

Green Infrastructure Statement

Site Address:

ground floor 272 Margam road, Port Talbot, SA132DB

Proposed Development:

Change of use (Nail Salon) and (Food and Drink Takeaway)

Site description: Front property is accessed from margam road, The shop has an escape door to directly rear garden areas that is hard surfaced patio area without any tree.

Reasons to approve this application:

- The proposal is just a change of use of a fail business to nail salon business that provide local service demand
- We don't sell coffee as 4 other business sell coffee in Tollgates like Nisa Express, Express cafe, Coop, Steel Town ...
- Improve unused spaces in tollgate by replacement closed roller shutter for 3 years with brand new shop.
- The proposal is not affect biodiversity.
- There are no external alterations as part of the required works to sub-divide the units.
-

Development Impacts:

The proposed will not affect to outside of the building, such as tree, grass, canopy cover, outside surfaces, ...

Biodiversity Enhancements Proposed

The proposed change of use will not affect to bird/bat boxes, tree planting, green space,... etc.
We will attach bird box in the rear garden near the eaves.

Conclusion:

The proposed development would not affect to biodiversity, build resilient ecological networks. The proposal is just a change of use of a fail business to nail salon and food businesses that provide local service demand.

Lee nguy

Dated 19/10/2024