

Green Infrastructure Statement

1429

5 High Street, Pontardawe, SA8 4HU

Client:

Mr Tony Davies

Title	Green Infrastructure Statement	Author	Dominic Sauro		Approved	Peter Sauro	
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Site Address: 5 High Street, Pontardawe, SA8 4HU

Proposed Development: Conversion of Mixed-Use Property – 2 residential flats and 1 commercial unit

Site Description

The site is located at **5 High Street, Pontardawe, SA8 4HU**, within the established town centre of Pontardawe. The property comprises an existing mixed-use building that is proposed to be converted to provide two residential flats while retaining the existing commercial unit at ground floor level. Access to the property is taken directly from High Street, with a shared external amenity area situated to the rear of the building. The site is surrounded by established commercial and residential properties and benefits from its sustainable location, with easy access to local services, public transport, and community facilities.

Surrounding Area Description

The surrounding area comprises a mix of retail, commercial, and residential properties typical of Pontardawe town centre. Buildings are generally arranged in a continuous street frontage along High Street, with rear gardens, courtyards, and ancillary spaces beyond. The wider area contains pockets of vegetation, domestic gardens, and street trees, which provide opportunities for wildlife movement through the urban environment. Although the site is located within a developed setting, opportunities remain to incorporate appropriate green infrastructure measures within the shared rear amenity area to improve biodiversity and contribute positively to the local environment.



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Development Impacts

The proposed conversion of the existing building is not anticipated to result in significant adverse impacts on biodiversity, as the works are largely confined to the existing built fabric and do not require the loss of significant vegetation or habitats. The proposal makes effective use of an existing building within the settlement boundary and therefore minimises impacts on the natural environment.

The shared rear amenity area provides opportunities for biodiversity enhancements through the introduction of native planting and wildlife-friendly landscaping. These measures will improve habitat value within the site and contribute to local ecological networks without affecting the character or function of the development. Overall, the proposal provides an opportunity to deliver a measurable biodiversity enhancement in accordance with national and local planning policy, achieving a net benefit over the existing condition of the site.

Noting That

No evidence of bats, nesting birds, or other protected species was identified during the site inspection. Nevertheless, biodiversity enhancement measures are proposed to ensure the development complies with the requirements of the Environment (Wales) Act 2016, Future Wales 2040, and Planning Policy Wales (Edition 12 or latest applicable edition).

Proposed Biodiversity Enhancements

The proposed development provides an opportunity to enhance the ecological value of the site through improvements within the shared rear amenity area. The following measures are proposed:

- **Native Planting:** The shared rear amenity area will incorporate a range of native shrubs, wildflowers, and herbaceous planting to provide year-round interest and valuable habitat for birds, pollinating insects, and other wildlife.
- **Pollinator-Friendly Planting:** Flowering native species will be selected to provide a continuous source of nectar and pollen throughout the growing season, supporting bees, butterflies, and other beneficial invertebrates.
- **Wildlife Features:** Integrated bird and/or bat boxes will be installed on suitable elevations of the building, where appropriate, to provide additional nesting and roosting opportunities.
- **Habitat Enhancement:** Areas of planting and soft landscaping within the shared amenity space will increase habitat diversity and improve ecological value within this urban setting.
- **Sustainable Green Infrastructure:** The proposed landscaping will contribute to urban greening, improve visual amenity for residents, and enhance ecological connectivity with surrounding gardens and green spaces.

These measures will ensure the proposed development delivers a positive contribution to biodiversity by creating enhanced habitat opportunities for protected and common species while contributing towards a net benefit for biodiversity in accordance with current planning policy.

Conclusion

It is considered that, subject to the implementation of the proposed biodiversity enhancement measures, the development will maintain and enhance biodiversity, strengthen ecological resilience, and deliver a net benefit for biodiversity in accordance with the Environment (Wales) Act 2016, Future Wales, and Planning Policy Wales. The proposal represents the sustainable re-use of an existing building within the settlement, with biodiversity enhancements focused within the shared rear amenity area. Any potential environmental effects are avoided, minimised, or appropriately mitigated through the proposed measures. Accordingly, it is respectfully requested that the Local Planning Authority looks favourably upon the application and grants planning permission.

Kind regards,

Dominic Sauro
On behalf of Sauro Architectural

Date: 06/08/2026

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