

# GI STATEMENT

13 Wheatsheaf Lane, Merthyr Tydfil,  
CF47 8AY

*Project No - 771* (Doc No: 771-01A)  
January 2026 - Revision **A**



#### OFFICE ADDRESS

Sophia House,  
28 Cathedral Road,  
Cardiff, CF11 9LJ



#### PHONE

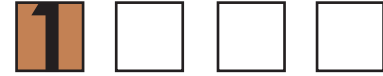
Cardiff - 02922 331089  
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# GREEN INFRASTRUCTURE

## Minor Development



Image 1: Extract from Site Location Plan

### 1.1. SITE ADDRESS

13 Wheat Sheaf Lane, CF47 8AY  
Easting – 304855 – Northing – 206212

### 1.2. PROPOSED DEVELOPMENT

- Description** - "Upgrade and repair of the existing unit, including replacement of front glazing, shutter and signage and change of use to A3 (Ice Cream Shop)"

### 1.3. SITE DESCRIPTION

The site consists of a semi-detached property within an established commercial town centre, surrounded by other commercial properties, a green space and a busy one-way system. The existing property is part of a dense grouping of established commercial buildings on both sides of the surrounding streets.

Within the red line site boundary, there are no external gardens or external amenity spaces, and the building is surrounded by buildings/parking to the sides and the commercial street to the front.

Regarding vegetation, there are no trees or vegetation on the site, and there are no hedges adjacent to the neighbouring commercial properties.

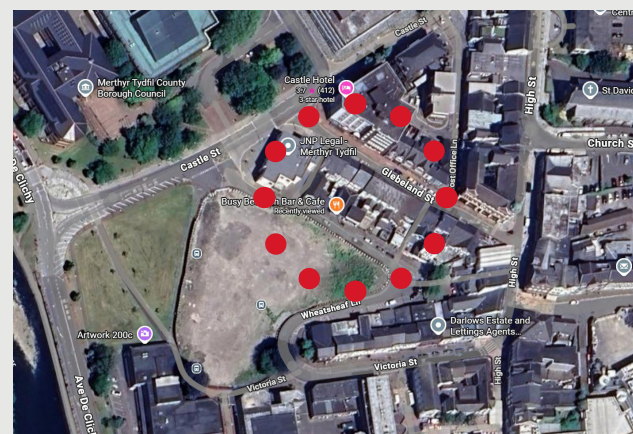


Image 2: Satellite image of the existing site - All rights reserved by Google maps



Image 3: External Front Elevation. - As taken onsite July 2025

### 1.4. SURROUNDING AREA DESCRIPTION

The application site is located in the heart of a busy, established town, with no barriers separating the public highway from the property. Given the urban setting, there are few existing green areas within the building's red line boundary, although an established green space is available at the front of the property, created after reclaiming the area from a former bus station on the site.

### 1.5. DEVELOPMENT IMPACTS

The impact of the development is confined to the footprint of the existing property, with various amendments focused internally.

Please see drawing 771-100 (Location Plan) included as part of the Planning package.

### 1.6. BIODIVERSITY ENHANCEMENTS PROPOSED

It is proposed that, as part of the development, 1 surface-mounted sparrow box will be located on the rear elevation of the existing property.

This sparrow box location has been illustrated on image 4 at an initially proposed height to be determined onsite, but circa 3m from ground level.

This location would create additional habitat for nesting sparrows and is accessible from the property's rear area, with all ap-

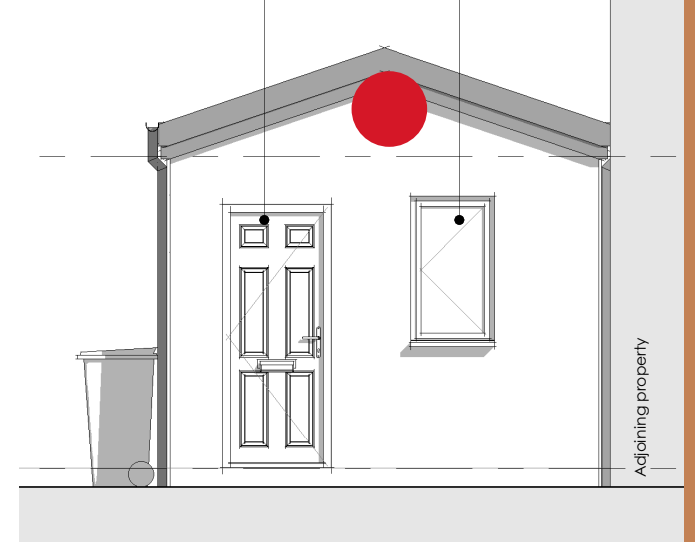


Image 4: Extract of the proposed rear elevation with the proposed bird box location identified in red

propriate safety measures being undertaken by the property maintenance team.

**SPARROW BOXES - INSTALLATION**  
It is proposed that the SCHWEGLER 1SP SPARROW TERRACED BOX will be used.

<https://www.wildcare.co.uk/schwegler-1sp-sparrow-terrace.html>



Image 5: Example of Schwegler 1SP Sparrow Terrace

### 1.7. TIME FRAME

It is proposed that the installation of the Sparrow Terrace will take place before beneficial occupation.

### 1.8. CONCLUSION.

It is considered that, subject to the above, and given the extent of construction and location of the building, the proposed development would maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity by including additional swift/bird habitat within the building.

Thus ensuring that any adverse environmental effects are compensated for.



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