

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. The property has undergone very little maintenance in the last 10 years or so and is in serious need of investment. As a Builders Yard no interest has been shown by investors as a Builders premises.

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. Elwyn Drive, a development of semi detached dwelling houses, is to the south with St Tydfil's Avenue made up of various types of dwellings is to the north, however terraced houses are to be found in each direction.

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, with the improvement by the construction of a dwelling ensuring a cyclical maintenance programme should be expected.

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 two crevice bat box to the north elevation type ecostyrocrete 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. There will also be sited within the garden area in a suitable location a 'Bug Hotel' and a Bee Block installed in the retained stonework retaining wall. A native tree, Copper Beech, will be sited in the north east corner of the site

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, hedgerow, bug hotel and bee holes, will mitigate the impact of the proposed development by investing in the future use.

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