

Green Infrastructure Statement_ revision 1 16.06.24

Minor Development

Site Address: 6 Windsor Road and land to the rear, Neath SA11 1DA

Proposed Development: Convert first floor from commercial use to create 2 no. 3-bed flats including alterations to existing fenestration and provision of new bin and cycle storage area in rear yard with security gates to separate residential and commercial accesses.

Site description: The application site is located on the eastern part of Windsor Road in Neath Town Centre, close to Neath train and bus station. The site is prominently located to visitors on arrival into the town.

The existing building is a typical post-war modernist development. It is L shaped and two storeys with commercial frontage along Windsor Road and rear service access outdoor area along Maes-Yr-Hâf Road. The internal general arrangement of the building comprises three independent, two storey shops at Nos. 2,4 and 6.

The front elevation of the existing building on site is also well visible from the Green Street which functions as a local High Street and amenities area.

The site is of limited ecological value at the moment. It is effectively 'landlocked' by existing roads and pavements and is not connected to any wider green or blue infrastructure. The only green area nearby is a chapel graveyard to the north which features some areas of grass.

Surrounding Area description:

The majority of the surrounding buildings are between two and three storeys, with a few higher three and four storey buildings mostly along Windsor Road.

The nearest green public amenity areas are Victoria Gardens, River Neath Riverbank, and Gnoll Country Park. They are all within 6- 30 mins walking distance.

The site lies within flood zones 2 and 3.

Development Impacts:

The proposal is located on the ground and first floor levels of the existing building.

The proposed changes on the ground floor level relate to the rear of the building only. A new residential entrance will be created to the rear of the site, at no.6 Windsor Rd.

The outdoor rear area of the site will be also replanned and divided between commercial and residential uses. There will be a separate residential access area with a roofed refuse and cycle storage, and a new separate commercial access area. Both will be fitted with separate, independent and secure access points.

There is no landscaping or any visible natural habitats on site at the moment.

Biodiversity Enhancements Proposed to help create a new bio-diversity and wildlife pockets on site:

- The element of a new green roof over the external cycle and refuse store to be developed by a specialist landscape architect and green roof designer;
- 2x new window boxes with planting to be developed by a specialist landscape architect and green roof designer;
- 2x bat boxes (Integrated crevice-type bat boxes included will provide roosting opportunities), The boxes will be installed as high as possible on the northern and eastern building elevations. Please see details below.
- 2x bird boxes (to provide nesting opportunities for birds. The boxes will be installed as high as possible on the northern and eastern building elevations. Please see details below.

PROPOSED BAT BOXES:

SCHWEGLER 1FQ BAT BOXES <https://www.wildcare.co.uk/bat-box-75.html>



PROPOSED BIRD BOXES:

SCHWEGLER 26 BRICK BOX NEST (Brick Boxes installed within the wall)

<https://www.wildcare.co.uk/schweglar-brick-box-type-26.html>

or SCHWEGLER 2HW DEEP NEST BOX (WALL MOUNTED)

<https://www.wildcare.co.uk/schwegler-2hw-deep-nest-box-10106.html>



or

Conclusion.

It is considered that subject to the above, that the proposed development would enhance biodiversity, build/or at least support resilient ecological networks and deliver net benefits for biodiversity.