

Landscape Specification & Management Plan

Green Infrastructure Statement

For

**Planning Application for
Replacement Dwelling Following Fire Damage
at
33 Furnace Terrace, Penrhiwtyn, Neath, SA11 2EE**

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1. Introduction

This Green Infrastructure Statement accompanies a planning application for the reconstruction of a fire-damaged dwelling at 33 Furnace Terrace, Penrhiwtyn, Neath.

The proposal seeks planning permission for the replacement of the former dwelling on a like-for-like basis following extensive fire damage. The replacement dwelling will occupy the same residential plot and maintain the established residential use of the site.

The purpose of this statement is to demonstrate that the proposal has considered Green Infrastructure (GI) principles in accordance with national and local planning policy. Given the replacement nature of the development and its domestic scale, the statement outlines how existing green infrastructure will be retained and protected whilst identifying opportunities for proportionate biodiversity enhancement.

2. Policy Context

The proposal has been assessed against relevant national and local planning policy, including:

Planning Policy Wales (Edition 12)

Planning Policy Wales promotes the protection, maintenance and enhancement of green infrastructure as a multifunctional network of natural and semi-natural features that support biodiversity, climate resilience, public health and environmental quality.

Development proposals should seek to maintain and enhance existing green infrastructure assets and maximise opportunities for biodiversity enhancement wherever practicable.

Future Wales – The National Plan 2040

Future Wales supports sustainable placemaking and development that contributes positively to environmental resilience, biodiversity, climate adaptation and local distinctiveness.

Neath Port Talbot Local Development Plan

Relevant policies include:

SP15 – Biodiversity and Geodiversity

EN6 – Important Biodiversity and Geodiversity Sites

BE1 – Design

TR2 – Design and Access of New Development

The proposal has been designed to comply with these policies by retaining existing green infrastructure features and avoiding adverse ecological impacts.

3. Existing Site Conditions

The application site comprises a former end-terrace residential dwelling and associated domestic curtilage. The dwelling was severely damaged by fire and has subsequently been demolished.

The proposed development consists of the reconstruction of the dwelling within the established residential plot.

The works are confined to the existing residential curtilage and do not affect any designated ecological sites, protected landscapes or areas of recognised habitat importance.

The proposal will:

- Retain the existing residential garden areas.
- Avoid the removal of any mature trees, hedgerows or significant vegetation.
- Result in no direct impact upon ecological corridors or protected habitats.
- Remain within the established residential curtilage and existing site footprint.

The existing garden and soft landscaped areas provide the site's principal green infrastructure value, contributing towards urban greening, biodiversity, surface water infiltration and residential amenity.

4. Green Infrastructure Strategy

Given the replacement nature and domestic scale of the proposal, the Green Infrastructure strategy focuses on:

- Retention of existing garden and landscaped areas.

- Protection of existing vegetation and biodiversity features.
- Incorporation of proportionate biodiversity enhancements where practicable.

4.1 Retention of Existing Green Infrastructure

The development has been designed to minimise impacts on existing green infrastructure assets.

- Existing garden areas will be retained.
- Existing soft landscaping surrounding the dwelling will remain.
- No mature trees or hedgerows will be removed.
- No ecological corridors or habitat features will be affected.
- Existing permeable garden areas will continue to contribute towards biodiversity and surface water management.

As a result, the proposal maintains the site's existing contribution to local green infrastructure.

4.2 Biodiversity Enhancement Opportunities

Whilst the proposal is modest in scale, opportunities exist to provide biodiversity enhancements in accordance with Section 6 of the Environment (Wales) Act 2016.

Potential measures include:

- Installation of an integrated bird nesting feature, such as a swift brick or sparrow terrace.
- Installation of an integrated bat roosting feature within the external wall or roof construction.
- Retention and ongoing maintenance of garden planting to support pollinators and urban wildlife.
- Inclusion of native flowering species within garden planting where appropriate.

These measures would provide a small but positive contribution to biodiversity within the local area.

5. Biodiversity and Ecology

The proposal does not involve:

- The loss of habitats of ecological value.
- Removal of mature trees or significant vegetation.
- Impacts upon designated ecological sites.
- Fragmentation of wildlife corridors.

The development represents the replacement of an existing dwelling within an established residential setting and therefore ecological impacts are expected to be negligible.

The incorporation of bird and bat features would provide a modest biodiversity enhancement compared with the previous development.

6. Long-Term Management

All retained garden and landscaped areas will continue to be maintained by the property owners.

Any biodiversity enhancement features installed as part of the development, such as bird nesting or bat roosting features, will remain in place for the lifetime of the development and require minimal maintenance.

Given the domestic scale of the proposal, no formal Green Infrastructure Management Plan is considered necessary.

7. Conclusion

This Green Infrastructure Statement demonstrates that the proposed replacement dwelling at 33 Furnace Terrace, Penrhiwtyn, Neath:

- Retains the existing garden and landscaped areas.
- Preserves existing green infrastructure assets.
- Avoids adverse ecological impacts.
- Provides opportunities for proportionate biodiversity enhancement.

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- Supports the objectives of Planning Policy Wales and the Environment (Wales) Act 2016.

The proposal is therefore considered to accord with national and local planning policy relating to green infrastructure, biodiversity and sustainable placemaking.

Complies with national and local planning policy requirements.

Given the small-scale householder nature of the proposal, the development will maintain the site's existing green infrastructure value whilst offering opportunities for modest ecological improvements.