

GREEN INFRASTRUCTURE STATEMENT

Site Address

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

Proposed Development

The proposal is to change the use of the existing buildings to 2 No Self Contained flats. 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 invest in buildings with limited use to create two residential properties with off street parking and an overhauled façade reflecting other properties in Elwyn Drive e.g. tiled roofing with barn hips etc.

Biodiversity Enhancements Proposed

The proposals are to include the provision of a Vivaro Pro Woodstone House Sparrow nest to the east elevation and a two crevice bat box to the west 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.

Conclusion

Opportunities 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 dose 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 buildings future use.

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