

Green Infrastructure Statement:

Site Address: 114 High Street Merthyr Tydfil CF47 8PA

Proposed Development: Change of use of 1st 2nd and 3rd floors to 2 self-contained flats and single storey rear extension

Site description: The existing property is a commercial building located in the central commercial area of Merthyr Tydfil. The property sits within its own footprint and has no external space apart from a small rear yard that will house the small new staircase extension and bin store for the commercial area. The front of the building faces Merthyr High Street and is 4 storeys building with the rear elevation on to a rear lane.

Surrounding Area description: The property is located within a long row of commercial premises and fronts on to the high street which is a one-way system

Existing Green Features:

As mentioned above the site has a small external space and there is no green infrastructure on the property.

Development Impacts:

There is no impact upon the green infrastructure as there isn't any.

Biodiversity Enhancements Proposed

As there are no green infrastructure and no external space to install any, there are no proposals to install any.

Bats /Birds

In line with the National Planning Policy Framework, the development should aim to enhance the site for bats.

Unfortunately, the area is within the commercial area of Merthyr Tydfil and is surrounded by little or no green infrastructure and has high levels of light pollution that is not bat sensitive. It is therefore deemed the area is not suitable for bats and birds and therefore no bat or bird boxes are proposed.

Conclusion.

It is considered that due to the location of the property and the lack of green infrastructure within the application site and generally locally no biodiversity enhancements are proposed.