

Green Infrastructure Statement –

Treverbyn Polurrian Cliff Mullion TR12 7EW

To be read in conjunction with “Climate Emergency DPD G1 – Green Infrastructure – Minor developments”





Treverbyn is a 1930's detached domestic dwelling located off Polurrian Road on an unnamed / unadopted rough access track.

It is proposed to extend the frontage and rear replacing a smaller single storey extension; extend the rear to create a bedroom replacing a small lean to outbuilding; widening the front driveway and creation of a new rear access off Gwel an Garrek.

An ecology survey has taken place in in mid August 2023.

Whilst bat droppings were seen in the roof void no bats were seen to emerge at the time of the emergence survey however Pipistrelle bats were observed in the garden of the property. In September 1 Pipistrelle bat was observed emerging from the rear pitch of the main roof indicating that day roosting of 1 Pipistrelle bat is likely.

The ecologist's report recommended that bat boxes are erected to mitigate impact and a pre-work inspection take place by the ecologist. The ecologist also recommended that should the presence of nesting birds be known within 5m of the works then work should cease until nesting has finished. A Sparrow nesting terrace should be fitted to the exterior of the building.

Please see Cove Ecological Surveys report for full details.

A Coastal Vulnerability Assessment has been conducted in accordance with National Planning Policy Framework in late November 2023. The assessment concludes that the proposed works is “in accordance with Planning Practice Guidance” and that “the proposed works may be considered sustainable and safe within the prescribed design life and in taking appropriate account of the anticipated effect of climate change”. “The risk of the proposed renovation works impacting on coastal processes is considered acceptable”.

Please see Slope Stability Southwest’s report for full details.

In terms of vehicular infrastructure, the introduction of an alternative access to the rear of the property has little impact on the neighbourhood but will reduce the number of vehicles using the track to the front of the property, on the more vulnerable side of the property, which will help to reduce erosion of the coastal makeup.

In terms of the impact to the surface water drainage infrastructure there is a negative value as the disposal of surface water is proposed to be disposed of to the ground by means of soakaways. The net plan area increase is approximately 15%.

In terms of the burden to the existing foul drainage system there would be little change to the present effluent load.

The building is to be refurbished. As part of this work the building will undergo significant improvements of thermal performance to the existing building whilst complying with the Building Regulation requirements for the new extensions.