



Cwm Planning & Design Ltd.
(Civil, Structural & Architectural)

GREEN INFRASTRUCTURE STATEMENT

Project Provision of a First Floor Side Extension, Loft Conversion, New roof over Car Port, and Reconstruction of Existing Garage.

Address: 35 Railway Terrace, Cwmllynfell, Swansea, SA9 2GP

Date: 15th June 2026

General Introduction:

In accordance with Chapter 6 of Planning Policy Wales, this Green Infrastructure Statement has been prepared to support a Planning Application made to Neath & Port Talbot County Borough Council for the Provision of a First Floor Side Extension, Loft Conversion, New roof over Car Port, and Reconstruction of Existing Garage at 35 Railway Terrace, Cwmllynfell.

This GIS will describe how ecological enhancement features have been incorporated into the proposal following the -step-wise approach referred to in the Planning guidance and will be an effective way of demonstrating the impact of the development and how it is mitigated against.



Aerial view of application site and surrounding area

Site Description:

The application site is located in a semi-rural residential area within the village of Cwmllynfell. The property is located within a row of similar detached and semi-detached properties all fronting Railway Terrace and all with similar small front gardens / hard standings and longitudinal rear gardens.

The property is a traditionally built double storey detached dwelling with rendered masonry walls and a tiled covered pitched roof. There is currently a single storey rear extension with flat roof (to remain) and an existing detached garage which is to be rebuilt.

STEP WISE APPROACH - STEP A: IDENTIFY

Existing Green Infrastructure:

The site is currently within a well-connected landscape with large open areas of common land, agricultural grazing land and woodlands along with numerous areas of amenity grassland, hedgerows and well-established private gardens.

The application site interior comprises a small, paved area to the front with a small front garden laid to lawn, and a fairly large rear garden, laid to lawn with a few small established plants and shrubs. There is also a paved patio to the rear.

A large area of woodland and agricultural razing land along with well-established trees exist on the rear North East Boundary, tracking along a disused railway line, now a cycle track, leading down the Twrch / Tawe valley.



Enlarged view of application site

Existing street lighting is present along Railway Terrace. There is also a PIR security light mounted on the rear elevation which illuminates the patio and garden area. These arrangements are to remain.

STEP WISE APPROACH - STEP B: AVOID

The proposed first floor side extension will be built on existing paved area with the existing garage rebuilt to the same footprint. **No green amenity space will be taken up or green infrastructure lost.**

STEP WISE APPROACH – STEP C: RESPOND & DESIGN

Development Impacts / The Proposal:

Whilst there is sufficient Green Infrastructure within the immediate locality of the proposal it is important to respond to current climate requirements with the need to improve connectivity and habitability.

The side extension will be built to match the existing dwelling with rendered masonry walls and with a tiled covered pitched roof to also match existing.

No additional lighting is proposed within the garden area, therefore minimal impact beyond the limited localised issues within the current garden and neighbouring areas.

STEP WISE APPROACH – STEP D: MITIGATE

To mitigate against any loss it is an important part of the design process to minimise any impact on Green Infrastructure. The extension will be constructed on an existing paved area and so mitigation is not required.

STEP WISE APPROACH – STEP E: COMPENSATE

No compensation is required.

STEP WISE APPROACH - STEP F: ENHANCE

Proposed Green Infrastructure Measures and Bio-diversity enhancement:

To further enhance the local connectivity, it is proposed to introduce a bird box (Woodstone House Martin Nest Cup) on the existing Rear elevation at eaves level. *(Refer to CPD 005 for details)*

STEP WISE APPROACH - STEP G: MAINTAIN

The bird box will be regularly maintained / repaired / replaced should the need arise.

*STEP WISE APPROACH - STEP H: **MONITOR***

The position of the bird box will be reviewed annually to monitor it's effectiveness.

Conclusion:

The local area has sufficient connectivity and green infrastructure. The provision of the proposed bird box would aim to minimize any adverse environmental effects and given the extent of work proposed it is considered that it would be **proportionate to the scale of the development** and **enhance** the ecological features, creating additional nesting habitats and increase the connectivity in the local surroundings.