

Green Infrastructure Statement

Scope

CarneySweeney is instructed by Port Talbot Estates Company Limited to prepare this Green Infrastructure Statement, to accompany a planning application for the change of use of the existing unit from Sui Generis use to Class B2 (General Industrial) and/or B8 (Storage) at Unit 5, Llewellyn's Quay, Port Talbot.

The application seeks consent for a change of use only. No additional floorspace is proposed and there are no physical alterations proposed to the unit itself or any external areas as part of this application.

No areas outside the building footprint and its demise are affected by the proposed change. Accordingly, no existing Green Infrastructure is affected whatsoever and given the scope of the application, there is no ability to provide new Green Infrastructure.

Nonetheless, this report provides a proportionate Green Infrastructure Statement and includes an explanation of how the design of the proposed development is based on a step-wise approach, as defined in the Environment (Wales) Act 2016.

Context / Site

The subject property is prominently situated within Llewellyn's Quay, a mixed use development to the south east of Port Talbot town centre.

It is strategically placed very close to the major Tata Steelworks in the town, and access to the area has been greatly enhanced by the construction of the A4241 Harbour Way, the dual carriageway linking Llewellyn's Quay with J.39 of the M4. The unit is situated at the entrance to the estate, Adjacent to the A4241 Harbour Way. Please see Figure 1 below.



Figure 1: The Application Site



Public access

No Public Rights of Way (PRoW) cross the site.

Landscape Strategy

Unit 5, to which this application relates, provides no Green Infrastructure with the majority of the site comprising hardstanding. However the wider area includes landscape banks surrounding the industrial units.

Green Infrastructure Statement

The green infrastructure surrounding the site includes the following broad habitat types:

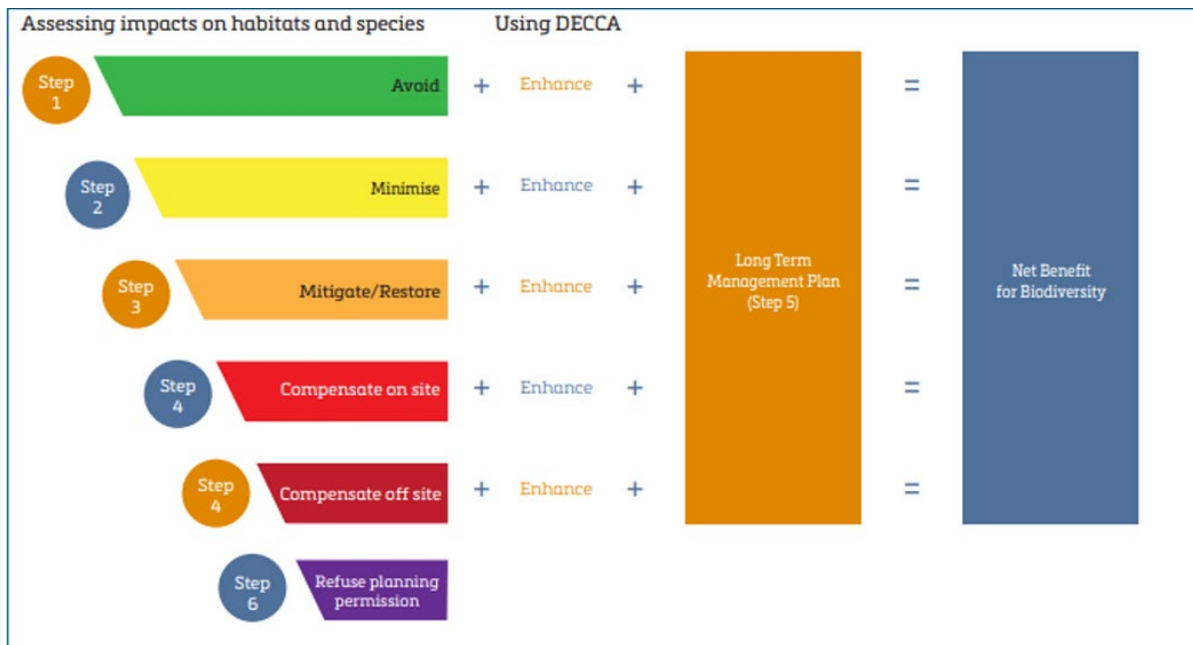
- Amenity grassland;
- Trees.

The multi-functionality of the green infrastructure would comprise:

- Contribution to Placemaking
- Cooling and Shade
- Health and Wellbeing
- Calming and Inspiring
- Nutrient Cycling
- Wildlife Habitat
- Cleaning Water and Air

No loss of this Green Infrastructure would result from the proposed change of use.

Stepwise Approach



The first step on the Stepwise Approach set out within PPW version 12 is to avoid impacts on habitats and species. Given the nature of the application and the fact that no operational development or change of use is proposed, total avoidance of impact is achieved.



Conclusion

The proposed green infrastructure strategy has considered the existing green infrastructure features within the site, as recommended by the Stepwise approach. The proposed green infrastructure would have no impact on the multi-functionality of the green infrastructure elements on or around the site and would result in no impact on habitats or species.

