

Green Infrastructure Statement

Job No. 1257

Revision -

10th August 2025

Applicant

Mr Jonathan Cole

5A, Heol Y Felin, Seven Sisters, Neath. SA10 9BD

Site Address

5, Heol Y Felin, Seven Sisters, Neath. SA10 9BD (E 282304 , N 209158)

Scope of works

Retrospective planning application for the demolition of the existing two-storey rear annexe and side extension and change of use from club and dance hall to residential dwelling together with external alterations.

Introduction

This statement has been produced to accompany a householder planning application, its goal is to address the updated National Planning Policy for Chapter 6 of the Planning Policy, which sets out the policy for biodiversity and nature, and to look at possible green infrastructure enhancement opportunities.

The application is a minor development, and therefore the scope of the statement reflects this, contains short descriptions, and demonstrates the positive effect on the overall biodiversity and ecology within the development.

Site description

The existing property is a detached two-storey club to the front with a large dance hall to the rear. The previous front extension and rear dance hall have been demolished and works in connection with the change of use have already commenced.

To the front of the house, there is a small hard landscaped garden which extends to the rear edge of the pavement. There are no boundary walls or fences to the front.

Now that the side extension has been demolished, there is a small garden area to the side.

The dance hall did previously take up most of the land to the rear; this has now been demolished and the site cleared, with only part of the external wall on the boundary between No. 5 and No. 5A remaining.



To The North of the building is the main access into the site which leads onto a hard paved area, which provided on site parking.

The northern boundary is defined by a mixture of concrete fencing, timber fencing, concrete block walls and garden sheds.

Surrounding area description

The application was formerly a British Legion Club, with the front being used as the main bars, toilets, etc., and the rear being used as a dance hall.

The surrounding properties are all residential dwellings.

To the south and southwest of the application site there is a woodland.



Google Maps Extract.

Development Impacts

Along the rear boundary there are trees and/or hedgerows within the application site, which has not been impacted by the demolition of the rear dancehall annexe. As this is a retrospective application, there is no benefit to a tree survey being undertaken.

Whilst positions of external residential lighting are not indicated, any proposed light fitting will be wall-mounted to the remaining property, fixed no higher than 2.1 m above finished floor level, and will use bulbs with a colour temperature of 2700 K to ensure that bats are not adversely affected.



Biodiversity Enhancements Proposed

Future Wales mandates that development must contribute to a "net benefit for biodiversity", which includes maintaining and enhancing biodiversity and should not cause significant harm to habitats or species and must actively improve the natural environment.

Given the scale of the proposal, it is considered that the provision of a bird box and bat roost within the site will provide adequate ecological enhancement. The locations of the box & roost are indicated on the submitted drawings.

We proposed to erect a WoodStone Seville 32mm nest box and a Bat Box Beaumaris Midi WoodStone roost fixed at high level to the north-facing gable as indicated on the elevation.

These were chosen and are made from woodcrete to ensure they remain in good condition for a considerable time without the need for maintenance. The box will be fitted in accordance with the supplier guidance within 3 months if the works are completed.



Conclusion

It is considered that subject to the above, that 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/ minimized/ mitigated, compensated for.

Signed, Gary Seymour

Dated. 10th August 2025.

