

Green Infrastructure Statement

Site Address: Rowan Oaks, School Street, Oakwood, Pontrhydyfen, Neath Port Talbot SA12 9SZ

Proposed Development: Outbuilding

Site description: Detached 2 storey property, formerly Pontrhydyfen Primary School. Property is enclosed on 3 sides by stone wall and an open boundary with our immediate neighbour (Kathryn & Bernard Mathias (family)). The area between the main dwelling and the boundary is entirely tarmac/asphalt which consisted of the old school yard. There are currently no trees or hedges within the boundary.

Surrounding area description: The application site is located in an area surrounded by former school buildings including the former caretakers house (School House), former school canteen and gym (now occupied residential bungalows) and a small children's park opposite. The site is next to land adjacent to the Afan River and confluence with the Pelenna River. This adjacent land is used at times as pasture for 2 horses.

The wider area within the valley consists of a variety of different building types such as terrace (Penhydd Street, Aquaduct Terrace, Queen Street and Station Road), semi-detached properties (Oakwood Avenue & Danybont), Flats (Oakwood Avenue) and a selection of detached properties including former school buildings, churches and other properties. The vegetation in the valley consists of mostly of mixed woodland on the sides of the surrounding hills (Foel Fynyddau to the west, Mynydd Pen-rhys to the north and Moel y Fen to the south east).

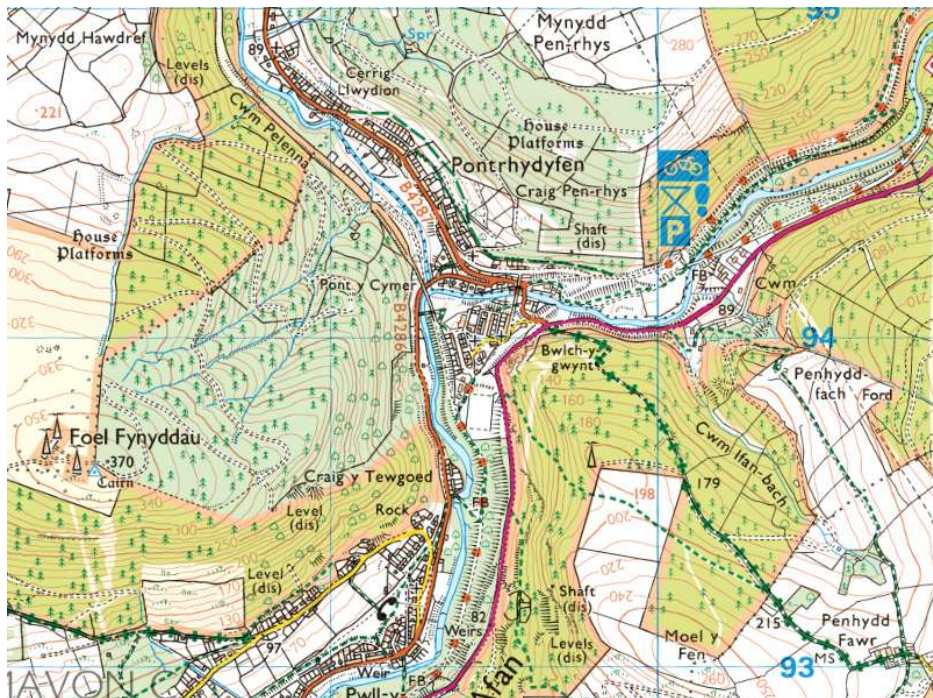


Image showing OS Map of area surrounding the site of the proposed outbuilding.

Development Impacts: The proposed outbuilding is to be constructed on an existing hard surface. There will be exterior lighting for safety at night for safety purposes as is consistent with surrounding properties. There will be no loss of vegetation, grass areas or trees as there is none currently in the proposed build site.

Biodiversity Enhancements Proposed

Roof of the proposed outbuilding will include either bat access slate or bat access ridge tiles to accommodate bats that are known in the area (e.g. the common pipistrelle bat).

Conclusion.

It is considered that subject to the above, that the proposed development would create a bat friendly environment by boosting bat habits through the provision of additional shelter space. This would boost resilience of local ecological networks and therefore deliver net benefits for biodiversity.

Signed,

L McGrath

Dated.

26/04/2026