

Green Infrastructure Statement

Proposed Extension and Alterations to Existing Garage Outbuilding 24 Old Road, Baglan, Port Talbot, SA12 8TT

Date: 25/06/2026

1. Introduction

This Green Infrastructure (GI) Statement has been prepared in support of a Full Planning Application for the extension and alteration of an existing detached garage located to the rear of 24 Old Road, Baglan, Port Talbot.

The proposal comprises the extension of the existing garage and replacement of the existing roof with a pitched roof. The development is domestic in nature and remains ancillary to the existing dwelling.

In accordance with the requirements of Planning Policy Wales (Edition 12), the Environment (Wales) Act 2016 and the principles of Green Infrastructure, this statement demonstrates how biodiversity has been considered within the design of the proposal.

2. Existing Site

The application site consists of an existing detached garage positioned within an established residential rear lane serving neighbouring properties.

The site is predominantly hard surfaced and developed, comprising:

- Existing garage building;
- Hardstanding providing vehicular access;
- Rear service lane;
- Existing residential gardens surrounding the site.

The proposal does not require the removal of any trees, hedgerows or other significant vegetation.

3. Green Infrastructure Assessment

The proposal has been designed to minimise any impact upon existing green infrastructure assets.

The development:

- Retains the existing garage footprint as the basis of the extension;
- Does not result in the loss of trees or hedgerows;
- Does not affect any watercourses;

- Does not impact upon any designated ecological sites;
- Maintains existing drainage arrangements.

Given the developed nature of the site, ecological impacts are expected to be negligible.

4. Biodiversity Enhancement

In accordance with Section 6 of the Environment (Wales) Act 2016 and the requirements of Planning Policy Wales (Edition 12), the proposal incorporates biodiversity enhancements that will provide additional nesting and roosting opportunities for wildlife.

The proposed development includes the installation of the following ecological enhancement measures, as indicated on the submitted elevation drawings:

Bat Box

A **Beaumaris Bat Box**, or approved equivalent, shall be mounted on the external elevation of the proposed garage in the location shown on the submitted drawings.

The bat box will provide suitable roosting opportunities for local bat species and will be installed in accordance with the manufacturer's recommendations.

Bird Box

A **wooden or woodcrete bird nesting box** with **three nesting chambers** shall be installed beneath the eaves of the proposed garage in the location shown on the submitted elevations.

The bird box shall have the following specification:

- Three nesting compartments suitable for up to three nesting pairs.
- Entrance holes of **32 mm diameter**.
- Approximate dimensions of **310 mm (H) × 370 mm (W) × 185 mm (D)**.

The bird box will provide nesting opportunities for common garden bird species such as House Sparrows, Blue Tits and Great Tits.

Implementation

The bat box and bird box shall both be installed **within three months of completion of the development**, in accordance with the submitted drawings.

5. Construction Phase

During construction the following good practice measures will be adopted:

- Construction materials will be stored within the application site.
- Any waste materials will be removed and disposed of appropriately.
- Disturbance to neighbouring gardens will be minimised.
- Existing vegetation surrounding the site will be protected from accidental damage.

Should any evidence of protected species be discovered during construction, works will cease immediately and advice will be sought from a suitably qualified ecologist.

6. Conclusion

The proposal has been designed to avoid adverse impacts upon existing Green Infrastructure whilst delivering meaningful ecological enhancements.

No existing ecological features will be lost as part of the development, and the incorporation of a bird box and bat box will provide a clear biodiversity benefit beyond the existing baseline.

The proposed development is therefore considered to accord with the objectives of Planning Policy Wales (Edition 12), Future Wales, Technical Advice Note 5: Nature Conservation and Planning, and the duties contained within Section 6 of the Environment (Wales) Act 2016.