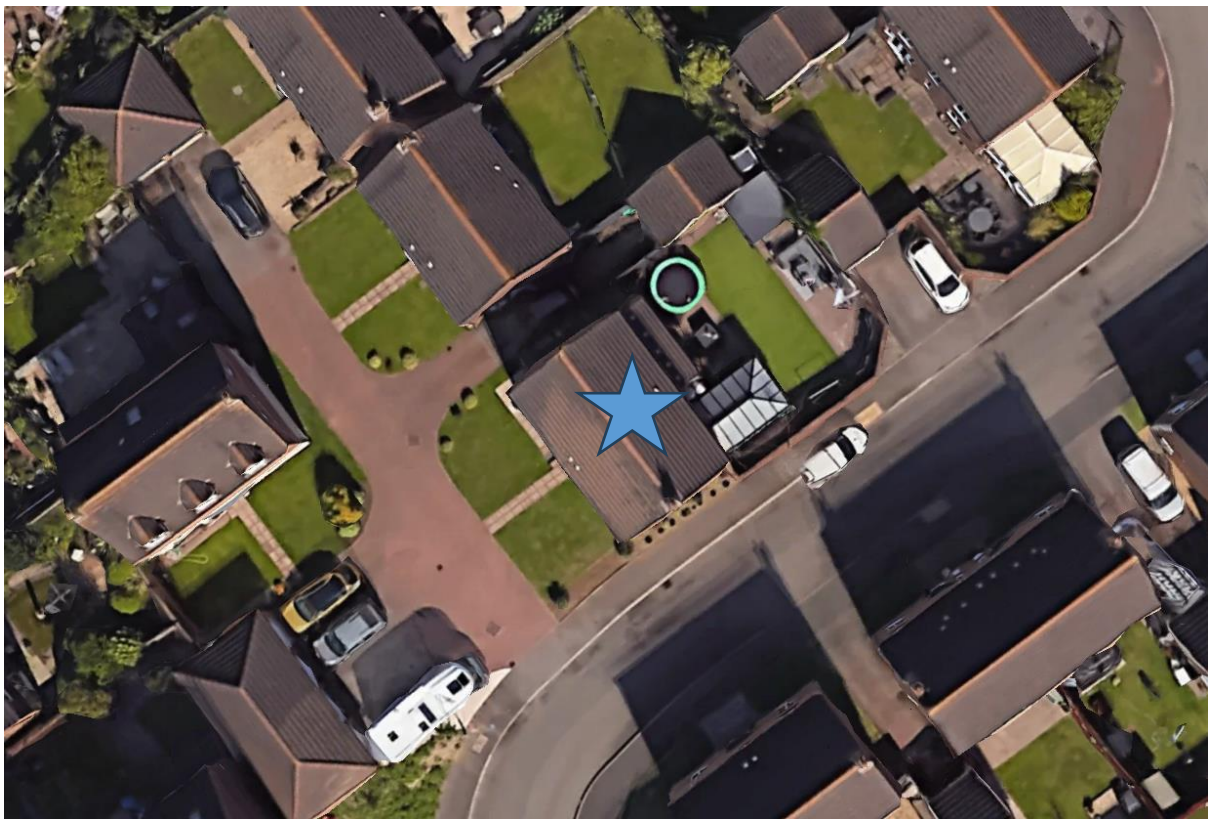
Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 58 Mariners Quay, Port Talbot, SA12 6AN

Proposed Development: Rear Single Storey Extension

Site description: Detached 2 storey property. Front and rear garden areas. Front garden contains a small hard landscaped path area with artificial grass. The rear garden consists of an artificial grassed area and patio area.



Surrounding Area description: Application site is located in a frontage of similar properties, with similar properties in the surroundings rear.

Superseded

Development Impacts:

The proposed extension is to be constructed at the rear of the existing property. No trees or are impacted and no soft landscaping is proposed to be changed. No external lighting is proposed, and therefore no impacts beyond the limited localised issues within the garden which are already hard landscaped.

Biodiversity Enhancements Proposed

Bird box to be installed on the right elevation of the existing dwelling near ridge level.

Conclusion.

It is considered that subject to the above, that the proposed development would maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by the addition of a bird box near ridge level. Thus ensuring that any adverse environmental effects are compensated for.



Gareth Owen

GO Concept Designs Ltd

August 2025