

Roger Roberts Surveys Limited

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02nd March 2026

Biodiversity Scheme and Green infrastructure Statement

1.0 Purpose and aims of this report

1.1 Introduction

By the instructions of our client Mr & Mrs. Council, Roger Roberts Surveys Limited have been commissioned to undertake a Biodiversity enhancement scheme/Green Infrastructure Statement for the proposed planning application on the property known as 36 Dulais Road, Seven Sisters, SA10 9EL. The site is a residential property surrounded by other residential properties. This report has been drafted by Luke Roberts, BSc (Hons), HNC, AssocRICS, AssocRICS Registered Valuer. His position is that of RICS building surveyors and planning consultants. With a combined working experience of 14 years experience in the building sector.

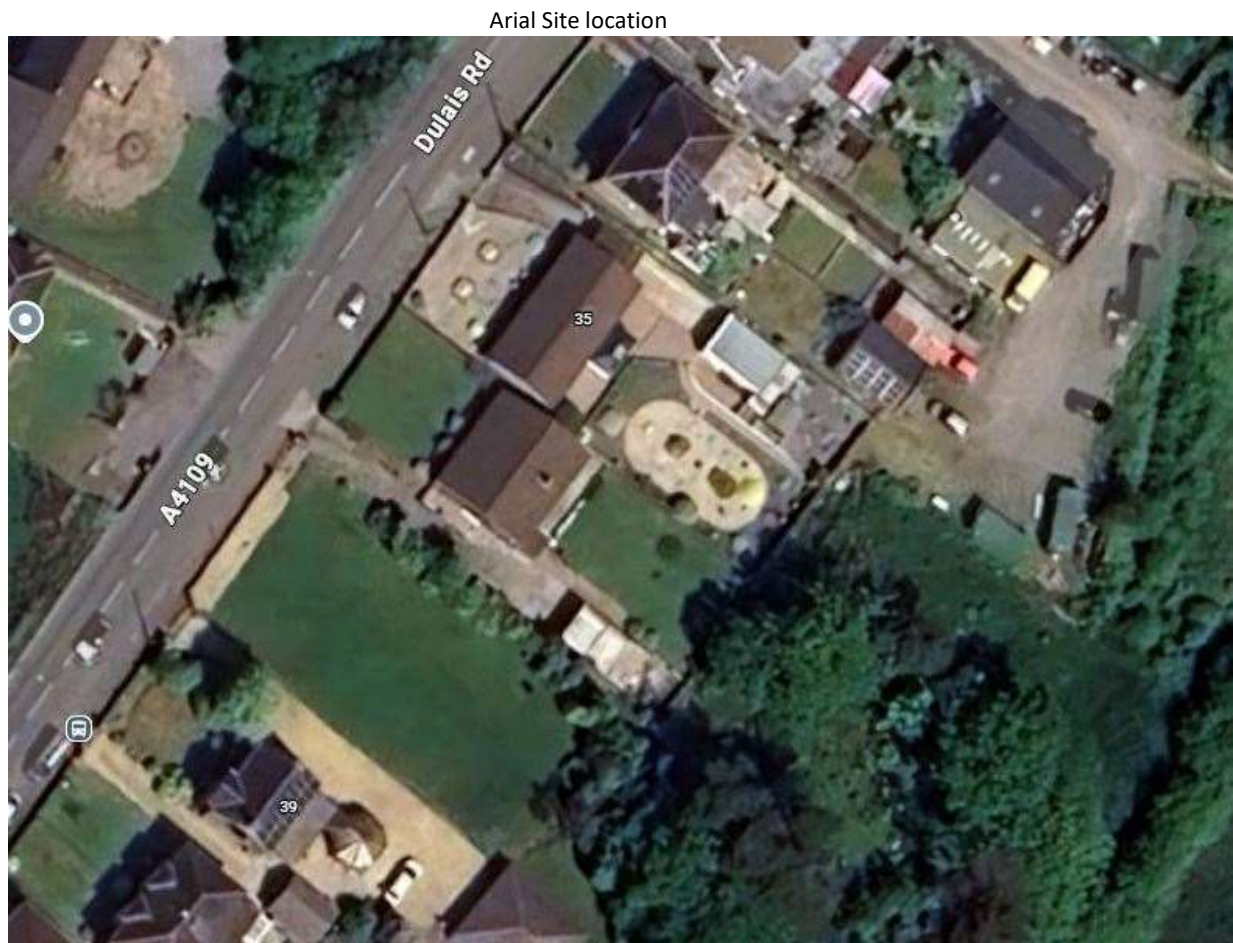
This report is to indicate our initial proposed Biodiversity Enhancement Scheme /Green Infrastructure Statement (GIS) and for use as an implementation timetable.

1.2 Site setting

The site is located on the outskirts of the Town Centre of Seven Sisters and is within easy driving distance of the City of Swansea. The property is surrounded by other residential dwellings to the side/front elevations. To the eastern/southern elevation, the grounds outside the property's boundary are undeveloped.

The National Grid reference of the site is **SN 812082**

2.0 Site Location (NOT TO SCALE)



Site plan (Not to Scale)

Site Location Plan



Location plan (NOT TO SCALE)

3.0 Enhancement scheme.

3.1 External bat box.

The client wishes to utilize one external bat box to the South side elevation of the existing property, as guided by the bat report. The bat box to be a NHBS recommended, Beaumaris Woodstone Bat Box midi, to be set on the external side wall away from window openings and as close to the soffits as possible. Specifications: Height: 39cm, Width: 29cm, Depth: 6cm, Weight: 4.4kg. Position highlighted in red of site plan below.

3.2 External Bird box

The client wishes to utilize one external bird box to the Northern elevation of the existing property as guided by the bat report. The bird box will be an NHBS recommended classic 32mm round-hole box and will be positioned under the eaves and away from any windows. Specifications: Height: 245mm, Width: 135mm, Depth: 185mm. Entrance hole 32mm, height of backplate: 325mm. Material: FSC-certified wood. Position highlighted in blue on site plan below.

3.3 External lighting

No external lighting is proposed for this application.

3.4 Time scale

All installation of the above mentioned biodiversity enhancements are to be conducted after the main structure has been made water tight and all external finishes have been installed (i.e. external render, roof coverings, etc). No longer than one month after the works have been completed.

3.5 Green infrastructure statement

The rear grounds consist of lawn, with a hedgerow to the front/rear grounds. The proposed rear annex is to be positioned on already developed land, no lawn or hedgerows will be affected. The hedgerows are to be retained and managed to allow facilities for nesting birds/other small wildlife. There are no trees to be felled in relation to this application thus the complementary tree planting scheme is not required.

3.6

Approximate position of bat/bird boxes and planting. (NOT TO SCALE)



This report has been produced by:

Signature:

Name & qualifications:

Luke Roberts, **BSc (Hons), HNC, AssocRICS**
AssocRICS Registered Valuer.

RICS Building Surveyor/Planning consultant

Date: 06th March 2026



For and on behalf of Roger Roberts Surveys Limited
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