

Neath Town Centre Redevelopment

Tree Report

April 2020.



Development Proposals.



- The development includes a new swimming pool with associated leisure facilities, including a café and first floor gym. Six ground floor units, that would allow for a mix of A1 (Retail) A3 (Restaurant) and D1 uses together with a first floor library facility.

In total the development will provide 5,375 m² of ground floor space, with an additional 1,707m² of first floor space, together with service yard, and public realm



The site forms a phase of a larger development the majority of which is made up of previously developed land, or hard surfaced public realm and highway.

There are 2 areas of trees within the application site, or within the zone of influence of the development proposals. These are highlighted below.



Area 1.

Public Realm to pedestrianised zone.



These trees comprise three Number Sycamore trees, and 2 No. Rowan.

These are existing street trees located in raised planters, note the scale of the trees and restricted rooting potential in close proximity to the former multi-storey car park (now demolished) and existing boots store.

These trees are to be maintained at present and the option to include these within improved public realm will be considered as part of the public realm improvements to occur post construction of the structures for the development. However, it is considered that improvements can take place to enhance biodiversity, and visual amenity, and as such these trees may be felled, and replacement planting provided to ensure a more appropriate planting scheme for this location.

As the building line of the new development is set further back than the former line, and increases the scale and extent of the public realm at this location.



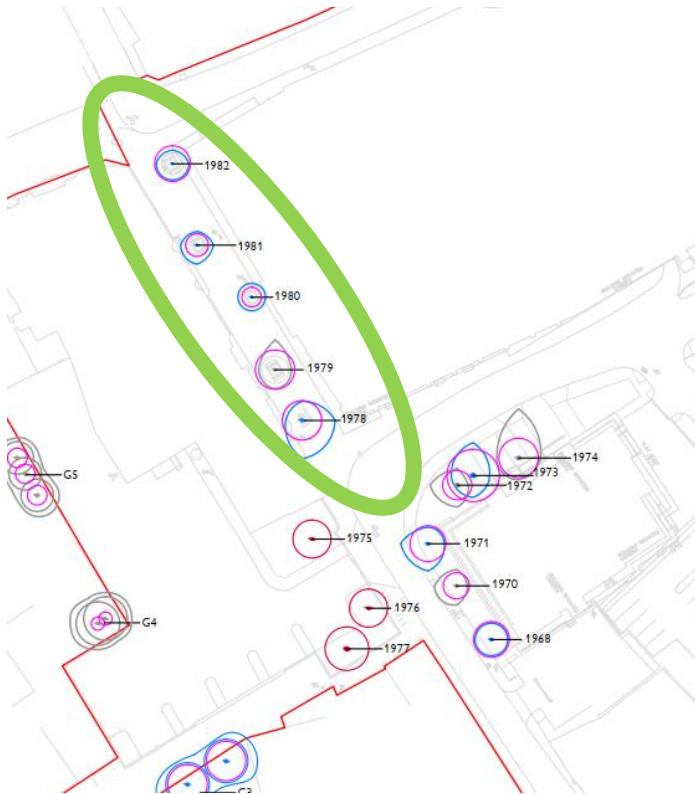
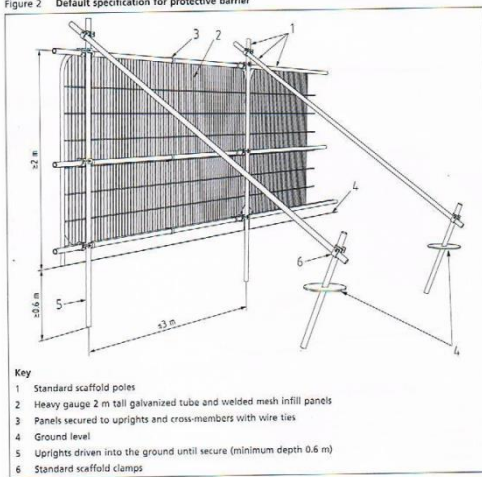


Figure 2 Default specification for protective barrier



Root protection can be afforded in line with British Standard Specifications during the construction phase.

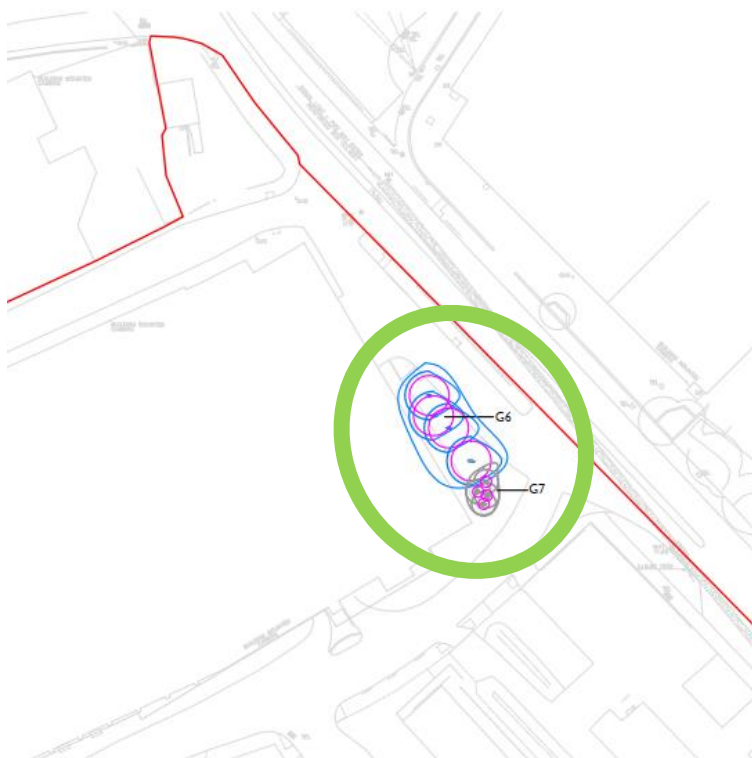
Area 2.

Rear of former service yard, junction of Fairfield Way and Price of Wales Drive.



Small group comprising 4 No. Silver Birch. And lower lying shrub cover.

These previously, as can be seen from the enclosed photograph were located to the rear of the multi storey car park, and partially screened service yard access to the retail below.

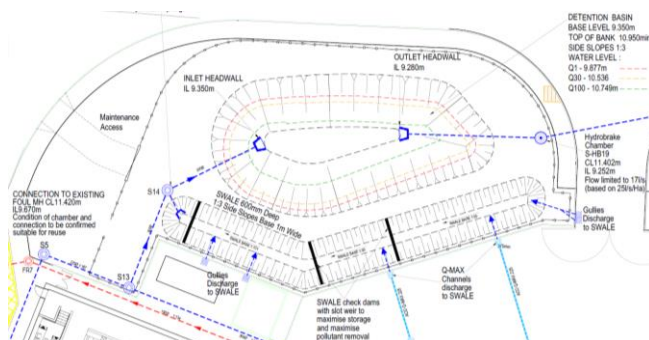


This area of trees are located in the approximate area as shown on the proposed layout. The removal of Fairfield way and the construction of the units, and service yard access will result in reinstatement of landscaping along this frontage, but to the south and north.

To facilitate access to the service yard, which again will require micro-siting following a road safety audit, these trees will need to be removed as part of the development proposals.

Enhancement to Landscaping and visual amenity.

There are opportunities for tree planting and landscaping within the public realm improvements to Water Street and within the drainage feature to the rear of the site, combining with ecological and biodiversity enhancement.



Conclusions.

At this time the trees fronting the development within the existing pedestrianised zone can be retained, and consideration of retention within the public realm works proposed as part of this development proposals, however, the location species and scale of these trees will need to be carefully considered. These details would form part of a detailed hard and soft landscaping scene to be submitted.

The trees to the rear of the site, in proximity to the proposed access to the service yard will need to be removed as part of the development.

Street tree planting will occur to both the Prince of Wales Drive frontage and to Water Street as part of wider hard and soft landscape scheme to be submitted that will consider the most appropriate native and wildlife friendly planting in this location.

A suitably worded condition can be imposed to secure the above enhancements as part of the application process.

It is considered that subject to the completion of the development, incorporating the above matters, that the proposals will enhance the biodiversity and ecological value of the site, in accordance with the foregoing National and Local Planning Policy.



This document provides detail advice on native and wildlife friendly species, and their suitability for use within public realm works, ensuring that the correct species for the location, and surrounding constraints are utilised.