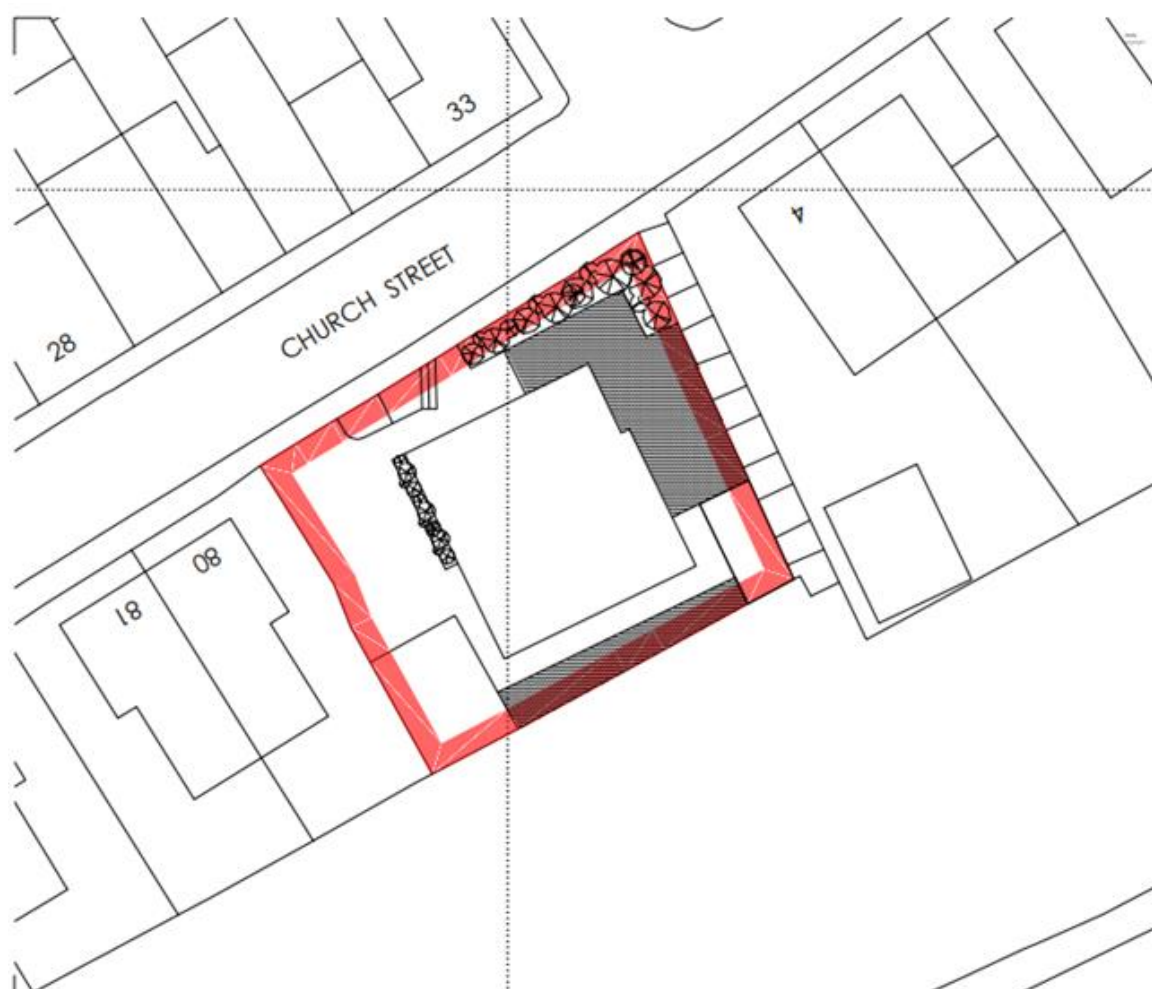


GREEN INFRASTRUCTURE STATEMENT / BIODIVERSITY ENHANCEMENT

CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO RESIDENTIAL CARE HOME FOR UP TO 4 CHILDREN

79 CHURCH STREET, PEN Y DARREN, MERTHYR TYDFIL, CF47 9HS

The application property is located on the southern side of Church Street in Pen Y Darren. The property is bound by residential properties to the north, east and west and a deep grassed verge to High Street to the south. A stepped pedestrian footpath runs alongside the property linking Church Street with High Street



Externally the dwelling has a large private driveway, garage and is enclosed by small lawned gardens with paved pathways around the house. The property sits behind an existing stone boundary wall to the adjacent pavement which is part flanked by mature / overgrown border shrubs and a defined planting area. A line of mature / overgrown shrub planting divides the driveway from the house, restricting access to the side of the property and obscures existing ground floor windows.



The site is bound by existing stone walling to the highway, adjacent public footpath and the rear and timber fencing to the neighbouring property.



The property is bound by Church Street to the front and residential properties to the sides. A deep grass verge with mature trees divides the property from the highway to the rear.



This application seeks planning permission for the change of use of the residential dwelling to a children's care home for up to 4 young children (plus care staff). No external alterations are proposed to the dwelling. No alterations are proposed to the layout of the gardens.

Existing hedgerows / shrubs and lawned areas are to be retained in order to preserve the biodiversity credentials of the site, offer soft boundaries and retain an element of screening. The mature / overgrown planting will be well cut back in a sensible and manageable manner to improve access around the dwelling and allow views from ground floor windows. These existing green areas provide shelter and nesting opportunities for birds, invertebrates and small mammals as well as providing wildlife corridors.

It is the Applicant's intention to install a bird box (Schwegler 1SP or 1B or similar) to the rear elevation, creating additional connectivity and nesting habitats. Existing planting will be managed and watered as necessary by residents during periods of dry weather. Any failures will be replaced on a like-for-like basis in the next available planting season.

It is considered that these proposals would enhance biodiversity, build resilient ecological networks, and deliver a net benefit for biodiversity.