

# **Green Infrastructure Statement:**

**Minor Development / Homeowner**

**Site Address:** 6 Angel Place, Neath, SA11 1RQ

**Planning Application Reference:** P2026/0448

**Proposed Development:** Change of use of the existing shop (Class A1) to a nail bar (unique use). The proposal involves internal refurbishment and redecoration only. No extensions or external building works are proposed.

**Site description:** The application site comprises an existing commercial premises at 6 Angel Place, Neath. The property is situated within an established built-up commercial area. There are no trees, hedgerows, grassed areas or other significant green infrastructure features within the application site. The area immediately to the rear of the premises comprises an existing hard-surfaced car parking area. The frontage of the property faces onto a pedestrianised area.

**Surrounding Area description:** The application site is located within an established town centre environment, predominantly characterised by commercial premises, pedestrian areas, roads, parking and other hard-surfaced areas. There are no significant trees, hedgerows or areas of vegetation within the application site. Any trees or vegetation within the wider surrounding area are located away from the application site and would not be affected by the proposed development.

## **Development Impacts:**

The proposal is for the change of use of the existing shop to a nail bar. The works associated with the proposal are limited to internal refurbishment and redecoration of the existing premises.

No extension or external structural alterations are proposed. There will be no works to the roof, no removal of trees or vegetation and no alteration to any existing habitat or green infrastructure. The existing pedestrianised area to the front and the hard-surfaced car parking area to the rear will remain unaffected.

As the proposed development is contained within the existing building, it will not result in the loss or fragmentation of habitats, vegetation, tree canopy or ecological connectivity. The proposal is therefore considered to have no significant adverse impact on existing green infrastructure or biodiversity.

## **Biodiversity Enhancements Proposed**

Due to the nature of the proposal, opportunities for meaningful on-site green infrastructure enhancement are very limited. The application relates to the change of use and internal refurbishment of an existing commercial unit in a built-up town centre location, with no external landscaped or soft-surfaced area forming part of the site.

No existing trees, vegetation or habitats will be removed or disturbed.

Given the absence of external works and the physical constraints of the existing commercial premises, no specific external biodiversity enhancement works are proposed as part of this application.

### **Conclusion.**

The proposed development involves the change of use of an existing commercial premises to a nail bar together with internal refurbishment and redecoration only. There will be no extension, external structural alteration, roof works or removal of trees, vegetation or habitats.

The proposal makes use of an existing building within an established town centre environment and will not result in the loss or fragmentation of existing green infrastructure or ecological features. The proposal has therefore followed the principle of avoiding adverse environmental effects by retaining the existing site conditions and avoiding disturbance to biodiversity and green infrastructure. Having regard to the nature and limited scale of the proposal, it is considered that the development will not have a significant adverse effect on biodiversity, ecological connectivity or existing green infrastructure.

Signed: Van Anh

Dated: 29/9/2026