

Green Infrastructure Statement

Site Address: 6 Brynbryddan Cottages, Brynna Road, Cwmavon, SA12 9LN

Proposed Development: Change of use of existing domestic garage to a dog grooming salon, including minor external alterations to the structure and the installation of high-efficiency windows and doors.

Site description: The application site consists of a 4-bedroom end-of-terrace property featuring well-established, mature garden areas to both the front and rear. The front garden is characterized by several mature trees and dense planting. The rear garden includes a managed grass lawn, a greenhouse utilized for vegetable production, and a well-maintained fish pond. The site boundaries are securely gated and walled, providing a stable and protected environment for local flora and fauna.

Surrounding area description: The property is situated within a traditional residential terrace. The surrounding context is defined by similar domestic gardens and nearby green spaces which, combined with the applicant's existing mature trees and pond, create a significant green corridor and "stepping stone" habitat for local urban wildlife and pollinators.

Development Impacts: The proposed conversion from a domestic garage to a dog salon is focused on internal fit-out and improving the building's thermal performance through high-quality windows and doors. **These changes will be very minimal and will not be noticeable from the street view, ensuring that the visual and ecological character of the area remains entirely unchanged.** Importantly, the change of use does not require the removal or disturbance of any trees, hedges, or planting. The existing fish pond and greenhouse will remain unaffected. There is no additional external lighting proposed, maintaining the existing dark corridor for nocturnal species. Waste management for the salon will be handled strictly in accordance with local regulations to ensure no impact on the local ecosystem.

Biodiversity Enhancements Proposed: While the site already benefits from several existing bird boxes and a high-value pond habitat, the applicant proposes to further enhance the site's ecological value in line with **Planning Policy Wales (Edition 12)** by:

- **Additional Nesting Provision:** Installing one additional woodstone bird nest box (suitable for Blue Tits or Great Tits) on the quietest elevation of the building, at a minimum height of 3m. **This would create additional connectivity and nesting habitats** for local bird populations.

- **Habitat Maintenance:** The continued cultivation of the vegetable garden and maintenance of the fish pond ensures a year-round water and food source for local birds and pollinating insects.

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 **protecting all existing high-value features (pond and mature trees) and adding new nesting opportunities**, ensuring that any adverse environmental effects are avoided / minimized / mitigated and compensated for.

Signed: Cerys Noble **Dated:** 26/02/26