

GREEN INFRASTRUCTURE STATEMENT

Site Address

Builders Offices, Stores and Yard at Elwyn Drive, Merthyr Tydfil CF47 0NJ.

Proposed Development

The proposal is to demolish the existing offices and stores and construct a detached Bungalow. The Business is in the process of relocating.

Site Description

The properties are set at the end of a cul-de-sac, Elwyn Drive, entirely surrounded by residential dwellings. It is currently only partly used by the owners and will subsequently be superfluous to their requirements.

Surrounding Area

The buildings are within walking distance to the town centre of Merthyr Tydfil and an incongruous use as a commercial facility within a predominantly residential area.

Development Impacts

The proposal will not directly impact the surrounding properties other than to improve the vista of the existing dwellings and remove a commercial facility in a poor state of repair.

Biodiversity Enhancements Proposed

The proposal is to include the provision of a Vivara Pro Woodstone House Sparrow nest to the south elevation of the proposal and a two crevice bat box to the north elevation type ecostyrocete model, self cleaning. The west boundary will be a hedgerow of natural species. The turning areas and parking is to be Grasspark permeable paving grid to allow a grassed appearance and rainwater to dissipate into the ground.

Conclusion

Opportunity for biodiversity enhancement is limited. The Ministerial Statement announcing the adoption of Green Infrastructure Statements confirms no detailed statement is warranted or required though this scheme does adopt the principles espoused by the Minister's Statement with the proposed works contributing to the ecological networks and the deliverance of net benefits to the biodiversity by the introduction of a bird box, bat box and hedgerow, and mitigate the impact of the proposed development by investing in the future use.

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