

Green Infrastructure Statement

Site Address: 3 Eastfield Place, Plymouth Street, Merthyr Tydfil, CF47 0UP

Proposal: Conversion of a 3-bedroom mid-terrace dwelling (Use Class C3) to a 4-bedroom House in Multiple Occupation (Use Class C4), with the installation of bat boxes on the rear elevation.

Step 1: Context and Baseline

The application site comprises a traditional mid-terrace dwelling located within the built-up area of Merthyr Tydfil. The property currently has a small rear yard, with limited green infrastructure present. The surrounding area is characterised by residential development, with little opportunity for landscaping at the front due to the terrace form.

Although the site does not lie within or adjacent to any designated biodiversity sites, the wider area benefits from scattered green space, gardens, and tree cover, which collectively contribute to ecological connectivity.

Step 2: Proposed Development and Potential Impacts

The proposal seeks to convert the dwelling into a small HMO for 4 residents. As the change of use does not involve significant new build works, direct impacts on biodiversity and green infrastructure are minimal.

However, in recognition of national and local policy emphasis on biodiversity enhancement, the project incorporates targeted ecological measures to ensure a net benefit for wildlife.

Step 3: Green Infrastructure Principles

The development has been designed to align with the core principles of green infrastructure:

- **Protect** existing features – No vegetation or green features will be removed as part of the proposal.
- **Provide** enhancements – New ecological features will be installed to improve biodiversity value.
- **Integrate** with the built form – Enhancements are integrated into the existing building fabric in a way that is unobtrusive and sustainable.

Step 4: Proposed Green Infrastructure Measures

To deliver ecological enhancement proportionate to the scale of development, the following measures are proposed:

1. **Bat Box** – Installation of one bat roosting box on the rear elevation, located under the eaves in a shaded area, at least 4m above ground, and free from obstruction to allow bat flight access.

These features are low-impact, easy to maintain, and provide long-term biodiversity benefits by enhancing roosting and nesting opportunities within the urban fabric.

Step 5: Management and Maintenance

- The occupiers/landlord will be responsible for maintaining the bat box.
- Boxes will be inspected annually and replaced if damaged.
- No pesticides or harmful cleaning methods will be used in or around the features.

Step 6: Policy Compliance

The proposal complies with:

- **Planning Policy Wales (PPW, Edition 12, 2021)** – which requires development to contribute to ecosystem resilience and biodiversity enhancement.
- **Merthyr Tydfil Local Development Plan (2006–2021):**
 - *Policy BW5* – Natural heritage, which seeks to protect and enhance biodiversity.
 - *Policy BW7* – Sustainable design and place making, requiring development to integrate ecological enhancements.

Step 7: Conclusion

The proposed change of use is modest in scale and has minimal direct environmental impact. The inclusion of bat roosting box on the rear elevation ensures that the scheme delivers a measurable biodiversity enhancement, consistent with local and national planning requirements.

This approach demonstrates a clear commitment to green infrastructure and contributes positively to the ecological network within Merthyr Tydfil.