

Ecological Impact Assessment



**Tyler
Grange**

**Burrows Yard, Afan Way, Port
Talbot
10th May 2024**

TG Report No. 15539_R01c_CS_PW

Report No:	Date	Revision	Author	Peer Review	Approved
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Summary

- S.1. Tyler Grange Group Ltd were instructed by Aldi Stores Ltd in December 2022, to undertake an Ecological Impact Assessment of a decommissioned brownfield site, historically a council depot and petrol station located at Afan Way, Port Talbot, SA12 6LL, hereafter referred to as 'the site'. A planning application is to be submitted to Neath Port Talbot County Borough Council for a new Aldi Food store and Starbucks. The planning application is joint between Aldi, Starbucks and Neath Port Talbot County Borough Council. The site is centred on National Grid Reference SS 75905 89842
- S.2. The site is not covered or directly adjacent to any statutory sites designated by nature conservation importance. The site is 100 m from the Neath and Port Talbot Waterways Site of Interest to Nature Conservation (SINC). Additionally the site has a record of the small blue butterfly *Cupido minimus*, a Section 7 species, presence of which meets the criteria in Neath Port Talbot County Borough Council for consideration as a SINC.
- S.3. An extended habitat survey was undertaken on the 18th January, the site was comprised of a mosaic of grassland, scrub and ruderal species. The grassland was primarily comprised of species found in species poor grassland, with the site beginning to succeed to bramble and buddleia. scrub and a longer tussocky grassland sward. Correspondence with NPT Council specified that the sites habitat did meet the criteria of open mosaic on previously developed land a priority habitat under section 7 of the Environment (Wales) Act.
- S.4. The sites relatively recent habitats (site was cleared approximately 10 years ago) and its lack of connectivity to the wider environment, limits its potential for protected species. There are records within the site of the aforementioned small blue butterfly in 2019. Small blue require kidney vetch *Anthyllis vulneraria*, for their caterpillars, kidney vetch is an early succession species which due to the relative lack of management within the site may no longer be present, though would likely still be within the seedbank.
- S.5. The proposals will result in the loss of all current habitats on-site including hardstanding, spoil and refuge, dense and scattered scrub, ruderal and grassland mosaics. There is potential during site clearance for legislation protecting nesting birds to be triggered, as such works would be timed outside of the nesting season (Typically perceived as March – August) or preceded by a check from a suitably qualified ecologist.
- S.6. The proposals include drainage, SUDs and associated landscaping including native species grassland and hedgerow which can be viewed in Appendix 4. Native tree planting comprising hazel, field maple, holly and hawthorn will be planted in a native species hedge mix. In addition, trees designed to improve air quality such as Norway maple *Acer platanoides*, ginkgo *Ginkgo biloba* and silver birch *Betula pendula* have been included within the planting scheme. The SUDS features include marginal vegetation comprising yellow iris *Iris pseudacorus*, reed sweet grass *Glyceria maxima*, purple loosestrife *Lythrum salicaria* and water forgetmenot *Myosotis scorpioides*. Additionally, there will be areas of grassland planting including species such as wild carrot, common knapweed *Centaurea nigra* and oxeye daisy *Leucanthemum vulgare*, of benefit to a range of pollinating species.
- S.7. The site has historic presence of the Section 7 habitat open mosaic on previously developed land, and the section 7 species small blue butterfly. Whilst the habitats on site have deteriorated through lack of management/disturbance the historic seed bank and relatively recent identity as a Section 7 habitat supporting small blue butterfly compensation is required to comply with national and local planning policy as shown in **Appendix 1**.
- S.8. In order to compensate for the loss of onsite habitats and small blue butterfly, offsite compensation has been designed and implemented by NPT Council. In addition, the scheme has been designed to include native species planting which



would benefit a variety of pollinating species as well as species they themselves support, such as birds; habitat enhancements for invertebrates and nesting starling are also provided.

- S.9. With the implementation and enhancement strategy described in this assessment (outlined in Section 4), it is considered that the proposed development would be in conformity with relevant policy and legislation, as set out in **Appendix 1.**



Section 1: Introduction

- 1.1. Tyler Grange Group Ltd were instructed by Aldi Stores Ltd in December 2022, to undertake an Ecological Impact Assessment of a brownfield site, located at Afan Way, Port Talbot, SA12 6LL, hereafter referred to as 'the site'. A planning application is to be submitted to Neath Port Talbot County Borough Council for a new Aldi Food store and Starbucks. The planning application is joint between Aldi, and Starbucks/Neath Port Talbot County Borough Council. The site is centred on National Grid Reference SS 75905 89842, the extent is shown in Figure 1.1



Figure 1. Site boundary and context (Google maps, 2022).

Site Context

- 1.2. The site comprises a former Neath and Port Talbot County Borough Council (NPT Council hereafter) depot and petrol station with associated access, located within an industrial and residential area in Port Talbot. The site has been decommissioned starting in 2009 with complete clearance to bare earth within the last ten years. It is now brownfield land and is bounded by Water Street to the north and east, Afan Way to the south, and Isaac's Place to the west. The site is on the edge of a residential area and is immediately surrounded by houses, shops and two larger industrial units and their associated roads. The wider area is covered by residential and brownfield sites. The River Afan passes the south-eastern boundary of the site, at its closest point c.62 m from the redline boundary. The site has previously been described as Open Mosaic on Previously Developed land, a priority habitat associated with brownfield sites.



Purpose

- 1.3. The purpose of this report is to:
- Use available background data and field survey results, to describe and evaluate the ecological features present within the likely zone of influence (Zol)¹ of the proposed development;
 - Assess potentially significant ecological issues and opportunities as a result of the development; and
 - Where appropriate, describe mitigation and enhancement proposals, together with planning controls, to ensure conformity with policy and legislation listed in **Appendix 1**.
- 1.4. This assessment and the terminology used are consistent with the 'Guidelines for Ecological Impact Assessment in the UK and Ireland' (CIEEM, 2018).

¹ Defined as the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries.



Section 2: Methodology

Scope

- 2.1. The scope of works has informed the description and assessment of importance of ecological features - in line with Chartered Institute of Ecology and Environmental Management guidelines (CIEEM 2018) - the consideration of opportunities and constraints to development, and mitigation and enhancement requirements to ensure conformity with legislation and policy (see **Appendix 1**).
- 2.2. This Ecological Impact Assessment has been informed by the following:
- Detailed data search including purchase of biological records; and
 - 'Extended' Phase I Habitat Survey undertaken in January 2023.
- 2.3. Consideration of the potential ZoI for different ecological features as a result of the proposed development informed the search areas for the data search and the scope of further surveys required to inform this assessment, where there was potential for significant ecological effects or those where measures could be required to ensure legal compliance.

Data Search

- 2.4. A desk-based study was conducted whereby records of designated sites and records of protected and priority sites were purchased and interrogated for the site and the surrounding landscape.
- 2.5. Search areas for which records were requested or checked were selected for each feature/group to ensure relevant features within the ZoI of the proposed development have been considered. This extended to a 2 km radius for protected and priority species records, 2 km for non-statutorily and nationally designated statutory sites and 10km for European statutorily designated sites. The following resources were consulted/contacted:
- Multi-Agency Geographic Information for the countryside (MAGIC) website²;
 - South East Wales Biodiversity Records Centre (SEWBreC)³;
 - Neath Port Talbot County Borough Council website⁴;
 - Joint Nature Conservation Committee (JNCC) website⁵;
 - Natural England (NE) designated sites website⁶;
 - The Local Biodiversity Action Plan known as the Neath Port Talbot Local Biodiversity Action Plan (BAP)/ Priority species ref; and
 - Google Maps, including aerial photography.

² <https://magic.defra.gov.uk/>

³ <http://www.sewbrec.org.uk>

⁴ <https://www.npt.gov.uk/?lang=en-gb>

⁵ <https://jncc.gov.uk/our-work/uk-protected-areas/>

⁶ <https://designatedsites.naturalengland.org.uk/>



Extended Habitat Survey

- 2.6. An extended habitat survey of the site was undertaken on 18th January 2023 by Paul Webb, a qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and an experienced field surveyor.
- 2.7. The habitat survey methodology was based on guidance set out in the UK Habitat classification⁷. This entailed classifying and mapping broad habitat types present. A basic inventory of the habitats and representative species list was produced. Where access allowed, adjacent habitats were also considered, in order to assess the site within the wider landscape.
- 2.8. Note was taken of the more conspicuous fauna, and any evidence of, or potential for the presence of protected or priority flora and fauna.
- 2.9. The weather conditions during the survey were dry and cloudy, with an air temperature of 4°C and 'light air' wind factor.

Evaluation

- 2.10. Habitats and species are defined in accordance with the Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).
- 2.11. The scale of importance of each ecological feature is assigned within a defined geographical context, namely international and European, national, regional, county, and local⁸. Features below local importance are considered to be of negligible importance.
- 2.12. Consideration will also be given to legally protected or controlled species, which are 'important features' in the context of this assessment, for which mitigation measures are required to ensure legal compliance, regardless of their geographic scale of importance. Thus, it is possible for a feature of negligible ecological importance to be legally protected and hence require mitigation.

Limitations and Assumptions

- 2.13. The Habitat survey was undertaken in January 2023, as such, certain plant species may not have been present during the survey. This is taken into account within the report and is considered a minor limitation, though mitigated through consultation with NPT Council.
- 2.14. The species data collated during the data search are only those records submitted to SEWBRc and therefore should not be taken as a definitive list of the protected species and those of principal importance to occur within the study area.

Quality Assurance

⁷ Butcher, B. et al., 2020. *The UK Habitat Classification User Manual Version 1.1*. [Online] Available at: <http://www.ukhab.org/>

⁸ In this assessment, local importance is considered within the context of Neath Port Talbot County.



- 2.15. All ecologists at Tyler Grange Group Ltd are members of CIEEM or are working towards membership and act under the direction of members and abide by the Institute's Code of Professional Conduct.



Section 3: Ecological Features

- 3.1. Ecological features within the site and wider study area are described below, together with an assessment of their importance using a geographical frame of reference advocated by CIEEM.

Protected Sites

- 3.2. The site is not covered or directly adjacent to any statutory sites designated by nature conservation importance.
- 3.3. Local wildlife sites in NPT are referred to as Sites of Interest to Nature Conservation (SINCS).
- 3.4. Two European statutory sites, and five non-statutory designated sites were identified within the study area, see **Table 1** below.

Table 1 Designated sites within study area.

Site name and designation	Distance from site (km), site description and reason for designation	Ecological importance
International statutory	Crymlyn Bog/ Cors Crymlyn Special Area of Conservation (SAC) and Ramsar site, c.5.8 km northwest of site. One of the largest valley floodplain mires in Wales, and amongst the most important in the United Kingdom, the site forms part of an extensive inter-estuarine complex. The site is primarily designated for its transition mires and quaking bogs, and its calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i>. The area is notable for its rich invertebrate fauna, including many nationally rare or highly localized species associated with mires.	International
International statutory	Kenfig/Cynffig SAC, c.6.7 km south of site. This large, 1189 ha, site is designated for its dunes and highly alkaline waters. It's designated primarily for fixed coastal dunes with herbaceous vegetation (grey dunes), dunes with <i>Salix repens</i> ssp. <i>argentea</i> <i>Salicion arenariae</i>, humid dune slacks, hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp., petal wort <i>Petalophyllum ralfsii</i>, and fen orchid <i>Liparis loeseli</i>. The three dune types support a variety of vegetation: the extensive areas of fixed dune support red fescue <i>Festuca rubra</i> and lady's bedstraw <i>Galium verum</i> and semi-fixed dune grassland with marram <i>Ammophila arenaria</i> and red fescue; the mature species-rich dune slacks support extensive areas of <i>Salix repens</i> ssp. <i>Argentea</i>; and the calcareous dune slacks, which are amongst the most species-rich in the UK, support communities dominated by a variety of mosses and a number of rare plants.	International



	The SAC supports thousands of petal wort and around 50% of the UK's fen orchid population.	
Non-statutory	NPT Watercourses Site of Importance for Nature Conservation (SINC) , c.0.1 km southwest of site. No description of SINC available.	County
Non-statutory	Harbourside Law Courts SINC , c.0.6 km southeast of site. A brownfield site consisting of open mosaic habitat on previously developed land. The site supports common centaury <i>Centaurea erythraea</i> , blackstonia sp. and other typical early pioneering species, with large areas of sedum sp., kidney vetch <i>Anthyllis vulneraria</i> , and bare ground are present. BAP invertebrates present include small blue butterfly <i>Cupido minimus</i> , shrill carder bee <i>Bombus sylvarum</i> , and brown-banded carder bee <i>Bombus humilis</i> . Common reptile species, linnet <i>Linaria cannabina</i> and starling <i>Sturnus vulgaris</i> are also present.	County
Non-statutory	Lower River Afan Estuary SINC , c.0.6 km southeast of site. This SINC covers the lower estuary of the River Afan. The site consists an excellent mosaic of saltmarsh plants along mud-flats and coastal grassland which includes pockets of dune habitat along the higher shore. The latter are associated with the Little Warren system (see below table row). The Neath Port Talbot coastline is subject to huge development pressure, and the afore mentioned protected sites are isolated by industrial works, residential developments and business parks. A tarmacked cycleway runs along the top of the site from the Afan promenade towards Port Talbot to the east.	County
Non-statutory	Little Warren SINC , c.1.2 km southwest of site. A small area of sand dunes supporting an important population of <i>Matthiola sinuata</i> (sea stock). The site is located at the southern end of the Aberafan seafront developments at the mouth of the River Afan, and is managed by The Wildlife Trusts of South and West Wales.	County
Non-statutory	Panasonic SINC , c.1.5 km northwest of site. A considerable area of post-industrial land adjacent to and south of the M4, at Baglan. The site supports a mosaic of habitats including scrub communities, neutral grassland, fen, reedbed and ponds. The area provides a stepping stone for	County



	species such as invertebrates, e.g. bees, and a variety of birds. The site has previously supported breeding Lapwing.	
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Habitats

- 3.5. The habitats present within the site, along with their ecological importance and photographs are detailed in **Table 2** below, this should be read in conjunction with the Habitat Features **Plan 15539/P01**.
- 3.6. The site supports the following habitats:
- Dense and Scattered Scrub;
 - Sealed Surface;
 - Other Neutral Grassland;
 - Spoil and Refuge; and
 - Tall Ruderal, Grassland and Scrub Mosaic.



Table 2 Site habitats.

Habitat	Description	Site photographs	Ecological Importance
Dense and Scattered scrub	Small areas of dense scrub and scattered scrub are present throughout the site, Photos 1 & 2 . Species present include bramble <i>Rubus fruticosus</i> , buddleia <i>Buddleja davidii</i> , goat willow <i>Salix caprea</i> , gorse <i>Ulex</i> sp. The scrub forms a mosaic habitat with tall ruderal and grassland, see below table rows. The southern portion of the site is starting to become more dominated by scrub in absence of recent management/disturbance.	 Photo 1. Dense scrub patch. 	Negligible



		Photo 2. Scattered scrub patch.	
Sealed surface	There is an area of hardstanding at the site entrance, Photo 3 , and two areas where former steel frame buildings were located.	 Photo 3. Hardstanding area by the entrance.	Negligible
Other neutral grassland	A central strip of grassland runs through the middle of site, along the track, Photo 4 . This section of grassland has a short sward which appears to have been managed to access the substation. The surrounding grassland areas form a mosaic habitat with scrub and ruderal species and is of a longer sward, Photo 5 . Dominant species identified in the grassland include creeping bent <i>Agrostis stolonifera</i> , Yorkshire fog <i>Holcus lanatus</i> , false oat-grass <i>Arrhenatherum elatius</i> , cock's foot <i>Dactylis glomerata</i> , with ribwort plantain <i>Plantago lanceolata</i> , creeping thistle <i>Cirsium arvense</i> , poppy <i>Papaver</i> sp., dandelion <i>Taraxacum</i> sp., pendulous sedge <i>Carex pendula</i> , and wild carrot <i>Daucus carota</i> .	 Photo 4. Short sward grassland running through site.	Local



	Historic presence of kidney vetch had been recorded within the site.	 Photo 5. Poor semi-improved grassland showing predominantly longer sward.	
Spoil and refuge	A spoil mound with vegetation is present immediately east of the entrance, Photo 6. Species include teasel <i>Dipsacus fallonum</i>, poppy, bramble, buddleia, and curled dock <i>Rumex crispus</i>. Litter has been left along the edge of the spoil mound, and along the track of poor semi-improved grassland, Photo 7.	 Photo 6. Spoil pile to east of the entrance.	Negligible



		 Photo 7. Refuse immediately east of the entrance.	
Tall ruderal, grassland and scrub mosaic	The majority of site is covered by a predominantly unmanaged mosaic of tall ruderal, grassland and scrub mosaic comprised of the species listed within the separate habitats groups in the above rows, Photos 8 & 9. Scrub is starting to encroach the southern portions of the site. The grass species were dominated by cocksfoot, creeping bent and false oat grass which are associated with typically less diverse grassland and structurally becoming more tussocky and dense, with scrub encroachment. Communication with the Ecology Team of NPT Council confirmed that the site was previously defined as Open Mosaic on Previously Developed Land a Section 7 priority habitat. There is still a habitat mosaic associated with the site, however, lack of management or disturbance within the site	 Photo 8. Mosaic vegetation on-site.	Local



has seen an encroachment of scrub and more tussocky grassland and ruderal sward composition. Though the seedbank will still be present the lack of management has decreased the value of these habitat and will continue to deteriorate with lack of management.



Photo 9. Mosaic vegetation on-site.

Fauna

- 3.8. Details of fauna species with potential to utilise the site, are described in **Table 3** below.



Table 3 Protected and priority species.

Species/Group	Records within 2 km	On site	Ecological Importance
Amphibians	No records of great crested newt <i>Triturus cristatus</i> were returned from SEWBrEC. Records for common frog <i>Rana temporaria</i>, toad <i>Bufo bufo</i>, palmate and smooth newt <i>Lissotriton helveticus</i> and <i>L. vulgaris</i> were returned, the closest record being c.800 m west of site for frogs in 2020.	There are limited opportunities for great crested newt (GCN) and other amphibians on site. The site is an isolated habitat surrounded by roads without connection to habitats of greater suitability. Given the distances involved to the closest biological record, lack of connecting habitat or suitable breeding habitat on site, GCN are considered likely absent from the site.	N/A
Bats	32 records for bats were returned from SeWBrEC. Species recorded were pipistrelle <i>Pipistrelle</i> spp., myotis <i>Myotis</i> spp., brown long-eared <i>Plecotus auratus</i>, and noctule <i>Nyctalus</i> spp. The most recent record from 2022.	There are no trees or hedgerows within the site. However, dense and scattered scrub offer limited opportunities for foraging bats. Street lighting is present along the two main roads along the northeast and southwest boundaries of site. A flood light shines onto site from the site entrance. Due to the location of site, likely high levels of lighting, limited connectivity with suitable habitats, and the common occurrence of the habitats recorded on site in the local area, the site is not likely to be fundamental for maintaining the local bat population.	Negligible



Birds	1092 records of birds were returned from SeWBReC. Including the red listed and Species of Principal Importance (SoPI) linnet, house sparrow <i>Passer domesticus</i>, starling; the red listed Common Swift <i>Apus apus</i>; and the amber listed and species of principal importance hedge accentor <i>Prunella modularis</i>. 15 records of Neath Port Talbot (NPT) 'special' species⁹ kingfisher <i>Alcedo atthis</i> were returned, though the habitats of the site are not suitable for either nesting, or foraging.	The habitats on-site offer nesting and foraging opportunities for birds in the scrub and tall ruderal vegetation. The site and wider area would be expected to support foraging birds in the immediate area surrounding the site, being a partially vegetated 'island' amongst residential and commercial buildings. The site itself would not be expected to be of significant importance to the local bird assemblage. Habitats to the northwest and south, beyond Port Talbot, provide greater foraging and nesting opportunities.	Negligible
Hedgehogs	Twenty nine records of hedgehog were returned from SeWBReC, the closest c.300 m west of the site, from 2020.	The habitats on-site offers foraging and hibernation opportunities for hedgehogs. However, the terraced housing with no front gardens, two main roads, and the wooden board fencing and brick walls around site limit/prevent connectivity with the wider area. It is therefore considered unlikely that hedgehogs are on-site. Hedgehogs are widespread in the local area.	Negligible
Invertebrates	234 records of invertebrates were returned from SeWBReC, the closest being onsite for small blue	The colonization of brownfield site by pioneering plant species (tall ruderal, scrub, vegetated spoil piles and	The population of small blue

⁹ [Special Species – Neath Port Talbot Council \(npt.gov.uk\)](https://www.npt.gov.uk/special-species)



	butterfly <i>Cupido minimus</i>, from 2019. Small blue are priority species, Section 7 species and NPT 'special' species. SeWBRec returned 21 records of small blue, four of which were recorded within the site. 65 records of priority species of butterfly were returned. Species include small blue, grayling <i>Hipparchia semele</i>, small heath <i>Coenonympha pamphilus</i>, dingy skipper <i>Erynnis tages</i>, small pearl-bordered fritillary <i>Boloria selene</i>, and wall <i>Lasiommata megera</i>. 32 records of priority species of bee were returned. Species include brown-banded carder bee <i>Bombus humilis</i>, moss carder bee <i>Bombus muscorum</i>, and shrill carder bee <i>Bombus sylvarum</i>. Shrill carder bee are a NPT special species. SeWBREC returned seven records for shrill carder bee, the closest c.300 m south of site, from 2013. 75 records of 35 species of priority moth were returned, the closest c.325 m from site for cinnabar <i>Tyria jacobaeae</i>.	grassland) provide opportunities for invertebrates such as bees, butterflies, insects and beetles. The priority and special NPT species small blue butterfly has been recorded on-site (SeWBRec) in 2019. Since 2019 the sites vegetation mosaic has decreased in disturbance or management and increased in areas of dense scrub and longer more tussocky grassland and ruderal habitats. The will reduce the sites capacity for kidney vetch and suitability for Small blue.	identified historically would have met the criteria for SINC in NPT Council and be considered of county importance.
Plants	623 records of flowering plants were returned from SeWBReC.	The habitats present on-site are not suitable for bluebell or sea stock. Bluebells are found in broadleaved woodlands, fields and along hedgerows, and sea stock is found on sand dunes. Neither of these	Negligible



	Two records for priority species, and special NPT species, bluebell <i>Hyacinthoides non-scripta</i> were returned 975 m southeast of site from 2006. 16 records for priority plant species sea stock <i>Matthiola sinuate</i> were returned, the closest c.1.1 km from site.	habitats are present on-site and the site walk-over did not record any priority plant species. It is considered unlikely that priority plant species are present on-site.	
Reptiles	Three records of slow worm <i>Anguis fragilis</i> were returned within 1 km of site, from SeWBReC all from the Harbourside Law Courts SINC in 2017.	The tall ruderal and grassland offers suitable habitat for reptiles. However, given its isolated, urbanised nature, and lack of records for reptiles in the ZoI. It is considered unlikely reptiles, if present would have colonised the site. They are therefore considered likely absent.	N/A
Invasive species	60 records for invasive species buddleia <i>Buddleja davidii</i> were returned from SeWBReC within the site boundary. The most recent record from 2022. Three records for American Mink were returned, the closest c. 750 m northeast of site, from 2014.	The site walk-over recorded areas of buddleia scrub which is beginning to encroach the habitats within the site.	Negligible
Other protected/priority species	One record of harvest mouse was returned c.300 m south of site, from 2006. Four records of Eurasian badger <i>Meles meles</i> were returned 800 m north of the site, from 2019.	The habitats on-site are not considered suitable for badger, hare, harvest mouse, dormouse, otter and water vole. The isolated nature of the site with no connecting habitats is unsuitable for these species. No evidence of these species was recorded during the site	Negligible



	Ten records of otter <i>Lutra lutra</i> were returned, the closest c.675 m northeast of the site, from 2004. The most recent records are from 2014, c.800 m from the site. One record of brown hare was returned c. 1.7 km north of site. One record of hazel dormouse was returned c.1.7 km east of site, from 2007. One record of water vole was returned c. 1.9 km north of site, from 2002.	visit. It is therefore considered these species are likely absent from the site.	
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Section 4: Potential impacts, Mitigation and Enhancement

Site Proposals

- 4.1. The proposals for the site (see **Appendix 2**) include an Aldi foodstore and a Starbucks Drive Thru with associated access, parking, SUDs and soft landscaping.
- 4.2. The proposals result in the loss of all current habitats on-site. This includes loss of scrub, tall ruderal vegetation and grassland mosaics.

Impacts and Requirements for Mitigation and Enhancement

- 4.3. The Natural Environment and Rural Communities Act (NERC) 2006 gives the importance of conserving biodiversity a statutory basis, requiring government departments (which includes Local Planning Authorities) to have regard for biodiversity in carrying out their obligations (which includes determination of planning applications) and to take positive steps to further the conservation of listed species and habitats. In addition, the Environment (Wales) Act 2016 requires the Welsh Ministers to identify living organisms and types of habitats of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales. In exercising their functions under this section, the Welsh Ministers must apply the principles of sustainable management of natural resources. These articles of legislation require NPT Council to take measures to protect species or habitats from the adverse effects of development, where appropriate, by using planning conditions or obligations.
- 4.4. Where there are potential impacts in the construction and/or operational phases of the development to the ecological features described and evaluated in **Section 3**, these are described below. Where potential impacts would cause a breach in legislation or planning policy (as set out in **Appendix 1**), the requirement for mitigation or compensation are noted.

Protected Sites

International sites

- 4.5. No international sites were identified within the site boundaries.
- 4.6. Two International statutory sites were identified within the 10 km ZoI, Crymlyn Bog SAC which is 5.8 km and Kenfig SAC which is 6.7 km from the site boundary. Crymlyn SAC is designated for its floodplain mires and associated fauna and flora, and Kenfig SAC is designated for its dunes and water quality. The distance from these sites and proposals of the development would not be expected to have an impact either directly or indirectly on these protected sites.

Local wildlife sites

- 4.7. NPT watercourses SINC is approximately 100 m from the site, however, it is separated by two main roads and industrial buildings. There is potential for pollution through construction works to enter drainage systems into the River Afan which is part of the SINC. This can be mitigated through best practice guidance for preventing spills and site run off from the construction sites, which would be detailed within a Construction Environment Management Plan (CEMP).



- 4.8. The Harbourside Law Courts SINC , Lower River Afan Estuary SINC, Little Warren SINC, and Panasonic SINC are also within the study area. No effects are considered likely given the nature of the proposals and distances from the site. No other tangible impact pathways have been identified and overall no impacts upon any protected sites are considered likely from the site proposals.
- 4.9. The record of the Section 7 small blue butterfly within the site meets the NPT Council SINC selection criteria, which considers sites that have presence of Section 7 butterflies for SINC selection. NPT Council is ultimately responsible for designating sites as SINC. NPT Council is also joint applicant for the upcoming planning proposal, discussions during the pre-application process included NPT Council compensating for small blue off site which has been implemented, see **Appendix 3** for confirmation of NPT Councils approach and commitment to compensate.

Habitats

- 4.10. The proposals will result in the loss of all current habitats on-site including hardstanding, spoil and refuge, dense and scattered scrub, ruderal and grassland mosaics of local ecological importance.
- 4.11. The proposals include drainage, SUDs and associated landscaping including native species grassland and hedgerow which can be viewed in **Appendix 4**. Native tree planting comprising hazel, field maple, holly and hawthorn will be planted in a native species hedge mix. In addition, trees designed to improve air quality such as Norway maple *Acer platanoides*, ginkgo *Ginkgo biloba* and silver birch *Betula pendula* have been included within the planting scheme. The SUDS features include marginal vegetation comprising yellow iris *Iris pseudacorus*, reed sweet grass *Glyceria maxima*, purple loosestrife *Lythrum salicaria* and water forgetmenot *Myosotis scorpioides*. Additionally, there will be areas of grassland planting including species such as wild carrot, common knapweed *Centaurea nigra* and oxeye daisy *Leucanthemum vulgare* , of benefit to pollinating species.
- 4.12. Given the lack of management and disturbance, the site is succeeding to scrub and longer sward grassland, with less potential for pioneering species that were historically present and were defined as the Section 7 open mosaic on previously developed land. However the habitat is still of local importance and due to the presence of the aforementioned small blue butterfly the council as part of the joint applicant team have committed to providing suitable offsite habitat compensation in the form of plug planting of kidney vetch the larval food plant of the small blue (**Appendix 3**). With this taken into account the development would be considered to be in accordance with national and local planning policy found in **Appendix 1**.

Protected and Priority Species

Bats

- 4.13. The site is considered to provide limited foraging opportunities for light tolerant species such as pipistrelles in the immediate vicinity of the site. Due to the built-up nature of the surrounding area and limited connectivity to suitable foraging and roosting habitat any impacts from loss of habitat on site are not considered to be significant on the local bat assemblage. The proposals include the installation of lighting, however, the site is already subject to lighting associated with the roads and street lighting, and light sensitive species are not expected to be present.
- 4.14. Post-development, new native species planting and SuDS features will provide foraging opportunities for the local bat population, where present.



Birds

- 4.15. The proposals will result in the loss of scrub and ruderal habitat that provides opportunities for common species of nesting bird.
- 4.16. During the construction phase, there is the potential to impact nesting attempts from birds during vegetation clearance which would trigger the Wildlife and Countryside Act 1981, (as amended). Therefore, removal of woody vegetation should be timed for outside the nesting bird season (generally taken as March to August, inclusive, though this is not defined in law and birds can nest outside of this period) or be preceded by a check for active nests by an ecologist. If a nest is found, a minimum of a 5 m buffer will need to be left around the nest to prevent disturbance until the chicks have fledged, as confirmed by an ecologist.
- 4.17. The planting of trees around site, described above, will provide new and enhanced foraging and nesting habitat for common birds around the site.
- 4.18. In addition 3 x nesting enhancements for starling¹⁰ are provided on the Aldi building. These will be sited on the north eastern aspect and above 2.5 m in line with manufacturer instruction. Approximate locations are indicated by the red square shown below in Figure 4.1.



Figure 4.1 Approximate location of 3x starling nest boxes located on the exterior of the Aldi store.

¹⁰ [Eco Starling Nest Box \(wildcare.co.uk\)](https://wildcare.co.uk/)



Invertebrates

- 4.19. There are records of the Section 7 species small blue butterfly within the site boundary from 2019. It is currently unknown if kidney vetch, which is the sole plant species of the small blue caterpillar is still present within the site. It is likely that the sites grassland mosaic has become of a denser sward and with larger areas of scrub which will have restricted suitable locations for kidney vetch.
- 4.20. If still present, small blue would meet the NPT Council requirements for SINC selection¹¹, which in absence of mitigation or compensation would likely be considered an impact at a county level. However, as described in the above protected sites and habitats section and **Appendix 3**; the council are implementing a strategy to compensate for the population of small blue offsite. Offsite compensation is justified in this instance as the site is of limited size to be able to develop with in-situ compensation and management in place and the site is decreasing in value due to a lack of management or disturbance, leading to scrub encroachment. As such, and with the councils compensation strategy in place, whilst the sites proposals would impact the small blue population within the site, this would be compensated for with the implementation of the councils strategy.
- 4.21. The native species habitats and flowering ornamental species as shown in **Appendix 4** will provide a benefit to a range of invertebrates, in particular pollinating species. In addition, insect enhancements are to be included within the soft landscaping of the SUDS features, such as insect hotels or similar¹² These come in a variety of constructions and can either be mounted on a short pole within the grassland, or affixed onto a retaining wall/fence. Indicative locations are provided below, they should be placed south or south east facing in line with manufacturer recommendations.

¹¹ [spg_biodiversity_geodiversity_may18.pdf \(npt.gov.uk\)](#)

¹² [Nooks & Crannies Insect Hotel - Ark Wildlife UK](#)





Figure 4.2: Indicative locations of insect enhancements within soft landscaping scheme, shown by the blue ovals.

- 4.22. The proposals would be in accordance with national planning policy and local planning policy identified in **Appendix 1**.

Invasive species

- 4.23. All buddleia will be removed as part of the proposals.

Other species

- 4.24. Regard will be had for any other protected or notable species that may be present within the site. In particular, hedgehog, a UK Priority Species, which could be affected during the construction phase, if present. Prior to site clearance work, any obvious piles of leaves or brash will be cleared by hand and should any hedgehogs be found, they will be carefully moved to other areas of suitable habitat, away from the proposed development.

Net Benefit for Biodiversity

- 4.25. Biodiversity within Wales is considered with respect to its contribution to achieving ecosystem resilience, which is based on five attributes specified in the Environment (Wales) Act. These attributes are Diversity, Extent, Condition, Connectivity and Aspects of ecosystem resilience (DECCA). The definitions of these are as follows:
- Diversity: maintaining and enhancing diversity at every scale, including genetic, structural habitat and between-habitat levels.



- Extent: incorporating measures which maintain and increase the area of semi-natural habitat/features and linkages between habitats.
- Condition: the condition of an ecosystem is affected by multiple and complex pressures acting both as short term and longer-term types of disturbance. Both direct and wider impacts should be considered, for example avoiding or mitigating pressures such as climate change, pollution, invasive species, land management neglect etc.
- Connectivity: refers to the links between and within habitats, which may take the form of physical corridors, stepping stones in the landscape, or patches of the same or related vegetation types that together create a network that enables the flow or movement of genes, species and natural resources. Developments should take opportunities to develop functional habitat and ecological networks within and between ecosystems, building on existing connectivity.
- Aspects of ecosystem resilience (adaptability, recovery and resistance): ecosystem resilience is a product of the above four attributes. Adaptability, recovery and resistance to/from a disturbance are defining features of ecosystem resilience.

- 4.26. The net benefit for biodiversity (NBB) approach by the Welsh Government puts emphasis on proactive consideration and wider ecosystem benefits.
- 4.27. In the context of the proposed development, there would be impact to biodiversity at a local level to the habitats on site, namely the open mosaic habitats of grassland, tall ruderal and scrub and potentially a county level for populations of the Section 7 species Small Blue butterfly which would meet the NPT Council criteria for county wildlife sites.
- 4.28. In absence of mitigation or compensation the development would not be in compliance with Planning Policy Wales or local policy outlined in Appendix 1 principally PPW and Policies EN 6, SP 15, and EN 7.
- 4.29. However on site native species planting and fauna enhancements as well as offsite habitat compensation implemented by NPT Council, are factored in as part of the development proposals and off set these impacts. The addition of species of tree such as Norway Maple, Silver Birch and Ginko within the planting scheme have been planted for their benefit of air quality, specifically in relation to SP 16 and EN 8.
- 4.30. As the site would likely have deteriorated significantly to scrub encroachment without specific management the site proposals, biodiversity enhancements and offsite compensation are considered to be an appropriate approach and in line with the mitigation hierarchy and DECCA principles to meet a net gain for biodiversity National PPW and Local Policy.



Section 5: Conclusions

- 5.1. The site has historic presence of the Section 7 habitat open mosaic on previously developed land, and the section 7 species small blue butterfly. Whilst the habitats on site have deteriorated through lack of management/disturbance the historic seed bank and relatively recent identity as a Section 7 habitat supporting small blue butterfly compensation is required to comply with national and local planning policy as shown in **Appendix 1**.
- 5.2. In order to compensate for the loss of onsite habitats and small blue butterfly, offsite compensation has been designed and is within the final stages of implemented by NPT Council. In addition the scheme has been designed to include native species planting which would benefit a variety of pollinating species as well as species they themselves support, such as birds; habitat enhancements for invertebrates and nesting starling are also provided.
- 5.3. With the implementation and enhancement strategy described in this assessment (outlined in **Section 4**), it is considered that the proposed development would be in conformity with relevant policy and legislation, as set out in **Appendix 1**.



Appendix 1: Legislation and Planning Policy

Legislation

- A1.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
 - The Conservation of Habitats and Species Regulations 2018;
 - The Countryside and Rights of Way (CROW) Act 2000;
 - The Natural Environment and Rural Communities Act (NERC) 2006; in Wales this is superseded by the Environment (Wales) Act 2016
 - The Hedgerows Regulations 1997; and
 - The Protection of Badgers Act 1992.
- A1.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2017 (as amended).
- A1.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests and eggs are protected under the Act, which makes it illegal to knowingly damage or destroy the nest site during the nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.
- A1.4. Schedule 12 of the CROW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) by the introduction of a new offence of 'reckless' disturbance of certain listed birds and animals at their place of rest or shelter.

The Environment (Wales) Act 2016

- A1.5. This piece of legislation is to plan and manage Wales' natural resources. The key area that is relevant to the proposals relates to the sustainable management of the Welsh Natural Resources, the principles of which are outlined below:
- Building resilience-A resilient ecosystem is one that is healthy and functions in a way that is able to address pressures and demands placed on it and is able to deliver benefits over the long term to meet current social, economic and environmental needs.
 - Managing multiple benefits -Our ecosystems provide us with a wide range of services and benefits. We need to take all of these into account when we make decisions about how we use them , so that they provide multiple benefits for the long term. This includes taking into account their intrinsic value.



- Adaptive management - Ecosystem processes and functions are complex and variable, and our approach will be adaptive with a focus on active learning derived from monitoring and outcomes and taking into account the time lags and feedback times for ecosystems to respond to interventions. It is about 'learning by doing'.
- Long term - It is also important to take account of the short, medium and long-term consequences of actions, and consider time lags and feedback times for ecosystems to respond to any interventions.
- Evidence - This means gathering information and considering all the social, economic and environmental evidence (including evidence in respect of uncertainties) from a wide range of experts and stakeholders at the local, regional and national level as appropriate, both to identify priorities and opportunities for their management and also in delivering the management actions.
- Collaboration and co-operation -It is about having a two-way communication across local, regional, national and international levels and being interconnected between policy, process and people to break down silo ways of working. This approach supports the development and implementation of the new, innovative solutions that are needed.
- Working at the right scale -An ecosystem is a functioning unit that can operate at any scale depending on the problem or issue being addressed.

Badger

- A1.6. The Protection of Badgers Act 1992 consolidates the previous Badger Acts of 1973 and 1991. The legislation aims to protect the species from persecution, rather than being a response to an un-favourable conservation status. As well as protecting the animal itself, the 1992 Act also makes the intentional or reckless destruction, damage or obstruction of a badger sett an offence.
- A1.7. A sett is defined as 'any structure or place which displays signs indicating current use by a badger'. In addition, the intentional elimination of sufficient foraging area to support a known social group of badgers may, in certain circumstances, be construed as an offence by constituting 'cruel ill treatment' of a badger. Badgers are common and widespread in the UK and are not the subject of conservation action.

Bats

- A1.8. As European protected species, all UK bats receive legal protection in Wales under the Conservation of Habitats and Species Regulations 2017 (as amended) and the WCA 1981 (as amended).
- A1.9. All British species of bat are listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 as European Protected Species (EPS). Regulation 41 (1) makes it an offence to:
- Deliberately capture or injure an EPS;
 - Deliberately disturb an EPS;
 - Deliberately take or destroy the eggs of an EPS; and/or
 - Damage or destroy a breeding site or resting place of an EPS.



A1.10. All British bats are listed in Schedule 5 of the WCA. Section 9 of the WCA affords protection to Schedule 5 animals against:

- Intentional killing, injuring or taking;
- Possessing (including parts or derivatives);
- Intentional or reckless damage, destruction, or obstruction of any structure or place used for shelter, or protection; and/or
- Selling, offering or exposing for sale (alive or dead, including parts or derivatives).

A1.11. All British bats are also listed at Schedule 6 of the WCA, and as such under Section 11 (1) of the WCA cannot be killed or taken by certain methods, such as traps and nets, poisons, automatic weapons, electrical devices, smoke/gases etc.

A1.12. Several British bat species are listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, which states that decision-makers such as Local Planning Authorities must have regard to Species of Principal Importance (SoPI) in all their activities, including when making decisions on planning applications, this is superseded by the Environment Act 2016 as Section 7 priority species.

A1.13. The following bat species are SoPIs: barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, brown long-eared *Plecotus auritus*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule *Nyctalus noctula*, common pipistrelle *Pipistrellus Pipistrellus* and soprano pipistrelle *Pipistrellus pygmaeus*.

Birds

A1.14. In England and Wales, birds and their nests are protected under the Wildlife and Countryside Act (1981) (as amended).

Reptiles

A1.15. The four common reptile species found within the UK are common lizard *Zootoca vivipara*, slow-worm *Anguis fragilis*, grass snake *Natrix natrix* and adder *Viper berus*. These species and all other native reptiles are protected against killing, injuring or trade under section 9 (parts 1 and 5) of the Wildlife and Countryside Act 1981 (as amended). Only part of sub-section 9(1) applies, which make it an offence to:

- Intentionally kill or injure; and
- Sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative).

A1.16. Common lizard, slow-worm, grass snake and adder are all listed as species of principal importance under section 41 of the Natural Environment and Rural Communities Act 2006 (NERC), this is superseded by the Environment Act 2016 in Wales 2016 as Section 7 priority species.

Planning Policy

Planning Policy Wales (PPW), February 2024

A1.17. Planning Policy Wales (PPW) was updated in February 2024 and sets out the Government's planning policies for Wales and how these should be applied. It includes provision for Net Benefits for Biodiversity.



- A1.18. Section 6.4 of PPW considers biodiversity and ecological network and states that *“the planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement.”*
- A1.19. *Addressing the consequences of climate change should be a central part of any measures to conserve biodiversity and the resilience of ecosystems. Information contained in SoNaRR, Area Statements and species records from Local Environmental Record Centres should be taken into account. Development plan strategies, policies and development proposals must consider the need to:*
- *Support the conservation of biodiversity, in particular the conservation of wildlife and habitats;*
 - *Ensure action in Wales contributes to meeting international responsibilities and obligations for biodiversity and habitats;*
 - *Ensure statutorily and non-statutorily designated sites are properly protected and managed;*
 - *Safeguard protected and priority species and existing biodiversity assets from impacts which directly affect the nature conservation interests and compromise the resilience of ecological networks and the components which underpin them, such as water and soil, including peat; and*
 - *Secure enhancement of and improvement to ecosystem resilience by improving diversity, condition, extent and connectivity of ecological networks.*
- A1.20. The Biodiversity and Resilience of Ecosystems Duty (Section 6 Duty) states that *“planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity. In doing so planning authorities must also take account of and promote the resilience of ecosystems, in particular the following aspects:*
- *Diversity between and within ecosystems;*
 - *The connections between and within ecosystems;*
 - *The scale of ecosystems;*
 - *The condition of ecosystems including their structure and function; and*
 - *The adaptability to ecosystems.*
- A1.21. *In fulfilling this duty, planning authorities must have regard to:*
- *The list of habitats and species of principal importance for Wales, published under Section 7 of the Environment (Wales) Act 2016;*
 - *The State of Natural Resources Report (SoNaRR), published by Natural Resources Wales (NRW); and*
 - *Any Area Statement that covers all or part of the area in which the authority exercises its functions.”*
- A1.22. The broad framework for implementing the Section 6 Duty and building resilience through the planning system includes addressing: Diversity, Extent, Condition, Connectivity and Adaptability to change (DECCA).
- A1.23. Section 6.2 specifies the need for a green infrastructure statement:



“A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.”

Technical Advice Note 5 (TAN 5), Nature Conservation and Planning (2009)

A1.24. The purpose of Technical Advice Note (Wales) 5 (TAN5) is to supplement the information provided in PPW. This provides advice for local planning authorities on:

- The key principles of positive planning for nature conservation;
- Nature conservation and Local Development Plans;
- Nature conservation in development management procedures;
- Development affecting protected internationally and nationally designated sites and habitats; and
- Development affecting protected and priority habitats and species.

Local Planning Policy

Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016

Policy SP 15

Biodiversity and Geodiversity

A1.25. Important habitats, species and sites of geological interest will be protected, conserved, enhanced and managed through the following measures:

1. The identification of the following Internationally and Nationally designated sites within the County Borough to enable their protection:
 - a. Special Areas of Conservation (SACs) and Ramsar Sites;
 - b. (b) Sites of Special Scientific Interest (SSSIs);
 - c. (c) National Nature Reserves (NNRs).
2. The identification and protection of sites of regional and local importance;
3. The protection of important natural heritage features.

Policy EN 6

Important Biodiversity and Geodiversity Sites

A1.26. Development proposals that would affect Regionally Important Geodiversity Sites (RIGS), Local Nature Reserves (LNRs), Sites of Interest for Nature Conservation (SINCs), sites meeting SINC criteria or sites supporting Local Biodiversity Action Plan (LBAP) or S42 habitats or species will only be permitted where:



1. They conserve and where possible enhance the natural heritage importance of the site; or
2. The development could not reasonably be located elsewhere, and the benefits of the development outweigh the natural heritage importance of the site.

Mitigation and/or compensation measures will need to be agreed where adverse effects are unavoidable.

Policy EN 7

Important Natural Features

- A1.27. Development proposals that would adversely affect ecologically or visually important natural features such as trees, woodlands, hedgerows / field boundaries, watercourses or ponds will only be permitted where:
1. Full account has been taken of the relevant features in the design of the development, with measures put in place to ensure that they are retained and protected wherever possible; or
 2. The biodiversity value and role of the relevant feature has been taken into account and where removal is unavoidable, mitigation measures are agreed.

Policy SP 16

Environmental Protection

- A1.28. Air, water and ground quality and the environment generally will be protected and where feasible improved through the following measures:
1. Ensuring that proposals have no significant adverse effects on water, ground or air quality and do not significantly increase pollution levels;
 2. Giving preference to the development of brownfield sites over greenfield sites where appropriate and deliverable;
 3. Ensuring that developments do not increase the number of people exposed to significant levels of pollution.

Policy EN 8

Pollution and Land Stability

- A1.29. Proposals which would be likely to have an unacceptable adverse effect on health, biodiversity and/or local amenity or would expose people to unacceptable risk due to the following will not be permitted:
- Air pollution;
 - Noise pollution;
 - Light pollution;
 - Contamination;
 - Land instability;
 - Water (including groundwater) pollution.
- A1.30. Proposals which would create new problems or exacerbate existing problems detailed above will not be acceptable unless mitigation measures are included to reduce the risk of harm to public health, biodiversity and/or local amenity to an acceptable level.



Policy EN 9

Developments in the Central Port Talbot Area

- A1.31. Developments in the central Port Talbot area that could result in breaches of air quality objectives during their construction phase, will be required to be undertaken in accordance with a Construction Management Plan submitted as part of the planning process and agreed by the Council.



Appendix 2: Site Proposals





ANNOTATIONS

- 1 New service yard entrance in approximate location of existing site entrance
- 2 Proposed site access with right hand filter lane off Afan Way and two lane egress
- 3 Pedestrian crossing
- 4 Pedestrian access
- 5 Existing electric sub station with area of hardstanding for access
- 6 Existing facing brick masonry boundary / retaining walls retained
- 7 Vehicle crash barrier and retaining wall to Afan Way
- 8 Existing masonry wall along Water Street to be rebuilt as facing brickwork retaining wall. 3.2m wide footway to be provided. Lighting columns and telegraph poles repositioned
- 9 Low noise external plant area enclosed by a 3m high acoustic grade timber fence and 2.5m high palisade fencing, galvanised finish
- 10 Retaining wall with guard railing above
- 11 1.8m high close boarded fence to site boundary
- 12 Vehicle restraint barrier
- 13 New facing brick boundary retaining wall with 1.1m high railings above along Isaac's Place
- 14 Bicycle stands including accessible and cargo bike parking
- 15 Proposed Aldi double pole sign. Location subject to separate advertisement consent and agreement with the statutory authority to build within the sewer easement
- 16 Proposed Starbucks totem sign position. Location subject to separate advertisement consent and agreement with the statutory authority to build within the sewer easement
- 17 Future gigabit broadband provision brought into site. Location indicative
- 18 Surface water attenuation pond for highway drainage, subject to separate sab and highway application
- 19 Covered trolley bay
- 20 Parent & Child spaces
- 21 Disabled spaces
- 22 Active EVCP spaces
- 23 Loading bay ramp and bin store
- 24 Starbucks bin and plant area
- 25 Approximate location of existing telegraph poles. Service to be diverted
- 26 2.4m x 90m visibility splay
- 27 Route of 525mm Concrete combined sewer
- 28 Route of 900mm h x 600mm w brick combined sewer
- 29 2.4m x 43m visibility splay
- 30 Staff amenity area
- 31 Public realm and focal point

KEY

- Application Boundary
- Denotes tarmac finish
- Denotes concrete surface finish
- Denotes concrete slab finish
- Denotes gravel finish
- Denotes conservation paving, colour charcoal grey
- Denotes block paving, herringbone pattern, permeable / non-permeable
- Denotes outdoor paving tile, Urbex Natural 600 x 600mm
- Denotes outdoor paving tile - 45 degrees, Urbex Charcoal 600 x 600mm
- Denotes landscaped area with misc planting within application area. Refer to separate soft landscaping proposals
- Denotes parking space with electric vehicle charging point
- Denotes parking space with infrastructure installed for the future conversion to electric vehicle charging point
- Existing tree. Refer to arboricultural report
- Proposed tree. Refer to soft landscaping proposals
- Existing site level
- Proposed site level
- Timber acoustic grade fence
- 1.8m high timber close boarded fence
- 1.1m high railing
- 0.45m high timber knee rail
- Denotes lighting column
- Heavy duty bollards
- New stainless steel anti ram bollards

ALDI PARKING	113	STARBUCKS PARKING	28	PARKING TOTAL	141
Typically 2.6m w x 5.0m l spaces		Typically 2.6m w x 4.9m l spaces			
STANDARD	86	STANDARD	20	STANDARD	106
DISABLED	6	DISABLED	2	DISABLED	8
PARENT & CHILD	9	ACTIVE EVCP	6	PARENT & CHILD	9
ACTIVE EVCP	12			ACTIVE EVCP	18
APPLICATION AREA				ALDI BICYCLE SPACES	10
12,135 sqm / 2.999 Acres / 1.214 Hectares				STARBUCKS BICYCLE SPACE	3
				TOTAL BICYCLE SPACES	11

Kendall Kingscott

Chartered Architects
Chartered Building Surveyors
Interior Designers
CDM Services

170466-2310

Project Number: 170466-2310
Drawing Number: P03

Client: Aldi Stores Ltd
Site: Burrows Yard, Afan Way, Port Talbot

Scale: 1:200
Date: 15/04/24
Author: JS
Check: JS
Drawn: JS
By: JS
Date: 15/04/24

Project Name: TOWN PORT TALBOT PLANNING, Water Street v0234
Drawing Title: PROPOSED SITE PLAN 1_200

Revision History:
Rev: 01
Date: 15/04/24
By: JS
Description: Revised junction with Afan Way

Check all dimensions and levels on site

Do not scale the drawing

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Appendix 3: NPT Ecologist Small Blue Compensation Correspondence

RE: Burrows Yard, land north of Afan Way, Aberavon, Port Talbot, SA12 6LL



Laura Palmer <l.palmer@npt.gov.uk>

To: Paul Webb

Cc: Charlotte Smith; Kat Cookes

You forwarded this message on 31/05/2023 14:55.



Wed 31/05/2023 14:33

Hi Paul

Sorry for the delayed response. I just need to check something with our Team Leader, but from memory we have agreed the compensation and done the planting and now the area is in our Bee Friendly scheme so we should be good to go. I just want to check the details before I officially sign it off. I'm not sure about planting for air quality but will liaise with our Green Infrastructure Team (they are a discrete team working on grant funded projects so not core within the authority) and get back to you.

Kind regards

Laura

Laura Palmer MCIEEM

Senior Ecologist / Uwch Ecologydd

Neath Port Talbot County Borough Council/ Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot

Tel/ Ffôn: 07875 341932

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.
Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni

If you would like to use Welsh when dealing with the Council please click [here](#)

Os hoffech ddefnyddio'r Gymraeg wrth ddelio â'r Cyngor os gwelwch yn dda cliciwch [yma](#)

Neath Port Talbot Council

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG

Cyngor Castell-nedd Port Talbot

Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell Nedd SA11 2GG



@NPTWildlife



Burrows Yard, Afan Way, Port Talbot, Afan Way
Ecological Impact Assessment

15539_R01c_10th May 2024_CS_PW

Appendix 4: Soft Landscaping

