



GREEN INFRASTRUCTURE STATEMENT

Proposed conversion of First Floor 1 Bed Flat at 49 Station Road into 1 no. Three Bedroom HMO (use class C4) and proposed conversion of First Floor Storage Space at 51 Station Road into 1 no. Three Bedroom HMO (use class C4 At 49 and 51 Station Road, Port Talbot

**on behalf of
Mr S Moore**

**Our Ref: 1679.a
Date: February 2024
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1.0 INTRODUCTION

- 1.1 Evans Banks Planning Ltd. has been instructed by to prepare a proportionate Green Infrastructure Statement (GIS) to accompany a full planning application for the conversion of an existing flat and a storage area to two 3-bed HMOs at 49 & 51 Station Road, Neath Port Talbot.
- 1.2 This proportionate GIS has been prepared with full regard to the guidance as set out in Chapter 6 of *Planning Policy Wales* (Edition 12) and in particular the 'Stepwise Approach' detailed in Paragraph 6.4.21 and Figure 12, which is reproduced below.



Figure 1

- 1.3 This GIS has also, where relevant, given due consideration to the guidance and standards as set out in the document *Building with Nature - Standards Framework*, which are summarised as follows:

CORE Standards

- Standard 1** Optimises Multifunctionality and Connectivity
- Standard 2** Positively Responds to the Climate Emergency
- Standard 3** Maximises Environmental Net Gains
- Standard 4** Champions a Context Driven Approach
- Standard 5** Creates Distinctive Places
- Standard 6** Secures Effective Place-keeping

WELLBEING Standards

- Standard 7** Brings Nature Closer to People
- Standard 8** Supports Equitable and Inclusive Places

WATER Standards

- Standard 9** Delivers Climate Resilient Water Management
- Standard 10** Brings Water Closer to People

WILDLIFE Standards

- Standard 11** Delivers Wildlife Enhancement
- Standard 12** Underpins Nature's Recovery

2.0 EXISTING SITE

2.1 THE SITE

- 2.1.1 The application site (edged red below) relates to two terraced properties located in the centre of the urban area of Port Talbot.



Photograph 1

- 2.1.2 As can be seen from the above, the application site consists of 2 two storey properties with associated rear extensions, directly off which is a rear hard-surfaced parking area that serves both properties, pictured below.



Photograph 2

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- 2.1.3 As can be seen from the above, the side boundaries of the site are defined by either blockwork, stone or brick walls, whilst the remaining (western) boundary then remains open to provide vehicular access to the parking areas.

2.2 EXISTING GREEN INFRASTRUCTURE ASSETS

- 2.2.1 The application property at present has no green infrastructure assets, being completed developed and covered in hard surfaces.

3.1 THE PROPOSAL

Plan A

New Bird Boxes – To be installed on each of the application properties as shown on the submitted drawings to increase available habitat provision on site.

4.0 GREEN INFRASTRUCTURE ASSESSMENT

- 4.1 This Green Infrastructure Statement provides an illustration of the current green infrastructure present on the application site, any features to be retained as part of the proposed development, as well any new assets to be included as part of it.
- 4.2 As detailed herein, the site is currently devoid of any green infrastructure assets, with the application proposal seeking no change to this. However, the application proposal will include new assets that will increase the overall biodiversity level of the application site.
- 4.3 In summary therefore, the application proposal will **avoid** the loss of any green infrastructure assets that are present on the application site.