

Green Infrastructure Statement:

Site Address: What! (former Carpetright/Topps Tiles), Vale of Neath Retail Park, Neath SA10 7AY

Proposed Development: Change of use from Class A1 to Class D2

Site description: The application site is an existing retail warehouse unit located on the Vale of Neath Retail Park to the north of the town centre. It is a modern commercial building of functional design and construction.

Surrounding Area description: The application site is in an urban area, with car parking immediately adjacent. There are small areas of landscaping to the north and east adjoining Cadoxton Road and Golwg-Y-Gamlas. Beyond this there is residential development, other commercial properties and, to the south of the retail park the A465 dual carriageway and the River Neath.

Development Impacts:

The proposed development is for change of use only and involves no operational development. As such it will have no impacts on any existing green infrastructure (including existing landscaping adjoining the site), associated habitats or biodiversity matters.

Biodiversity Enhancements Proposed

Although the proposal will have no adverse impacts on green infrastructure, the Applicant is willing to install bird boxes at the application site to the following specifications:

Nest Box Specifications for House Sparrow Terrace:

Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings.

Entrance holes: 32mm diameter

Dimensions: H310 x W370 x D185mm

or

Swift Nest Box Specification:

Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.

Dimensions: H150 x W340 x D150mm

We note that that similar bird boxes were required by the Council as part of a very similar permission for change of use at Port Talbot (ref. P2022/1065).

Conclusion

It is considered that subject to the above, that the proposed development would enhance biodiversity and support resilient ecological networks. Thus ensuring that any adverse environmental effects are avoided.

Signed

Jonathan Wadcock – Urban Agile

Dated. 25/04/2024