

# **GREEN INFRASTRUCTURE ASSESSMENT**

**LAND TO THE SOUTH OF CABAL SIDE HOUSE**

**PLEASANT VIEW**

**ABERFAN**

## **1.00 PROPOSAL**

The construction of 2 No detached houses on an infill parcel of ground to the south of Canal Side ouse and to the east Pleasant view.

The proposal is for the dwellings to be accessible off Pleasant view to the west where the elevation presented to this aspect is of a 2 storey building whereas the rear will be 3 storey. This is a common solution throughout the valley areas for sloping sites as it allows the rear garden to be used beneficially as amenity space access via accommodation at that lower level.

## **2.00 BACKGROUND**

The site is currently a vacant parcel of ground between 2 existing detached dwellings. By 2006 the site including those houses was cleared of all vegetation ready for development but by 2010 only the 2 dwellings either side were constructed and the area has remained undeveloped ever since. Currently the site is cleared of all growth and vegetation

A tarmac lane runs along the rear, east boundary which is only suitable for walking and cycling

## **3.00 EXISTING GREEN INFRASTRUCTURE**

The site currently has no green infrastructure at all.

The dwelling to the North blockwork boundary wall along the whereas the dwelling to the south has boarded fence. Both properties have established urban gardens

It is highly unlikely that any protected sites will be impacted by these proposals. In fact there is an opportunity to enhance and positively contribute to the environment.

## **4.00 PROPOSED DEVELOPMENT**

The proposal involves nominal site clearance and the full re-development of the site to construct the 2 new dwellings with amenity space and parking. Access will be via the existing highway which will have an adoptable footpath as indicated on the submitted proposed site layout

The proposal is an opportunity to make a contribution to the street scene and add new Green Infrastructure

## **5.00 IDENTIFIED ON SITE GREEN INFRASTRUCTURE ASSETS**

The application site is a cleared development site within a residential area on the perimeter of the settlement. There are therefore no green assets within the development site.

In terms of the wider green infrastructure assets the following have been reviewed

- Community Open Space – The Taff Trail mentioned previously to the south gives access below the A470 dual carriageway to woodland and mountain walks. To the north it provides a green route through the urban area.
- Rights of way –not affected by the proposal
- Waterways – None in the proximity of the site
- Cycle Routes – The Taff Trail runs along the east boundary of the site giving access to surrounding green assets linking both to the north and south

There are no other green assets in the vicinity of the site

## **6.00 IMPACT ON GREEN INFRASTRUCTURE**

The proposal has been designed to have no impact on the GI assets. As can be seen the access road is existing with an addition of a pavement along the frontage of the site.

## **7.00 OPPORTUNITIES FOR MITIGATION AND ENHANCEMENT OF GREEN INFRASTRUCTURE**

The application site has no Green Infrastructure so the opportunity exists to make a full contribution to biodiversity feature on the site

Landscaping will be provided to the forecourt to enhance the street scene and will be soft landscaped where possible.

The rear gardens provide the opportunity for more intense planting as can be seen on the layout submitted with the application

Biodiversity feature to be added include

Bat Boxes

Bird Boxes

Trees

Gaps below fences for Hedgehogs

## **8.00 GREEN INFRASTRUCTURE MANAGEMENT AND MONITORING**

The existing GI assets in the vicinity are outside the applicant's control it would therefore be dependent on others to maintain these.

The proposal would introduce considerable additional biodiversity features, not just the green landscaping but also the Bat and Bird boxes.

In terms of monitoring and given the scale of the proposal additional monitoring would not be required but a requirement for Biodiversity enhancements are maintained in perpetuity could be included in a Planning Condition.

## **9.00 CONCLUSION**

This GIS concludes that there is the opportunity to introduce green infrastructure and make a positive contribution to the location.

There is an opportunity to link to other green assets in the immediate locality by the features described in this document