



GREEN INFRASTRUCTURE STATEMENT

**Construction of Four Semi-Detached Dwellinghouses
At Land Adjacent to Travancore, Pentwyn Road,
Cynonville, Port Talbot, SA13 3HH**

**On behalf of
Giroma Property Developments Limited**

Our Ref: 1506.a
Date: February 2026
Prepared by: Shannon Stone

Approved by: Richard Banks

1.0 INTRODUCTION

- 1.1 Evans Banks Planning has been instructed by Giroma Property Developments Ltd. (the Applicant) to seek full planning permission for the “*Construction of Four Semi-Detached Dwellinghouses*” at land adjacent to Travancore, Pentwyn Road, Cynonville.
- 1.2 This proportionate GIS has been prepared with full regard to the guidance as set out in Chapter 6 of *Planning Policy Wales* (Edition 12) and in particular the ‘Stepwise Approach’ detailed in Paragraph 6.4.21 and Figure 12, which is reproduced below.



Figure 1

- 1.3 This GIS has also, where relevant, given due consideration to the guidance and standards as set out in the document *Building with Nature - Standards Framework*, which are summarised as follows:

CORE Standards

Standard 1 Optimises Multifunctionality and Connectivity

Standard 2 Positively Responds to the Climate Emergency

Standard 3 Maximises Environmental Gains

Standard 4 Champions a Context Driven Approach

Standard 5 Creates Distinctive Places

Standard 6 Secures Effective Place-keeping

WELLBEING Standards

Standard 7 Brings Nature Closer to People

Standard 8 Supports Equitable and Inclusive Places

WATER Standards

Standard 9 Delivers Climate Resilient Water Management

Standard 10 Brings Water Closer to People

WILDLIFE Standards

Standard 11 Delivers Wildlife Enhancement

Standard 12 Underpins Nature's Recovery

2.0 EXISTING SITE

2.1 THE SITE

2.1.1 The site location plan for the proposed development is presented in Figure 1 below.

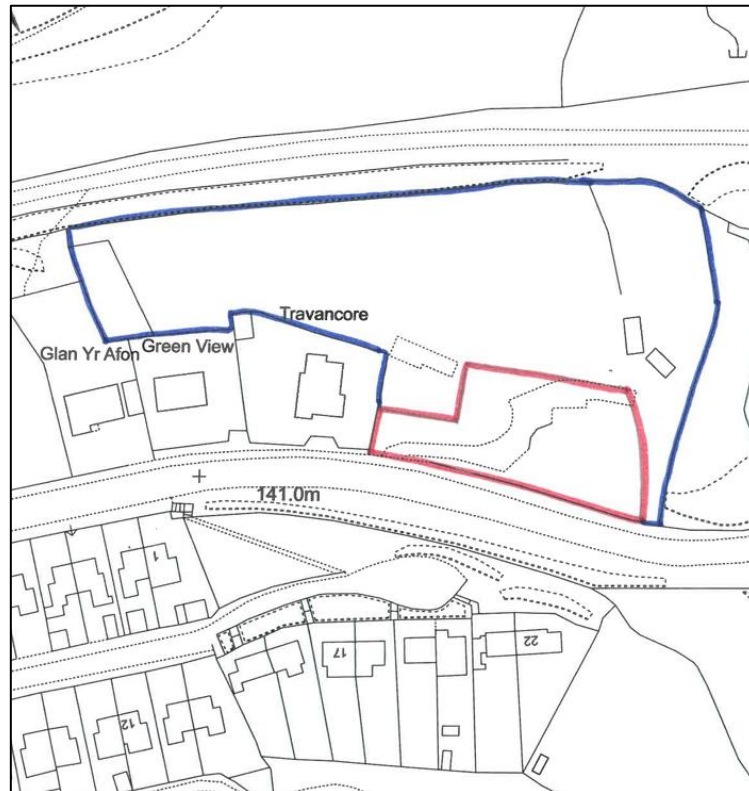


Figure 1

2.1.2 As shown on the site location plan above, the application site comprises part of a former garden centre located immediately to the east of an existing two-storey detached dwelling. Positioned at the edge of a residential cluster, the site forms a natural continuation of the established built form, with remnants of former garden centre hardstandings, and modest sheds to the eastern side of the site.

2.1.3 Photograph 1 below presents a view of the application site's southern boundary as seen from the adjacent pavement, which features a prominent treeline. This image was

taken in January 2025, when leaf cover was minimal. In the spring and summer months, this boundary would display a much denser canopy of leaves.



Photograph 1

2.1.4 Photographs 3, 4, 5 and 6 below display views of the application site's northern, eastern, southern and western boundaries, respectively.



Photograph 2 – Northern Boundary



Photograph 3 – Eastern Boundary



Photograph 4 – Southern Boundary



Photograph 5 – Western Boundary

2.1.5 As shown in Photographs 2–5 above, the application site lies on sloping ground and is characterised by patches of grass and unseeded scrub. Its northern, eastern, and southern boundaries are well-defined by mature trees and dense woodland.

2.1.6 The plot is largely open and undeveloped, with no permanent structures remaining. Photograph 4 above shows a small area of hardstanding that begins at the site entrance on the western edge and extends towards the mid-eastern section. Aside from this feature, the site remains predominantly covered in grassland and scrub vegetation

2.1 EXISTING GREEN INFRASTRUCTURE ASSETS

2.2.1 Existing green infrastructure features at the application site include mature trees and dense vegetation along the northern, eastern, and southern boundaries, as well as areas of grassland and scrub. These features contribute to local biodiversity, provide natural screening, and maintain ecological and visual connections with the surrounding semi-rural landscape. The proposals have been designed to retain all significant boundary vegetation, ensuring that no key green infrastructure assets are lost as part of the development

3.0 PROPOSED DEVELOPMENT

- 3.1 This application seeks full planning permission for the construction of four semi-detached dwellings, arranged as two pairs, on a site adjacent to the existing residential cluster off Pentwyn Road, Cynonville. The development responds to the sloping topography and existing boundary vegetation to ensure integration with the surrounding built and natural environment.
- 3.2 The proposal delivers four high-quality family homes with three bedrooms each, arranged over three levels to make efficient use of the site. The lower ground floors open onto private rear gardens, while the ground and first floors provide well-proportioned living, kitchen, and bedroom spaces. The layout has been carefully designed to maintain privacy and amenity for both future residents and neighbouring properties.
- 3.3 Vehicular access will be provided from Pentwyn Road via a new private estate road incorporating a turning area for safe manoeuvring. Each dwelling benefits from dedicated off-street parking for three vehicles.
- 3.4 Existing trees and boundary vegetation along the northern, eastern, and southern edges of the site will be largely retained to maintain natural screening, ecological connectivity, and visual integration with the surrounding semi-rural landscape.
- 3.5 Surface water will be managed on site using sustainable drainage measures, including soakaways and permeable areas, while foul drainage will connect to the existing mains sewer network. These measures ensure compliance with local authority drainage requirements and minimise impacts on the surrounding environment.
- 3.6 Overall, the proposal represents a sustainable and contextually appropriate residential development, making efficient use of previously developed land while retaining and enhancing existing green infrastructure assets. Further details are provided in the accompanying Planning Statement.

4.0 PROPOSED GREEN INFRASTRUCTURE ASSETS

4.0.1 To support and enhance local biodiversity, green infrastructure features are proposed as part of this planning application at the application site in Cynonville. The enhancements include the installation of bird nesting and bat roosting boxes on the dwellings, **alongside the retention of existing vegetation**, the planting of a new hedgerow, and the addition of a tree in each garden. Figure 2 below illustrates the proposed location of these green infrastructure assets.

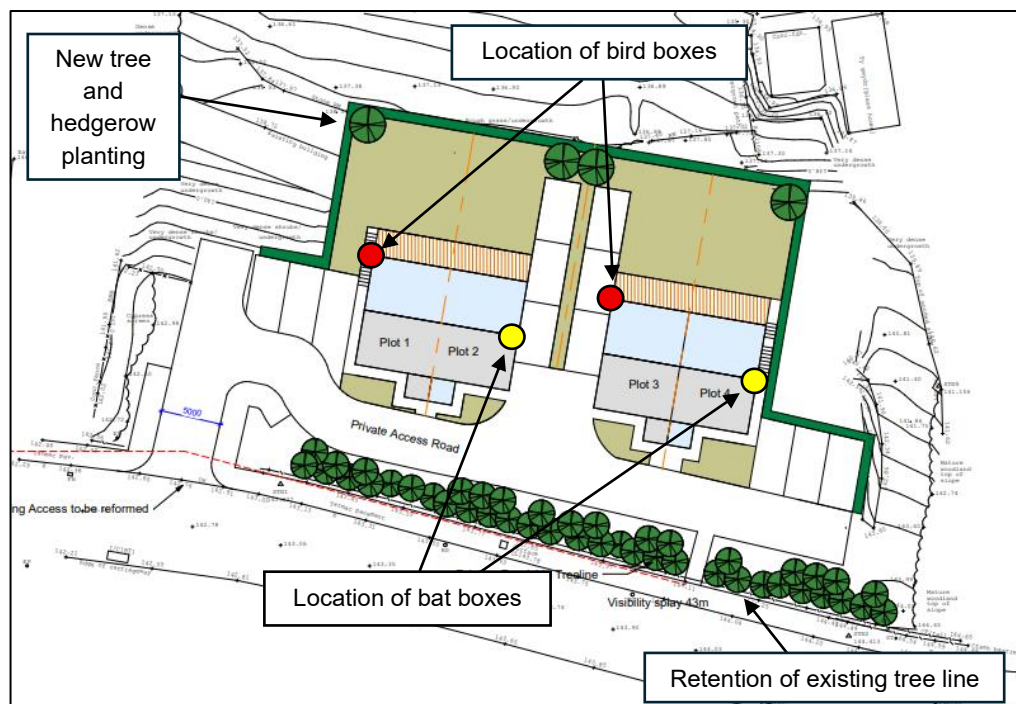


Figure 2

4.1 BIRD NESTING BOXES

4.1.1 As shown in Figure 2, bird nesting boxes will be installed on the rear (northern) elevations of Plots 1 and 3, securely mounted approximately 30cm below the eaves. This sheltered position will provide protection from the elements while offering a safe nesting site for local bird species. The placement of the boxes is supported by the

proximity to both the newly planted hedgerow and retained boundary vegetation, providing cover and foraging opportunities for birds.

4.1.2 Figure 3 below illustrates the proposed location of the bird nesting box on the northern elevation plan.

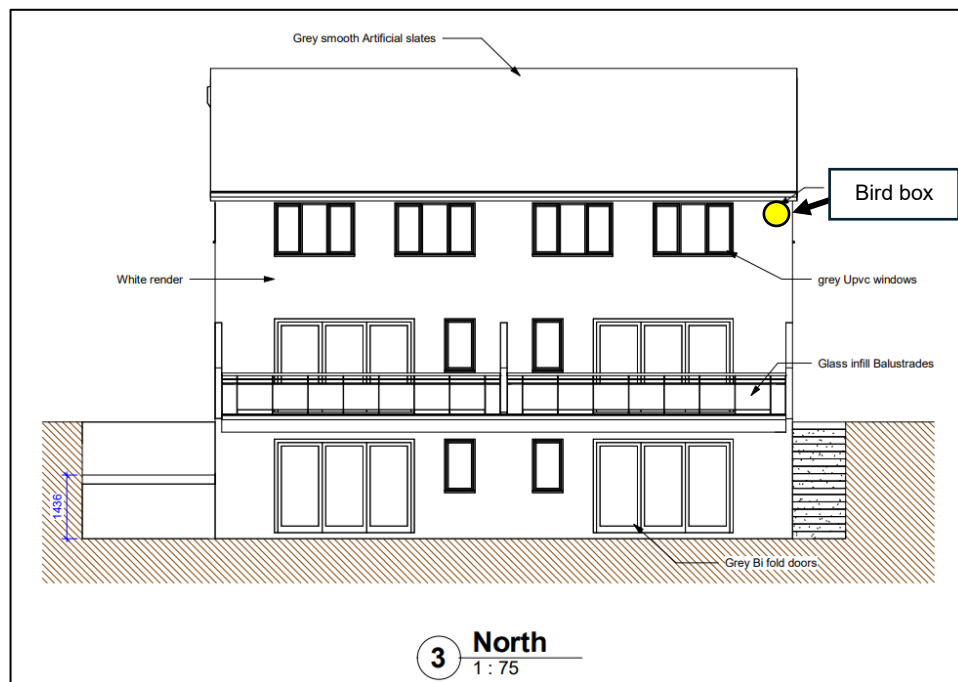


Figure 3

4.1.3 Figure 4 below shows examples of bird nesting boxes, suitable for the site and its intended use, which include a *Vivara Pro Barcelona Open Nest Box* or a *Woodstone Sparrow Nest Box*.



Figure 4

4.2 BAT ROOSTING BOXES

- 4.2.1 Bat roosting boxes are proposed to be installed on the eastern elevation of Plots 2 and 4. The boxes will be mounted at a height of between 3 to 7 metres above ground level and positioned to face away from artificial light sources to reduce disturbance and optimise suitability for roosting bats. Their proximity to both the retained southern boundary treeline and the new hedgerow enhances connectivity to habitat for bats.
- 4.2.2 Figure 5 below displays the proposed location of the bat roosting box on the eastern elevation.

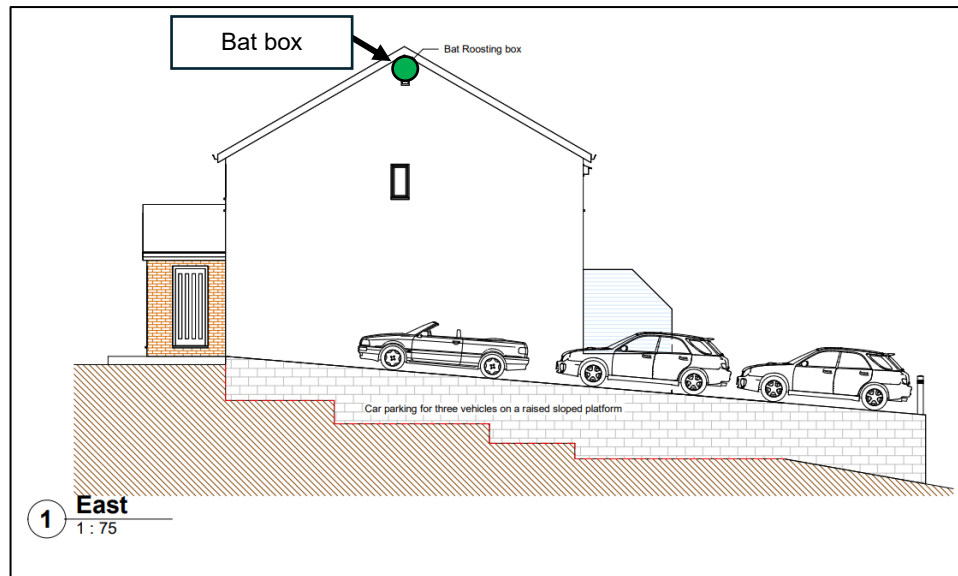


Figure 5

4.2.3 Figure 6 below shows an example of a *Beaumaris Woodstone Bat Box* which would be suitable for the site.



Figure 6

4.3 VEGETATION RETENTION AND NEW TREE PLANTING

- 4.3.1 To support biodiversity and maintain the existing landscape character, a new hedgerow will be established along the boundary of the gardens. Additionally, a single tree will be planted within each garden to enhance habitat diversity and visual amenity.
- 4.3.2 Finally, the existing treeline along the southern boundary of the site will be retained in full, preserving its ecological value and contributing to the screening of the development from adjoining areas.

5.0 GREEN INFRASTRUCTURE ASSESSMENT

- 5.1 This Green Infrastructure Statement outlines the existing natural features of the application site and the proposed ecological enhancements associated with the construction of four semi-detached three-storey dwellings at the pre-application site in Cynonville, Neath Port Talbot.
- 5.2 The development will retain the existing treeline along the southern boundary and introduce a new hedgerow bordering all the dwellings' gardens. One tree will be planted within each garden, maintaining and enhancing the site's green infrastructure. To support local biodiversity, bird nesting boxes and bat roosting boxes will be installed on the dwellings and existing trees. Their placement has been carefully selected to ensure proximity to both new and retained vegetation, providing safe habitats and promoting ecological connectivity.
- 5.3 Overall, the development seeks to protect and enhance existing green infrastructure while delivering targeted ecological improvements that contribute positively to local biodiversity, in line with national and local environmental policies.
- 5.4 In response to the above required balance, the loss of any existing Green Infrastructure has been **avoided**, and the application proposal will **increase the current level of Green Infrastructure on the holding**.