



GREEN INFRASTRUCTURE STATEMENT

Project: Unit 9 Gym, Quay Road, Neath SA11 1SL
Proposed First Floor extension to changing room block

Date: 19th February 2024

General Introduction:

This Green Infrastructure Statement has been prepared to accompany a Planning Application made to Neath Port Talbot County Borough Council for a proposed first floor extension to the existing single storey annex block / changing rooms at Unit 9 Gym, Quay Road, Neath.



Aerial view of application site and surrounding area

Site Description:

The current building is single storey, built using the traditional method of rendered masonry and has a flat roof over. The building currently accommodates male and female toilets and changing facilities along with an accessible changing area and storerooms.

The building is situated on Quay Road, accessed directly off the highway. Parking is available in the large car park opposite the application site (*Refer to CPD 001 – Site Location Plan and ‘Google earth’ view apposite*).

The application site is located on the outskirts of the town centre within a well-established general industrialised area. The site is also positioned on the banks of the River Neath, tidal to this section and a former industrial pathway and docking area.

Development Impacts / The Proposal:

It is proposed to construct a first floor extension on the existing single story building to comprise a new wellbeing centre, consisting of sauna's and a spa, treatment rooms and consultation rooms. The building will be constructed to match the existing structure with new masonry walls built up and a flat roof over. (*Refer to CPD 004 – Proposed elevations for details*).

The premises does not currently benefit from any immediate green amenity space. There are various small parcels of grass verge, shrubs and small trees within 100m of the building, but none directly associated with the application site. No trees, shrubs or green areas require removal in order to accommodate the extension so there would be no impact to the local green infrastructure.

Existing street lighting is present along Quay Road with forecourt and security lighting to the main Gym building and surrounding area. The car park is also well illuminated. No additional lighting is proposed as part of the work.

Proposed Bio-diversity enhancement proposed:

No direct ecological enhancement measures are proposed to the building however it would be suggested that a number of planters containing native species flowers and shrubs are introduced to encourage insects and pollinators, creating additional small habitats and improving localised connectivity.

Conclusion:

The work would aim to minimize any adverse environmental effects and given the extent of work proposed it is considered the development would maintain the current biodiversity.