

Green Infrastructure Statement

12th November 2024

Rev. -

Planning Portal Ref: PP-13461820

Site Address: Tony M Rees Bulk Haulage Ltd, Edwards Works, Llandarcy, Neath. SA10 6JY
(Easting & Northing 272475,195065)

Proposed Development: Erection of a steel frame unit to provide secure storage and workshop

Introduction

This statement has been produced to accompany a full planning application for the erection of a steel framed industrial storage unit.

Its goal is to address the updated National Planning Policy for Chapter 6 of the Planning Policy, which sets out the policy for biodiversity and nature issued on October 11th 2023, and to look at possible green infrastructure enhancement opportunities.

The site is not within a “Special Area of Conservation, Special Protection Area, Site of Special Scientific Interest, or a National Nature Reserve” or other similarly designated sites.

As the proposal is a minor development, the scope of the statement reflects this, contains short descriptions, and demonstrates the positive affect on the overall biodiversity and ecology within the development.

Site description

The application site forms part of the Edwards Works and consists of a number of existing industrial buildings and storage yards.

The application site consists of a flat area of hard standing formed using a mixture of tarmac, concrete, and scalpings, and is currently used as a lorry parking area.

Boundaries are defined by steel palisade fencing and site entrance gates.

There is currently little to vegetation on the site with the exception of self-seeding plants which have taken root around the perimeter of the site.

Surrounding area description

The application site is located next to several other industrial building with the M4 and Neath river to the East, the Tennant canal, railway tracks and wooded areas to the West.

To the south of the application site there are several recently completed homes, with a new dwelling being built opposite the site.





Google earth image of the site.

Development Impacts

The proposed building will be constructed on the existing hard surface area and will not result in the lost of any planting or habitat.



Photo of the site.



While there is no lighting indicated on the proposal, it is envisaged that lighting will be required to the perimeter of the property and the approach to the front entrance. These areas will be illuminated using LED downlighters only, with “warm light” 2700k bulbs to ensure that any bats in the area are not disturbed.

Biodiversity Enhancements Proposed

A "Vivara Pro Woodstone house sparrow nest box" and a “Beaumaris Maxi woodstone bat box” will be provided at high level as indicated on the drawings. The boxes have been chosen for their long-life expectancy.

The above would create additional connectivity and nesting habitats.

Conclusion

It is considered, subject to the above, that the proposed development would maintain and/or enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are avoided, minimised, mitigated, and compensated for.

Signed,

Dated. 12th November 2024