

Ref:18-034-DOC-C5

Design Statement

Discharge of condition 5 application design statement for the Demolition of existing single storey structure and construction of two storey front extension to existing factory building to incorporate ancillary office space, visitors' suite / showroom, reception area together with staff and visitor facilities at Groundhog (UK) Ltd, Ynysygerwn Avenue, Aberdulais, Neath SA10 8HH

Version 1

15.07.22

Planning ref: P2022/0226

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1. Supporting information
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1. Supporting Information

This statement is submitted along with the following drawing and data sheets (latest revisions to the drawing register):

- 18-034-A100 – Location Plan
- 18-034-A111 – Roof Layout which includes Sky Garden - Sedum Blanket Detail
- Sky Garden - Green Roof Sedum Maintenance Guideline
- Sky Garden - SGSB01 - Sedum Blanket
- 14587_PH2 C521_r03 - Phase 2 Enlarged Drainage Layout
- 11926_SAB_501_r06- Details

2. Condition 5

Prior to the start of works on the construction of the roof of the hereby approved extension, full details of the proposed green roof, including species mix/density, shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall also include full details of a Green Roof Management Plan to include details of the long-term design objectives, management responsibilities, and maintenance schedules for the green roof. The development shall be constructed and thereafter managed in accordance with the approved details and retained as such thereafter.

The appointed specialist contractor has provided details for their proposal which ourselves and Vale consultancy are utilising to discharge this condition and the SAB phase 2 condition imposed on application S2022/0011.

Consideration has been given to the ecologist's comments with regards to the preference for a planting schedule of native wildflower and in further investigation the following conclusions have been made:

- There are native species of sedum that have proven use within the UK. The species the supplier has recommended comes within this category
- The installation processes between the setting up of either Sedum or wildflower differ greatly in time and risks. Under the CDM regulations it is the applicants and the design team's preference to minimise this risk as much as possible during the construction of this building
- The amount of maintenance and replanting is estimated to be over 4 times greater for wildflower than it is for sedum. Therefore, Health and safety risks from this maintenance will be 4 times greater than the sedum specification. Under the CDM regulations it is the applicant and the design team's preference to minimise this risk as much as possible for the life of the building
- Any possible lapse in a routine maintenance schedule is more likely to have a greater impact on the drainage requirements with the wildflower option.
- Due to the large roof area the sedum proposal increases the location's biodiversity in excess of the nominal requirements already. The concerns for its possible impact on native wildflowers has been noted, however in discussions with the site ecologist Acerecology, who was involved with assessments previously for this site, they feel this proposal is put forward to address the drainage requirements for the SAB application only. Therefore, the extent of biodiversity betterment is a bonus to the area with a positive impact.
- Discharge of SAB conditions No. 8 has been issued to Mr Nicholas Waters today (1/7/2022)