

Green Infrastructure Statement

Minor Development / Homeowner

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Project | Gnoll Nursing Home
Client | Serenity Homes
No./ Rev | Rev 03

Job No. | 2589
Date | 23.06.2026
By/ Checked | TB/SD

Site Address: 27 Gnoll Park Rd, Neath, SA11 3BT

Proposed Development: The proposal comprises the extension of the existing care home to provide 8 no. new en-suite bedrooms together with ancillary facilities. The works involve the demolition of the current conservatory extension and its replacement with a new single-storey wing accommodating 4 no. bedrooms, alongside a first-floor extension above the existing north wing. Following the development, the home will offer a total of 32 bedrooms, representing a net gain of 5 no. bedrooms.

Site description: The site consists of a terraced two-storey property with a pitched roof, together with a single-storey rear extension of similar form. It includes a small front garden and a modest rear lawn, with concrete paths surrounding the building and providing vehicular access to the side and rear. The rear area accommodates service functions, including refuse storage and a detached outbuilding positioned adjacent to the rear access road. Existing landscaping is limited, comprising lawned areas and a single shrub, with boundaries defined by a combination of fencing and adjoining residential properties.

Development Impacts:

The proposed extensions will be constructed predominantly on areas currently occupied by hardstanding and the footprint of the existing conservatory, with only a small section of lawn and single shrub affected to accommodate the new courtyard layout. The front lawn will remain undisturbed. To the rear, the scheme introduces new soft landscaping including 15 m² of lawn and a 100 m² green roof (increase of 77m² over existing conservatory roof area), providing a net increase in green infrastructure on site. The existing shrub will be transplanted into the proposed lawn, and existing boundary treatments (fencing and walls) will be retained. As the works are largely confined to previously developed land and hard surfaces, impacts on existing vegetation, habitat connectivity. No new external lighting is proposed, thereby avoiding potential effects on nocturnal wildlife.

Surrounding Area description:

The application site is located on Gnoll Park Road within a frontage characterised by terraced and semi-detached residential properties. Situated on the northern edge of Neath town centre, the

site benefits from close proximity to community services, including a Health Centre immediately to the rear, a Rugby Ground to the east, and a car park building to the front. The wider area is well served by established facilities and public transport links, with bus stops located nearby. To the rear, the site adjoins a private access road and neighbouring residential plots, with the overall context reflecting a serviced urban environment. (See aerial image for reference).



Biodiversity Enhancements Proposed

The proposals include several measures to provide biodiversity net gain on site. These include:

- Installation of a **green roof** to the new rear extension, providing additional habitat and contributing to sustainable drainage
- **Transplanting of the existing shrub** into the new courtyard to retain continuity with the site's established landscape character.
- New **planters and landscaped green areas** within the courtyard, designed with native species to encourage pollinators.
- Provision of **bird and bat boxes** to the rear elevation of the extension to create nesting and roosting opportunities.

Directors

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PC Thornton BA (Arch) BArch RIBA

Associate Director

JA Redfern MA MArch RIBA

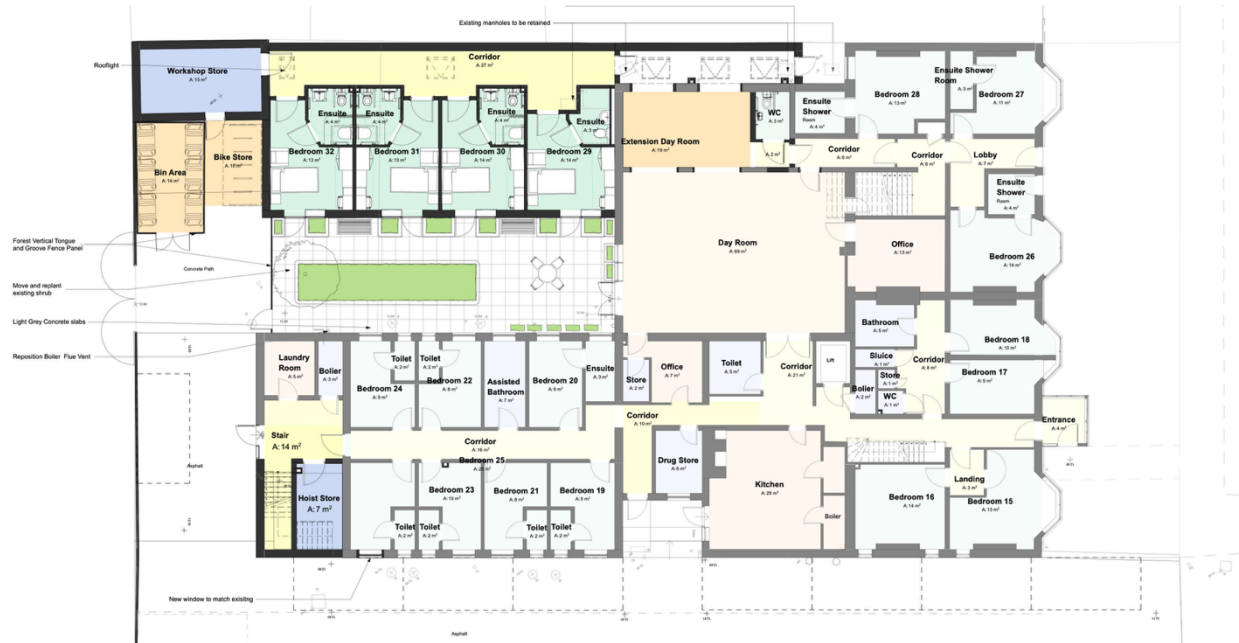
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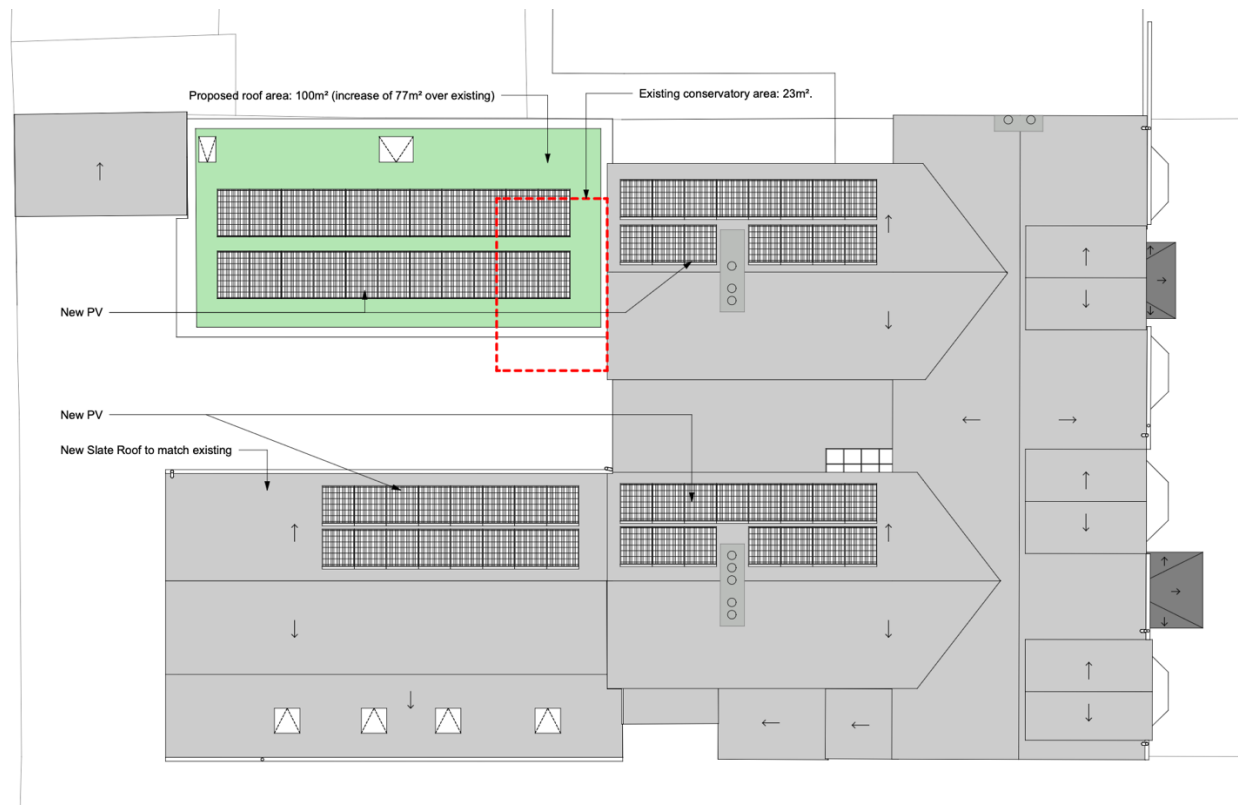
- Improved **green connectivity** across the site through shrub planting, green roof and accessible landscaped areas for residents.

(See accompanying drawings for details.)

Ground Floor



Roof Floor Plan



RIBA Chartered
Practice

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Conclusion

Subject to the proposed enhancements, the development is considered to maintain and enhance local biodiversity, reinforce ecological networks, and deliver net benefits through the creation of new habitats, the introduction of sustainable green infrastructure, and the incorporation of wildlife-friendly features. The scheme avoids and mitigates potential adverse environmental impacts and contributes positively to the long-term resilience and ecological value of the site and its surroundings.



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