

Green Infrastructure Statement

Site: 49 Station Road, Port Talbot, SA13 1NW.

Proposal: Proposed Amended Shopfront and Installation of New Signage

Introduction

This proportionate Green Infrastructure Statement (GIS) has been prepared with full regard to the guidance as set out in Chapter 6 of *Planning Policy Wales* (Edition 12) and in particular the 'Stepwise Approach' detailed in Paragraph 6.4.21 and Figure 12, which is reproduced below.

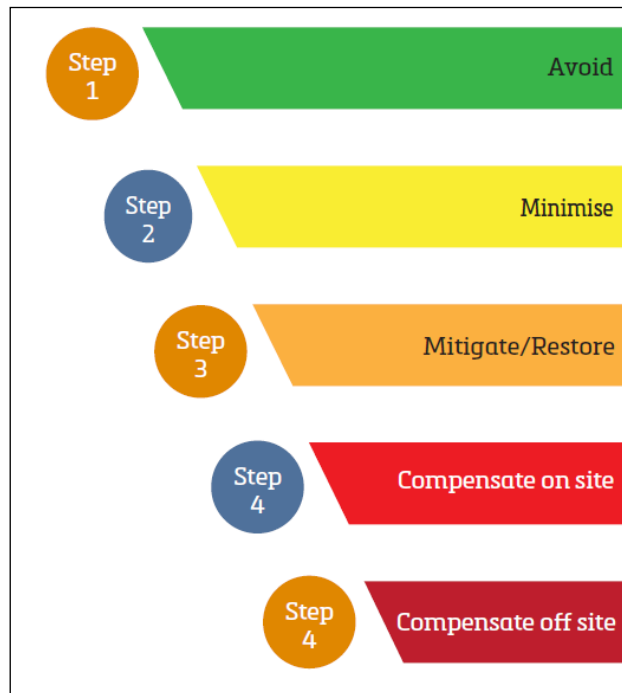


Figure 1

Existing Site Green Infrastructure Assets

The application relates to the ground floor of the building, which previously served as an Estate and Lettings Agents for the Peter Morgan Group, whilst the first floor currently serves as a residential property. The frontage in question is situated on the eastern elevation of the building facing Station Road, as illustrated on the accompanying drawings.

The rear elevation of the building then faces west on to a rear lane, that serves both the rear of the properties on Station Road, and the car parks known as '87 Station Rd' and 'Bethany Square', with this is visible on the Site Location/Block Plan below.

The site currently contains no soft landscaped areas or other forms of vegetation, and thus no green infrastructure, as illustrated in the location plan at Figure 2, and Google Earth aerial image below at Figure 3, captured in August 2022.

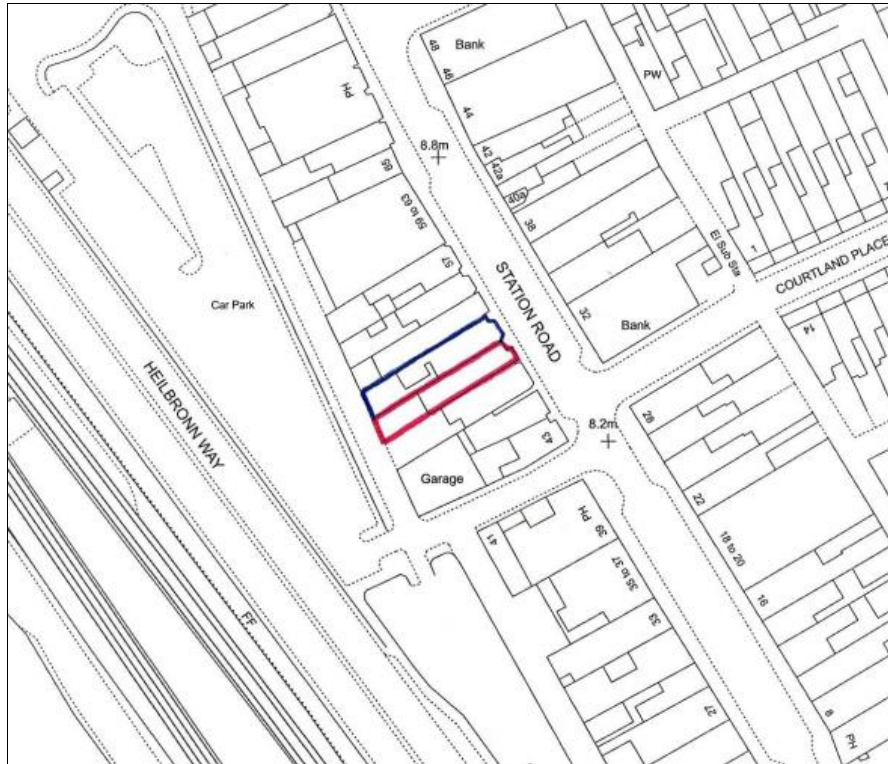


Figure 2 –Location Plan of Application Site

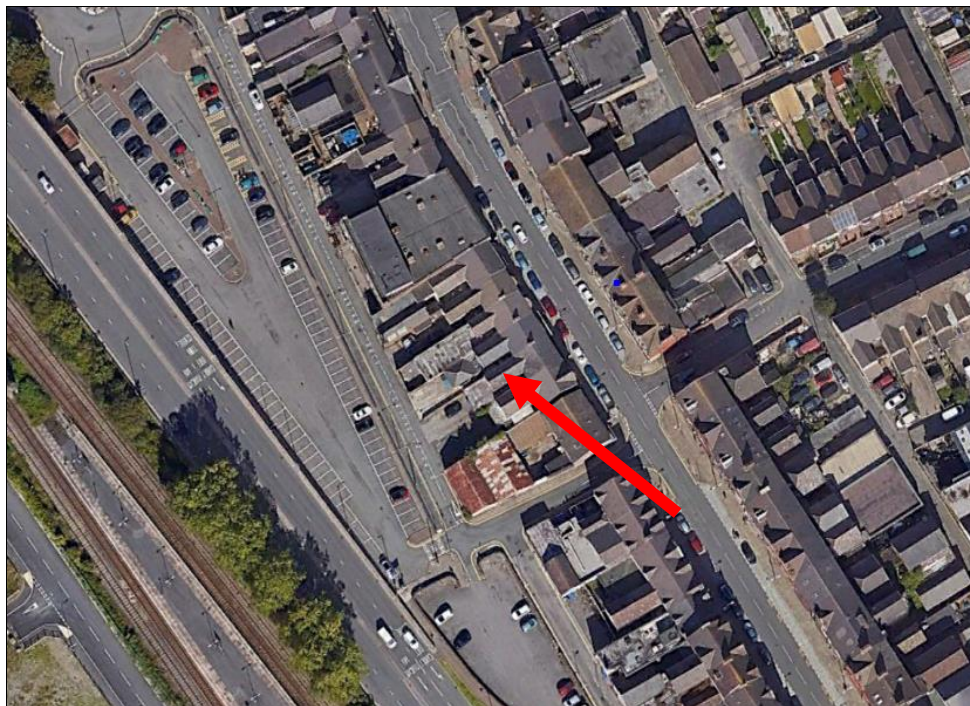


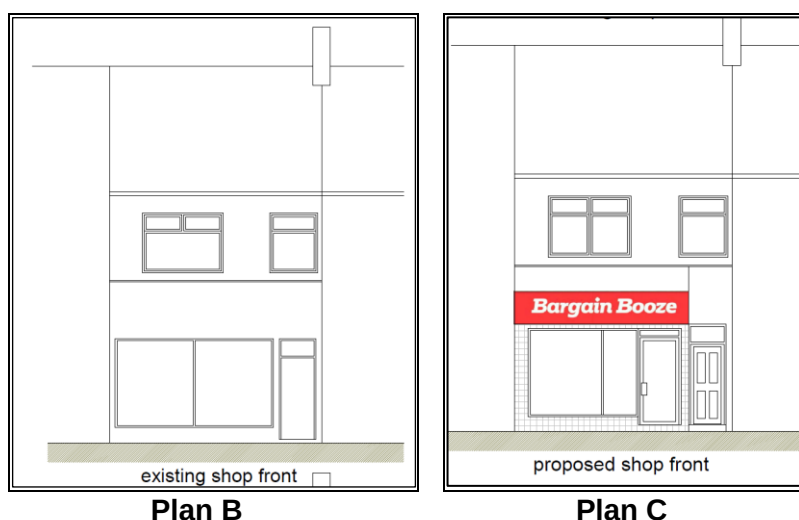
Figure 3 – Google Earth – April 2021

Proposed Site Green Infrastructure Assets

The proposal is to amend the current shop frontage and install a new sign, in light of the change of use of the current ground floor space from an Estate Agency (A2) to a Convenience Store (A1).

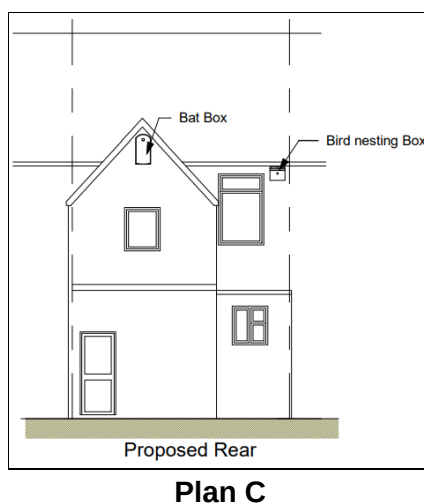
As a result, the Applicant is proposing to change the current shop front windows, doors, signage, whilst adding roller shutters externally. The ground floor space currently consists of white uPVC windows, two white uPVC doors and a 'Peter Morgan' sign, with no external rollers.

The above will be changed to powdered aluminium windows, an automatic push button entry door to increase accessibility for customer with disabilities, a new standard door for the flat above, and external roller shutters to protect the new 'Bargain Booze' Convenience Store. The Applicant also proposes a new 'Bargain Booze' sign, to replace the existing 'Peter Morgan' sign that is currently present at the building. These changes are illustrated in the plans below.



Biodiversity enhancement will be encouraged in the form of bat and bird box provision. The proposals will include the provision on the rear elevation of the building (Plan C) for one bat roosting box and one bird nesting box, thus increasing the current biodiversity level of the site.

Examples of the type of boxes to be used are then illustrated overleaf.



Artificial Bat Roots

Integral



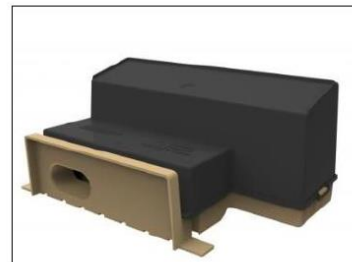
Vivara Pro Build-in Bat Tube

See <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes> for further information.

Below Left: Example of an open-fronted nest box. **Below Right** small-holed nest box.



Below: Examples of Swift bricks.



Green Infrastructure Assessment of Proposed Development

The application proposal has **avoided** the loss of any green infrastructure assets currently present on site. The application proposal will **increase** the current level of green infrastructure on site.