

Green Infrastructure Statement.

Site Address:- 54 Old Road, Baglan, Port Talbot, SA12 8TT.

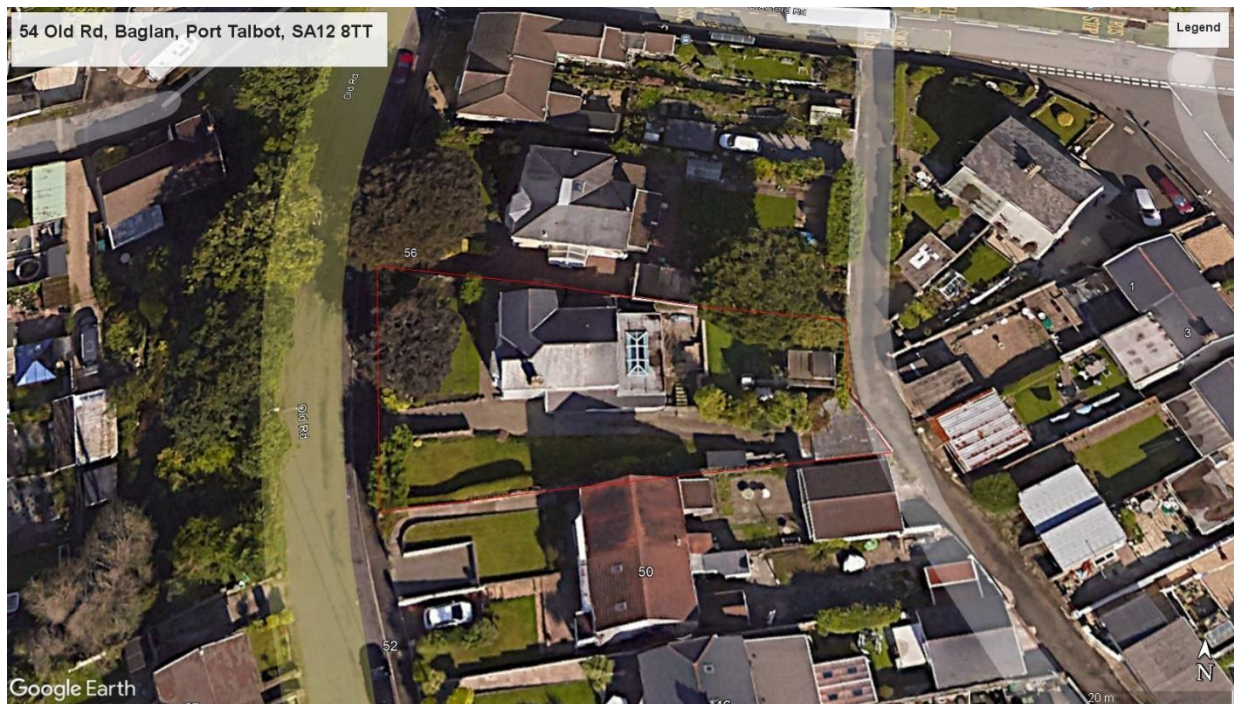
Proposed Development:- Consists of the demolition of the existing Garage, this is to be replaced with a new Garage and Snooker room with a study and Play room within its roof space. All as shown on the application drawings.

Site Description:- The site comprises of a large detached house on Old Road in Baglan with gardens front and back. The part of the site to be redeveloped is at the rear boundary where an existing flat roofed garage is located. The proposal includes the demolition of the existing Garage to accommodate the new building. Both the existing and proposed garages are accessed from the rear lane. There are large mature trees located to the front of the property. There is also a large mature Beech tree with a TPO within next doors property (no. 56) and near to the boundary of the application site, this is at the rear of the property. Rear boundary walls are mainly built of stone.



Existing site photos.

Surrounding Area Description:- The application site is along Old Road which comprises of mainly large detached and semi detached circa 19th century houses, with mainly rendered or natural stone faced frontages with slate or tiled roofs. Front boundary walls are built from natural stone or brick. There are a number of large mature trees within their front gardens. All the properties have rear lane access with the majority having large garages accessed directly from the rear lanes. There are a number of large trees within the rear gardens also.



Site Location.

Development Impact:- The new building will replace the existing Garage and timber framed children's play equipment, in doing so a small portion of lawn and shrubbery will be lost. Approximately 5% of the overall site will be transformed from green (lawn/shrubbery) surface to developed land. The retention of the adjacent Beech tree is of great importance. A tree survey and report has been prepared by a qualified Arborist. The findings of the report have been considered in the design of the new building. The Arborist will also monitor the construction to ensure that the tree's roots are not adversely affected by the development.

Biodiversity Enhancement Proposals:- 2 number RSPB approved bird boxes will be located on the proposed building, under the eaves (as shown on the proposed elevations). Also the existing lawn will accommodate an area of new shrubbery. Also Bee bricks shall be included in the existing stone boundary walls.

Conclusion:- It is considered that subject to the above, that the proposed development would maintain and enhance biodiversity, build resilient ecological networks, and deliver, albeit modest, net benefits to biodiversity. This shall be achieved by making careful and sensible actions to minimise any negative environmental effects. Ensuring the retention of the existing Beech tree is of paramount importance in maintaining the existing eco system of the site. The introduction of the proposed mitigation features as mentioned above will also help in ensuring that any adverse environmental effects are minimised by the development.

KD 3.11.2025