

Green Infrastructure Statement:

Minor Development

Site Address: Hafan Brynheulog, Ffordd Brynheulog, Pontardawe, Neath Port Talbot, SA8 4JW

Proposed Development: Removal of the existing pitched and glazed entrance roof structures and replacement with a new warm deck flat roof incorporating rooflights.

Site description: Hafan Brynheulog comprises an existing sheltered housing scheme located within an established urban setting. The application relates solely to the existing entrance structure located to the front of the building. The wider site comprises existing hardstanding, parking and landscaped areas which are unaffected by the proposals.

Surrounding Area description: The site is situated within a developed urban area comprising residential properties, highway infrastructure and associated landscaping. Existing trees and soft landscaped areas are present within the wider site and surrounding locality.

Development Impacts:

The proposed works are limited to alterations to the existing entrance roof structure and do not involve an increase in building footprint or development of previously undeveloped land.

The proposals are confined to the existing building footprint and therefore do not result in the loss of existing green infrastructure assets. No trees, hedgerows, landscaped areas or permeable surfaces will be removed as part of the proposed development.

An ecological assessment has been undertaken in relation to the wider building. The proposed development is limited to alterations to the existing entrance roof structure and is not anticipated to result in adverse impacts upon existing green infrastructure assets, ecological connectivity or biodiversity value. Any recommendations and enhancement measures identified within the ecological assessment shall be implemented where applicable.

Biodiversity Enhancements Proposed

The development provides an opportunity to deliver biodiversity enhancements in accordance with Planning Policy Wales and Section 6 of the Environment (Wales) Act 2016.

In accordance with the recommendations contained within the ecological survey prepared by Just Mammals Ltd, the following biodiversity enhancements will be incorporated as part of the proposed development:

Bat Boxes:

- 3 No. Schwegler 1FF Bat Boxes (or equivalent).
- 1 No. Schwegler 2FN Bat Box (or equivalent).

The bat boxes are to be installed in suitable locations within the site, preferably on mature trees adjacent to woodland, as identified within the ecological survey.

Bird Boxes:

- 1 No. Vivara Pro Seville 32mm WoodStone Nest Box.
- 2 No. Vivara Pro Seville 28mm WoodStone Nest Boxes.
- 1 No. Vivara Pro Barcelona WoodStone Open Nest Box.

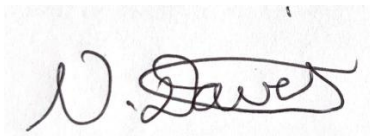
The bird boxes are to be installed within the site boundary at a minimum height of 3 metres above ground level, preferably on north or north-east facing elevations, in accordance with the recommendations contained within the ecological survey.

The proposed locations of the biodiversity enhancements are shown in Appendix A, which comprises an extract from the ecological survey identifying the proposed locations of the bat and bird boxes.

Conclusion.

The proposed development is limited in scale and confined to alterations to an existing roof structure. No adverse impacts upon existing green infrastructure assets, ecological connectivity, trees, vegetation or habitats are anticipated.

Subject to the implementation of the proposed biodiversity enhancement measures identified within the ecological assessment, the development is considered to maintain and enhance biodiversity and deliver a net benefit for biodiversity in accordance with Planning Policy Wales and local planning policy requirements.



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For and on behalf of G Squared Surveying Ltd

Signed:

Nathan Davies

Date:

13/07/2026

Appendix A – Proposed Biodiversity Enhancement Plan (Extract from Ecological Survey)



Figure A1: Identifies the proposed locations of the bat and bird boxes in accordance with the recommendations of the ecological survey.