

Landscape and Ecological Management Plan



**Burrows Yard, Afan Way,
23rd June 2025**



**Tyler
Grange**

TG Report No. 15539_R03_SC

Project No:	Report No.	Date	Revision
15539	R03	23 June 2025	-
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Section 1: Introduction

- 1.1. This Landscape and Ecological Management Plan (LEMP) has been prepared by Tyler Grange Group Ltd on behalf of Aldi Stores Ltd., in respect of a brownfield site located at Afan Way, Port Talbot, SA12 6LL, hereafter referred to as the 'site'. The site is centred on National Grid Reference SS 75905 89842.
- 1.2. A planning application for 'Mixed use development comprising of a food store (use class A1) and a separate coffee shop with drive thru (use class A3) together with associated access onto Afan Way and Water Street, car parking and servicing, external lighting, landscaping, drainage, and other associated site works' was granted by Neath Port Talbot Council (planning reference: P2024/0339) subject to conditions.
- 1.3. Condition 20 of the application is the focus of this document and states:

A Landscape and Ecological Management Plan (LEMP), including management responsibilities and maintenance schedules for all landscaped areas as approved on drawing No. Drawing No. 15539/P02 Rev E 'Soft Landscaping Proposals Plan (Sheet 1 - 2)' and to include biodiversity enhancements as outlined within 'Ecological Impact Assessment' Ref: 15539_R01d_CS_PW, prepared by Tyler Grange (December 2024), 'Supplementary Environmental Appraisal' Ref: GRO-21252-5257, prepared by Groundtech (June 2024) and 'Green Infrastructure Statement' Ref: 15539_R02b_PW, prepared by Tyler Grange, shall be submitted to and approved in writing by the local planning authority prior to the occupation of either building, hereby permitted on the site. The landscape management plan shall be carried out as approved and retained as such thereafter.

Reason: In the interest of visual amenity and ecology, and to ensure the long term management and maintenance of all landscaped areas and to ensure the development complies with Policy BE1 and EN7 of the Neath Port Talbot Local Development Plan(2011-2026).'

- 1.4. To inform the application, an Ecological Impact Assessment (EclA)¹ was produced by Tyler Grange most recently updated in December 2024 which included the results of an 'extended' Phase I habitat survey, data search, and an assessment of the potential effects of development and requirements for mitigation and enhancement measures in line with policy and legislation. A Green Infrastructure (GI) Statement² was also prepared by Tyler Grange in December 2024 which provides an overview of the existing habitats on site and their condition, potential development impacts in the absence of mitigation and proposed biodiversity enhancements to ensure conformity specifically with the requirements of Planning Policy Wales.

¹ Tyler Grange (2024) Ecological Impact Assessment. Burrows Yard, Afan Way, Port Talbot. Report reference: 15539_R01d

² Tyler Grange (2024) Green Infrastructure Statement. Burrows Yard, Afan Way, Port Talbot. Report reference: 15539_R02b



Purpose

- 1.5. The purpose of this LEMP is to provide details to ensure the protection and favourable management of created habitats to maximise their benefit to wildlife and to provide continued opportunities for biodiversity. It has been produced to provides management objectives and maintenance schedules covering an initial five-year period, after which it will be continued for the longevity of the scheme.
- 1.6. The responsibility for ensuring works proceed in accordance with this LEMP will lie with the appointed contractor for the works. Overall control will be held by the contractor's site manager or a suitable delegate within the contractor's company.
- 1.7. This LEMP is set out as follows and has been prepared in accordance with British Standard for Biodiversity: BS 42020:2013:
 - Section 2 details the site description and evaluation of ecological features to be managed within the LEMP;
 - Section 3 describes the ecological and landscape management aims and objectives; and
 - Section 4 describes the management prescriptions to achieve objectives set out in Section 3, as well as setting out monitoring and possible remedial action, where necessary, and responsibilities for implementing the plan.



Section 2: Summary of Ecological Features, Purpose and Conservation Objectives

- 2.1. This section of the LEMP summarises the existing important ecological features within the site. Full details are included within the EclA and GI Statement (both Tyler Grange, 2024).

Site Context

- 2.2. The site comprises a former Neath and Port Talbot (NPT) County Borough Council depot and petrol station with associated access, located within an industrial and residential area of Port Talbot. The site has been decommissioned starting in 2009 with complete clearance to bare earth within the last 10 years. It is now brownfield land and is bounded by Water Street to the north and east, Afan Way to the south and Isaac's Place to the west. The site is on the edge of a large residential area and is immediately surrounded by houses, shops and two larger industrial units and their associated roads. The wider area is covered by residential and brownfield sites. The River Afan passes the south-eastern boundary of the site, at its closest pond is approximately 62 m from the site boundary. See Figure 2.1 for the site boundary and wider site context.



Figure 2.1: Site boundary and wider site context (© Google Aerial Imagery)

Designated Sites

- 2.3. The site is not covered or directly adjacent to any statutory sites designated by nature conservation. However, two European statutory sites are located within the study area, the closest being Crymlyn Bog/Cors Crymlyn Special Area of Conservation (SAC) and Ramsar located 5.8 km north west of the site. Five non-statutory designates sites were also identified within the study area, the closest of which is NPT Watercourses Sites of Interest to Nature Conservation (SINC) located 0.1 km south west of the site.

Site Habitats

- 2.4. The site supports dense and scattered scrub, sealed surface, other neutral grassland, spoil and refugia and tall ruderal, grassland and scrub mosaic. The site has previously been described as Open Mosaic Habitat on Previously Developed land, a Section 7 (priority) habitat associated with brownfield sites, comprising more complex and competitive grassland, ruderals and scrub mosaic which are important for invertebrate species.
- 2.5. The presence of Section 7 species and habitats that was historically recorded in the site meets the criteria for Local Wildlife Sites in Neath and Port Talbot Local Authority, termed Sites of Interest to Nature Conservation (SINC). As such, the site has within the last 5 years contained ecological features considered to be of County ecological importance.
- 2.6. However, the site is succumbing to scrub, which without management would further dominate the sites habitats and decrease its ecological importance for flora and invertebrates. NPT Council were contractually committed to provide suitable compensation for the site as part of the legal exchange of the land and so have provided specific compensation within the wider landscape (refer to the GI Statement for full details).

Protected and Notable Species

- 2.7. The site provides limited opportunities for great crested newt *Triturus cristatus*, other amphibians, hedgehog *Erinaceus europaeus* and reptiles given the isolated, urbanised nature of the site. More mobile species, such as bats are provided opportunities for foraging bats, however, the site is not likely to be fundamental for maintaining the local bat population. The scrub and tall ruderal vegetation also provide nesting and foraging opportunities for birds, however the site is not expected to be of significant importance to the local bird assemblage.
- 2.8. The colonisation of brownfield sites by pioneering plant species provides opportunities for invertebrates and small blue butterfly has been recorded onsite in 2019. Specific compensation for small blue has been considered (refer to the GI Statement for full details).

Post-development Habitats

- 2.9. The site post-development will comprise an Aldi foodstore and a Starbucks Drive Thru with associated access, parking, sustainable urban drainage systems (SUDS) and soft landscaping (see Appendix 1 and Soft Landscape Proposals - drawing reference 15339/P02). This will result in the loss of all habitats onsite. The provision of green infrastructure in the form of new tree planting to assist with air pollution, native species hedgerows, SUDS with associated marginal wetland planting and meadow grassland areas provide enhancements to biodiversity and a variety of features to contribute to the immediate area's green infrastructure.

At handover of the site to the management company and the start of the implementation of this LEMP, it is expected that the site construction is complete including the installation of ecological features.



Section 3: Ecological and Landscape Management Objectives

Ecological and Landscape Trends and Management Constraints

- 3.1. Ongoing habitat management and maintenance on the site cannot be undertaken if it would compromise the survival or success of the fauna that could be present post-development, as this could result in an offence under protective legislation pertaining to wildlife, notably the Wildlife and Countryside Act (WCA) 1981 (as amended) and the Protection of Badgers Act 1992. Such constraints would therefore apply to bats and nesting birds.
- 3.2. All bats and their roosts are European Protected Species (EPS) under the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations') and are afforded protection under the WCA 1981 (as amended).
- 3.3. All breeding birds, their nests, eggs and young are protected under the WCA 1981 (as amended), which makes it illegal to knowingly damage or destroy a nest site while it is in use or being built. Species listed under Schedule 1 of the WCA 1981 are afforded additional protection from disturbance while breeding.
- 3.4. This management strategy will ensure that no breach in legislation occurs with regards to European Protected Species, nesting birds and badger. Badgers and their setts are protected under the Protection of Badgers Act 1992, due to persecution of the species in the past. The measures proposed will also protect other protected/priority species which may be present including hedgehog.

Aims and Objectives

- 3.5. In considering options for management of the habitats within the site, the following factors were considered:
 - The existing land use and character of the site;
 - The habitat requirements of species currently present within the site, in particular protected species and species of principal importance (SoPI) as defined in section 42 of the Natural Environment and Rural Communities Act 2006;
 - Neath Port Talbot Country Borough Council Local Development Plan (2011 – 2026) detailing current planning policy within the Neath and Port Talbot Council;
 - Opportunities to contribute towards priority habitats and species which includes priority habitats and species;
 - The sustainability of habitats to be created, taking into account natural processes (such as succession) and management inputs required to maintain them;



- Opportunities to enhance structural variety within habitats through new habitat planting; and
- Opportunities to strengthen green corridors across and around the site through new habitats of habitats to maximise connectivity for wildlife.

3.6. The overarching management objectives are:

- Apply good horticultural and ecological practice to all operations;
- Promote healthy growth and establishment of all plants, trees and grass;
- Ensure consistent control of weeds;
- Provide protection against pests and disease;
- Promote wildlife value and species diversity where appropriate;
- Ensure long-term commitment to replacement of defective plant material; and
- Review opportunities for introduction of new species or replacement of exhausted species where appropriate, in line with original design intentions.

3.7. The aims and objectives of this LEMP are listed below, with a detailed rational provided thereafter:

- 1) To ensure that newly created habitats are maintained in order that they establish successfully and provide biodiversity benefits in the long term, in line with national and local policies;
- 2) Maintain, and where possible improve, the conservation status of identified key species, namely bats, birds and hedgehog. This will be completed through native planting onsite, the installation of bird boxes integrated/installed on the new building and installation of invertebrate features; and
- 3) Monitor the efficacy of this LEMP.

Objective 1 - To ensure that newly created habitats are maintained in order that they establish successfully and provide biodiversity benefits in the long term, in line with national and local policies.

3.8. The mitigation and enhancement recommendations provided within the EclA and GI Statement should be adhered to, to reduce/minimise the potential to adversely impact upon protected or priority species and/or habitats. These include:

- The Soft Landscape Proposals (drawing reference 15339/P02) includes the incorporation of native tree, shrubs and hedgerows, with meadow and pond edge grassland mixes, and ornamental shrubs and amenity grassland. and grasslands. These habitats will all be installed as per the landscape proposals;



- Landscape design includes landscape planting that is of benefit to wildlife, especially pollinating insects; and
- As the habitats mature and become established, the ecological value of the site will become increasingly more diverse and beneficial to faunal species.

3.9. Enhancements have been incorporated into the development designs to the benefit a range of species, most notably invertebrates and bird species which are likely to utilise the site in its isolated context.

3.10. The proposed ecological enhancements fit with the Diversity, Extent, Condition, Connectivity and Aspects of ecosystem resilience and adaptability (DECCA) Framework³ by:

1. *Increasing diversity within the local ecosystem* by providing Marginal wetland specie meadow grass mixtures, new tree planting and native hedgerows. This will offer habitat which was not present before in the form of trees, hedgerow and SUDS which provide areas of marginal wetland. These enhancements are proportionate to the size of the site but have been designed to provide habitat for birds and invertebrates as well as planting new trees to contribute towards reducing air pollution within Port Talbot.
2. *Increasing the extent/scale of ecosystems* by providing blocks of meadow grassland, trees and native species hedgerow, and SUDS features with marginal wetland which provide an additional resource within the wider green infrastructure in the local area and therefore extending the scale of existing ecosystems.
3. *Improving the condition of the ecosystem* by bringing the site under long term management, to be specified within this Landscape and Ecological Management Plan.
4. *Improving connections within and between ecosystems* through specifically designed locations of proposed habitats, which provide green infrastructure to the immediate locale.
5. *Improving ecosystem resilience and adaptability to future pressures* through the planting of trees (carbon capture and air quality improvement) and the management of surface water runoff through the SUDS systems (increased areas of less-managed habitats).

Objective 2 - Maintain, and where possible improve, the conservation status of identified key species, namely bats, birds and hedgehog. This will be completed through native planting onsite, the installation of bird boxes integrated/installed on the new building and installation of invertebrate features

³ Garrett HM., and Ayling SC. (2021) Terrestrial and freshwater Resilient Ecological Networks: a guide for practitioners in Wales. 43 pp. NRW Report No. 483 Natural Resources Wales. Dolgellau. Available at: <https://cdn.cyfoethnaturiol.cymru/media/693356/resilient-ecologicalnetworks-practitioner-guide.pdf?mode=pad&rnd=132612537900000000>



Bats

- 3.11. No habitat suitable for roosting bats are present on site. New native species planting including hedgerow, shrubs and trees as well as significant grassland and SUDS creation and enhancement provide foraging opportunities for common and light tolerant bat species that would use urban and well lit environments.

Birds

- 3.12. Management of newly created habitats, as detailed in the Soft Landscape Proposals (drawing reference 15339/P02) such as grassland, trees, hedgerows, SUDS and shrubs will, once established continue to provide nesting and foraging opportunities for birds. The creation and seeding of new grassland with species-rich mixes will also attract invertebrates, which in turn will provide a foraging resource for birds.
- 3.13. To provide an additional enhancement for birds, a total of three nesting enhancements for starling will be installed on the new Aldi building (approximate locations are provided within the EcIA, Tyler Grange, 2024¹). All boxes should be installed on the north easterly aspect, above 2.5 m high. Boxes should be in a sheltered position, close to suitable foraging habitats, with a clear entry and exit route. Monitoring of the boxes for signs of damage will be undertaken biennially for five years, commencing the first year from implementation of this LEMP.
- 3.14. All bird boxes will be installed in line with the manufacturer's instructions and under the supervision of a suitably qualified and experienced ecologist to identify appropriate locations. These locations will be recorded using a GPS and site photographs in order to ensure they can be easily found during future monitoring inspections.

Invertebrates

- 3.15. As detailed above, NPT Council are implementing a strategy to compensate for the population of small blue offsite. On site, the native species habitats and flowering ornamental species detailed on the Soft Landscape Proposals (drawing reference 15339/P02) provide a benefit to a range of invertebrates, in particular pollinating species. In addition, insect enhancements are to be included within the soft landscaping of the SUDS features, such as insect hotels, or similar. A minimum of three insect hotels will be installed on site, either mounted on a short pole within the grassland or affixed onto a retaining wall/fence. Indicative locations are provided within the EcIA¹. The insect hotels will be placed facing south to south east in accordance with the manufacturer's instructions and tilted slightly forward to enable water to drain out.

Constraints

- 3.16. All British birds, their nests, young and eggs are legally protected while actively nesting (generally acknowledged to occur between March and August inclusive, although this is not defined in law and birds can nest outside of this time). As such, removal and future management of trees, hedgerows and shrubs will be timed to avoid the bird nesting season.

Objective 3 - Monitor the efficiency of this LEMP



- 3.17. Planting will be regularly monitored by the management company. Should the need for replacement planting be identified, this will be undertaken in line with the Soft Landscape Proposals (drawing reference 15339/P02).



Section 4: Management Prescriptions

- 4.1. The prescribed management actions, including implementation timetable, management responsibilities and maintenance schedules are set out in Table 4.1 – 4.3 below which should also be read in conjunction with the Soft Landscape Proposals (drawing reference 15339/P02e). Management and maintenance will continue in perpetuity in line with these reports.
- 4.2. After five years, a review of the LEMP will be undertaken and amended as required. The prescriptions detailed are flexible and can be amended as appropriate. On completion of the LEMP, the prescriptions undertaken will be fully reviewed and the LEMP will then be updated and continued as required.
- 4.3. Responsibilities for implementing the plan lie with the instructed management company team, and any other parties mentioned in the prescriptions below.



Table 4.1: Objective 1 - To ensure that newly created habitats are maintained in order that they establish successfully and provide biodiversity benefits in the long term, in line with national and local policies.

All prescriptions and habitat management should be read in conjunction with the Soft Landscape Proposals.

Prescription and Habitat	Action	Timing	Responsibility
Ensure no significant adverse impacts on biodiversity occur during the operational stage of the new development.	Post-development management of retained and newly planted trees, hedgerows and shrubs; should landscape maintenance work be carried out during the nesting bird season (generally acknowledged to be between March and August inclusive, though this is not defined in law and birds can nest outside of this time), all working areas will be checked for active nests by a Suitably Qualified Ecologist (SQE) immediately prior to work commencing. Any active nests within vegetation will be protected with a suitably sized protection zone, to be defined by the SQE, within which no activity will take place until any chicks have fledged.	Annually, as and when tree, scrub and shrub management is required	Management Company Suitably Qualified Ecologist
All new planting	All new planting will be provided with suitable irrigation. Water trees, whips, hedgerows, grassland and shrubs at least once a week if there has been no rain or at times of drought, particularly during the first growing season after installation. Litter pick retained and new planting. Control weeds around the base of the new planting and remove as necessary. Maintain a weed free area around each plant during the first 5 years. During the first 5 years, dead and broken branches/shoots will be pruned and disposed of appropriately	At least once a week/when required Eight weekly intervals annually between April – December Eight weekly intervals annually between April - December Eight weekly intervals annually between April - December	Management Company
Trees	Trees should be planted as per manufacturing specifications. New tree planting to be protected using tree guards and staked appropriately.	During construction - first planting season	Management Company



Prescription and Habitat	Action	Timing	Responsibility
	Remove tree guards and stakes once trees become established. Trees will be provided with suitable irrigation. Water trees at least once a week if there has been no rain or at times of drought, particularly during the first growing season after installation. Control weeds around the base of the tree and remove as necessary. Mulch all new trees annually in spring to insulate the soil and protect plant roots. Once established, trees will be pruned every three years, as required. Undertake corrective tree surgery operations as necessary – this may consist of the removal of dead limbs, crown thinning or reduction or pollarding where necessary, although only where there is a risk to the public due to the benefits to wildlife that these features could support. Felling should only be undertaken as a last resort.	As required At least once a week, when required Annually, every six months Annually, in Spring Once every three years in Autumn (September-November) Visual inspections to be completed by a qualified Arboriculturist annually when trees are in leaf or as required when visual inspections identify a health and safety risk. Corrective surgery to be completed as identified by arboricultural assessment following approvals from LPA. To be carried out outside of the bird nesting season and following advice from an ecologist.	
Hedgerows	Whips to be planted in double staggered rows including a native mix and species within a known wildlife benefit. Installation of tree guards and stakes, where required, around newly planted trees and whips.	Prior to the implementation of this LEMP or in the next planting season following occupation. During planting.	Landscape Contractor to plant – advised as necessary by Ecologist, Arboriculturist.



Prescription and Habitat	Action	Timing	Responsibility
	Annual monitoring of the tree guards and stakes. Replace any damaged guards or stakes and loosen or tighten as required. Remove tree guards and stakes once trees have become established. Prune back hedgerow hard in the first year, outside of nesting bird period. Once established, management will include single cuts to provide a more natural appearance, with one side cut every three years on a rotational basis. Cutting should be undertaken in November to allow plants to produce flowers and berries and thereby provide further food sources for birds, invertebrates and a range of other wildlife.	Annually Annual check, then removal between year 3 – 5, or as required. Year 1 – November – February Every three years, November	
Scrub	Visually inspect the surrounding grassland to prevent encroaching of scrub into other habitats. Cut back as required. Informal management of scrub once every two years. Cut back, coppicing and thinning where required, to maintain a naturalised buffer. Create log piles with larger woody vegetation and remove all other arising from site.	Annually, in October Once every two years between September and February inclusive.	Management Company
Shrub including specimen shrubs, ornamental grassland and perennials	New specimen shrubs, ornamental grassland and perennials specimens planting will be provided with suitable irrigation. All new planting to be watered at least once a week if there has been no rain or at times of drought, particularly during the first growing season after installation. Monthly checks of planting to ensure specimens are becoming established for six months following planting.	Immediately after construction. At least once a week, when required Monthly for first six months	Management Company



Prescription and Habitat	Action	Timing	Responsibility
	Pruning as and when required to promote a denser growth. Mulch all new planting annually in spring to a depth of 75 mm to insulate the soil and protect plant roots. Prevent the growth and spread of invasive weeds such as creeping thistle <i>Cirsium arvense</i>, spear thistle <i>C. vulgare</i>, dock species <i>Rumex</i> sp. and common nettle <i>Urtica dioica</i>. Climbers only – ensure climbers are tied into the green wall façade frame or structure to provide support. Tie in new climber growth.	Annually, as and when required Annually in spring Annually, every six months Annually, every six months	
Amenity grassland (Proposed Strong Lawn Grass Mix – EG22)	Grass areas shall be mown in order to maintain the visual amenity of the area. Mowing frequency and height shall be adjusted the function and use of each area. This will ensure that flowers are available throughout spring and summer. Arisings would be removed. Hand tools shall be used around trees, plants and confirmed spaces where it is impractical to use machinery.	As and when required	Management Company
Grassland including SUDS (Proposed Pond Edge Meadow Mix – EP1 and Basic General Purpose Meadow Mixture – EM1)	Grassland areas on the Soft Landscape Proposals will be sown and managed as per the manufacturing instructions. Ensure grasslands are adequately watered during the first growing season. Establishment - It is expected in the first year after sowing that faster growing grasses and weed species will establish first. This will be controlled via regular cuts. Management - Once established the EM1 mix areas would be left uncut between the end of March to mid/late summer. After flowering, cut the vegetation and with the arisings left to allow seeds to disperse. A second cut will also be taken in later Autumn as required. Some areas of grassland around SUDS will be allowed to develop a rank and tussocky nature so as to create suitable	Immediately after construction. At least once a week, when required As required Year 1 - Regularly throughout the first year Year 1 onwards - mid/late summer September/October and as required On three year rotation - November and February	Management Company



Prescription and Habitat	Action	Timing	Responsibility
	habitat for invertebrates and other wildlife. These areas will be cut on a rotation of no shorter than three years, to prevent succession to scrub. No grassland will be cut to a short height, below 15 cm, adjacent to boundary features to ensure creation of an ecotone. All arisings will be removed from site or placed in a designated compost heap. Prevent the growth and spread of invasive undesirable plants such as creeping thistle, spear thistle, docks species and common nettle and encroachment of scrub.	Annually, every six months	
All Habitats -Remedial Actions	Each autumn, the new planting scheme shall be inspected, and dead or dying plants shall be recorded and replaced in the next winter planting season, until 100% canopy achieved and/or gaps are filled. Plants to be pruned as required.	Annually, as required.	Management Company
Bird boxes	Installation of three starling boxes installed on the new buildings. Indicative locations are shown in the EclA.	During construction	Management Company
Insect Hotels	Installation of three insect hotels installed around the site. Boxes will be located within the landscape buffer either attached to a wooden stake or fencing, approximately 0.5 – 1 m above ground and tilted slightly forward to enable water to drain out. Indicative locations are shown in the EclA.	During construction	Management Company
Maintain incorporated landscape planting that is of benefit to wildlife	Landscape planting across the site to provide opportunities for pollinating insects and other wildlife.	The first planting season following completion of construction activities. Annually during the growing season.	Management Company

Table 4.2: Objective 2 - Maintain, and where possible improve, the conservation status of identified key species, namely bats, birds and hedgehog. This will be completed through native planting onsite, the installation of bird boxes integrated/installed on the new building and installation of invertebrate features



Prescription	Action	Timing	Responsibility
Maintain, and where possible improve the conservation status of identified key species, namely bats	Management of grassland, hedgerows, trees, scrub and shrubs to maintain features for commuting and foraging bats.	See Table 4.1.	Management Company
Maintain, and where possible improve the conservation status of identified key species, namely birds	Management of grassland, hedgerows, trees, scrub and shrubs for foraging and nesting birds.	See Table 4.1.	Management Company
	Bird boxes to be left undisturbed but checked for damages.	Annually, anytime	Suitably Qualified Person
Maintain, and where possible improve the conservation status of identified key species, namely invertebrates	Installation of insect houses to provide opportunities for sheltering and foraging invertebrates.	See Table 4.1.	Management Company
	Monitoring to ensure boxes are tilted forward to prevent water ingress and enable water to drain out. Any damaged boxes, including inserts should be replaced as necessary.	Annually, in autumn	
	Ensure vegetation around the front of the boxes is removed to provide access to the boxes	See Table 4.1	

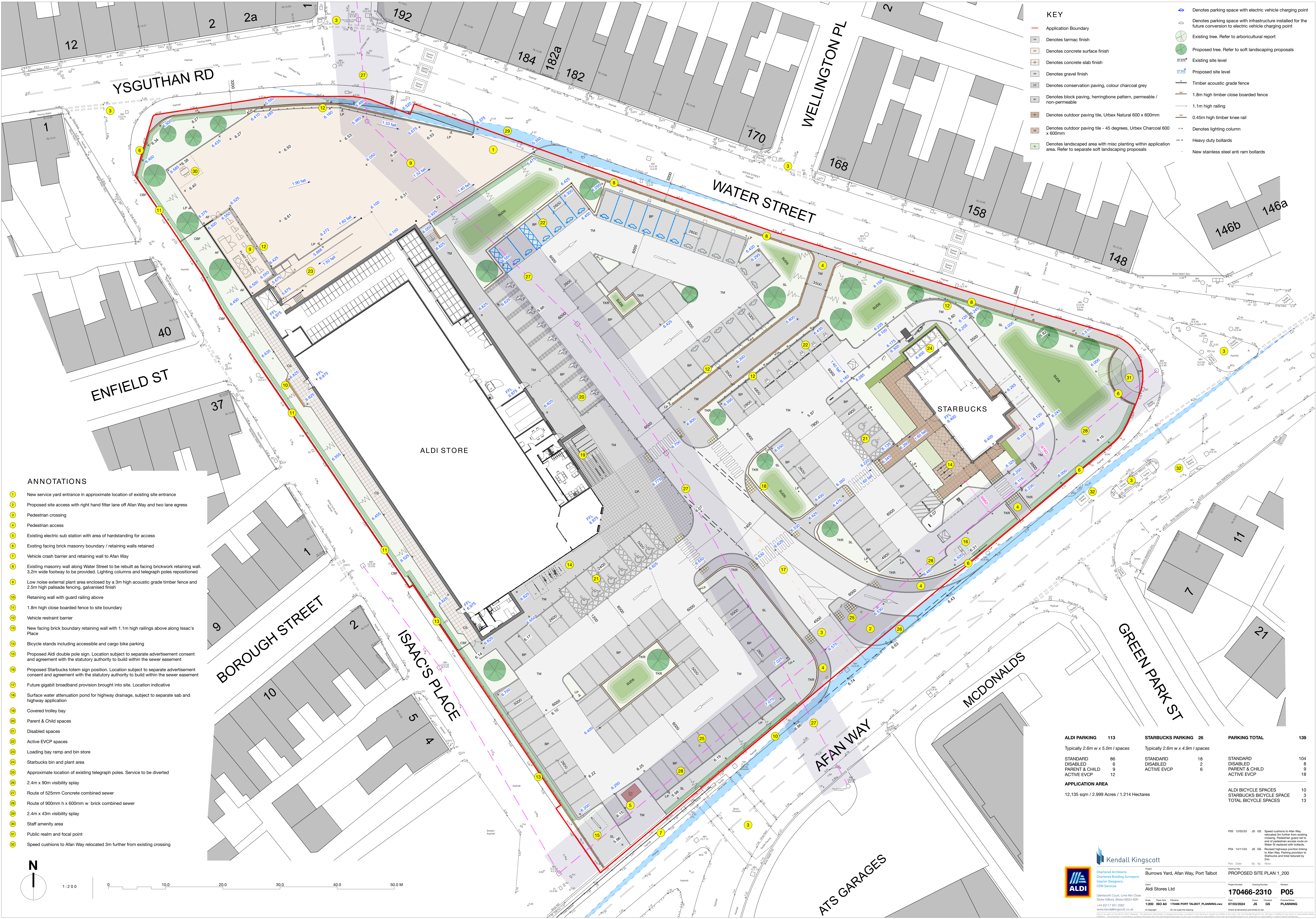
Table 4.3: Objective 3 – Monitor the efficiency of this LEMP

Prescription	Action	Timing	Responsibility
Monitor and review management objectives	Annually, the management and maintenance will be reviewed to establish if changes are required to ensure the long-term viability of the landscape proposals to maximise biodiversity potential.	Annually	Management Company
Monitor and review management objectives	Upon completion of the initial five years, ongoing habitat management and maintenance will be undertaken in perpetuity, as described within this document. This document will be reviewed and revised, if necessary, following the initial five year period, in order for the management prescriptions to be adapted/amended as required to continue to deliver management objectives.	Year 5	Management Company



Appendix 1: Site Proposals





ANNOTATIONS

- 1 New service yard entrance in approximate location of existing site entrance
- 2 Proposed site access with right hand filter lane off Afan Way and two lane egress
- 3 Pedestrian crossing
- 4 Pedestrian access
- 5 Existing electric sub station with area of hardstanding for access
- 6 Existing facing brick masonry boundary / retaining walls retained
- 7 Vehicle crash barrier and retaining wall to Afan Way
- 8 Existing masonry wall along Water Street to be rebuilt as facing brickwork retaining wall. 3.2m wide footway to be provided. Lighting columns and telegraph poles repositioned
- 9 Low noise external plant area enclosed by a 3m high acoustic grade timber fence and 2.5m high palisade fencing, galvanised finish
- 10 Retaining wall with guard railing above
- 11 1.8m high close boarded fence to site boundary
- 12 Vehicle restraint barrier
- 13 New facing brick boundary retaining wall with 1.1m high railings above along Isaac's Place
- 14 Bicycle stands including accessible and cargo bike parking
- 15 Proposed Aldi double pole sign. Location subject to separate advertisement consent and agreement with the statutory authority to build within the sewer easement
- 16 Proposed Starbucks totem sign position. Location subject to separate advertisement consent and agreement with the statutory authority to build within the sewer easement
- 17 Future gigabit broadband provision brought into site. Location indicative
- 18 Surface water attenuation pond for highway drainage, subject to separate sab and highway application
- 19 Covered trolley bay
- 20 Parent & Child spaces
- 21 Disabled spaces
- 22 Active EVCP spaces
- 23 Loading bay ramp and bin store
- 24 Starbucks bin and plant area
- 25 Approximate location of existing telegraph poles. Service to be diverted
- 26 2.4m x 90m visibility splay
- 27 Route of 525mm Concrete combined sewer
- 28 Route of 900mm h x 600mm w brick combined sewer
- 29 2.4m x 43m visibility splay
- 30 Staff amenity area
- 31 Public realm and focal point
- 32 Speed cushions to Afan Way relocated 3m further from existing crossing

KEY

- Application Boundary
- Denotes tarmac finish
- Denotes concrete surface finish
- Denotes concrete slab finish
- Denotes gravel finish
- Denotes conservation paving, colour charcoal grey
- Denotes block paving, herringbone pattern, permeable / non-permeable
- Denotes outdoor paving tile, Urbex Natural 600 x 600mm
- Denotes outdoor paving tile - 45 degrees, Urbex Charcoal 600 x 600mm
- Denotes landscaped area with misc planting within application area. Refer to separate soft landscaping proposals
- Denotes parking space with electric vehicle charging point
- Denotes parking space with infrastructure installed for the future conversion to electric vehicle charging point
- Existing tree. Refer to arboricultural report
- Proposed tree. Refer to soft landscaping proposals
- Existing site level
- Proposed site level
- Timber acoustic grade fence
- 1.8m high timber close boarded fence
- 1.1m high railing
- 0.45m high timber knee rail
- Denotes lighting column
- Heavy duty bollards
- New stainless steel anti ram bollards

ALDI PARKING	113	STARBUCKS PARKING	26	PARKING TOTAL	139
Typically 2.6m w x 5.0m l spaces		Typically 2.6m w x 4.9m l spaces			
STANDARD	86	STANDARD	18	STANDARD	104
DISABLED	6	DISABLED	2	DISABLED	8
PARENT & CHILD	9	PARENT & CHILD	6	PARENT & CHILD	9
ACTIVE EVCP	12	ACTIVE EVCP	6	ACTIVE EVCP	18

APPLICATION AREA		ALDI BICYCLE SPACES	10
12,135 sqm / 2,999 Acres / 1,214 Hectares		STARBUCKS BICYCLE SPACE	3
		TOTAL BICYCLE SPACES	13

Kendall Kingscott

Chartered Architects
Chartered Building Surveyors
Interior Designers
CDM Services

Burrows Yard, Afan Way, Port Talbot

Client: Aldi Stores Ltd

Project Number: 170466-2310

Revision: 05

Date: 07/03/2024

Drawn: JS

Checked: GS

Project Status: PLANNING

PROPOSED SITE PLAN 1:200

Revision: 05

Date: 07/03/2024

Drawn: JS

Checked: GS

Project Status: PLANNING

Plans:

Plan 1: Habitat Features Plan – 15339/P01

Plan 2: Soft Landscape Proposals - 15339/P02





-  Redline Boundary
-  Refuse-tip
-  Spoil
-  Hardstanding
-  Tall Ruderal/Grassland Mosaic
-  Other Neutral Grassland
-  Dense and Scattered Scrub



Project	Aldi Port Talbot
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	15539/P01
Date	May 2023
Checked	CS/PW



Marsden Estate, Rendcomb, Cirencester, GL7 7EX
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Trees					
Number	Species	Height	Girth	Specification	Density
2	Acer platanoides	425-600cm	14-16cm	RB, 3x; Extra Heavy Standard; clear stem 175-200cm; 4 breaks	Counted
4	Acer platanoides 'Crimson Sentry'	425-600cm	14-16cm	RB, 3x; Extra Heavy Standard; clear stem 175-200cm; 4 breaks	Counted
5	Alnus glutinosa	400-450cm	14-16cm	RB, 3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks	Counted
2	Amelanchier lamarkii	300-350cm	14-16cm	RB, 3x; Extra Heavy Standard; clear stem 175-200cm; 5 breaks	Counted
3	Betula pendula	400-450cm	14-16cm	RB, 3x; Extra Heavy Standard; clear stem 175-200cm; 5 breaks	Counted
2	Ginkgo biloba	425-600cm	14-16cm	RB, 4x; Extra Heavy Standard; clear stem 175-200cm; 4 breaks	Counted
3	Tilia cordata 'Greenspire'	425-600cm	14-16cm	RB, 3x; Extra Heavy Standard; clear stem 175-200cm; 4 breaks	Counted
Total :21					

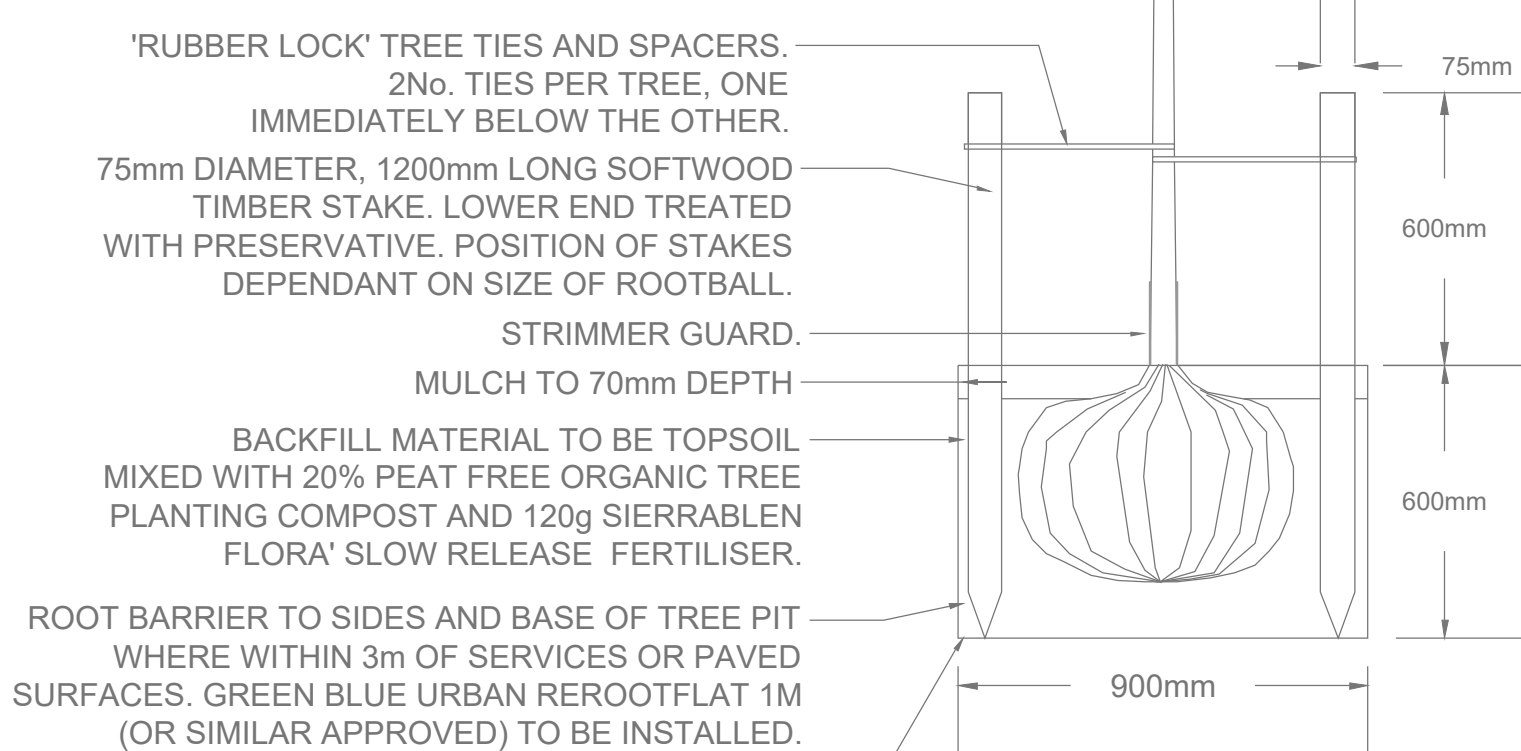
Shrubs					
Number of Plants	Species	Height	Pot Size	Specification	Density
454	Skimmia japonica	30-40cm	3L	Bushy; 3 brks: C	4/m²
196	Ceanothus 'Burkwoodii'	30-40cm	2L	Branched; 3 brks: C	2/m²
242	Cistus 'Silver Pink'	40-60cm	3L	Full pot: C	5/m²
53	Pittosporum tenuifolium 'Golf Ball'	40-60cm	5L	Full pot: C	5/m²
106	Viburnum tinus	30-40cm	2L	Bushy; 4 brks: C	2/m²
52	Cornus alba 'Elegantissima'	40-60cm	3L	Bushy; 4 brks: C	5/m²
223	Escallonia 'Apple Blossom'	40-60cm	2L	Branched; 3 brks: C	3/m²
82	Elaeagnus ebbingei	40-60cm	2L	Branched; 3 brks: C	3/m²
102	Lonicera nitida 'Baggesen's Gold'	30-40cm	5L	Bushy; 5 brks: C	2/m²
56	Euonymus fortunei 'Emerald 'n' Gold'	20-25cm	3L	Bushy; 7 brks: C	3/m²
354	Cotoneaster dammeri	20-30cm	2L	Bushy; 3 brks: C	4/m²
370	Cotoneaster franchetii	20-30cm	3L	Bushy; 3 brks: C	3/m²
13	Cornus alba 'Sibirica'	40-60cm	2L	Branched; 3 brks: C	2/m²
85	Cornus stolonifera 'Flaviramea'	60-80cm	3L	Branched; 4 brks: C	2/m²
36	Cornus sanguinea 'Midwinter Fire'	40-60cm	3L	Branched; 3 brks: C	3/m²
90	Euonymus japonicus 'Jean Hugues'	60-80cm	3L	Full pot: C	9/m²
27	Rosmarinus officinalis 'Miss Jessopp's Upright'	40-60cm	3L	Bushy: C	5/m²
189	Cotoneaster suecicus 'Coral Beauty'	20-30cm	3L	Bushy; 3 brks: C	5/m²
87	Vinca minor 'Atropurpurea'	20-30cm	3L	Full pot; 5 brks: C	7/m²
Total :2817					

Native Hedgerow						
Number	Species	Height	Specification	Density	Percentage Contribution	
235	Acer campestre	60-80cm	1+1. BR: Transplant: Rabbit spiral and cane	5/m	15%	
235	Corylus avellana	60-80cm	1+1. BR: Transplant: Rabbit spiral and cane	5/m	15%	
852	Crataegus monogyna	60-80cm	1+1. BR: Transplant: Rabbit spiral and cane	5/m	55%	
235	Ilex aquifolium	60-80cm	1+1. BR: Transplant: Rabbit spiral and cane	5/m	15%	
Total :557						

Marginal Species SUDS Mix					
Number	Species	Pot Size	Specification	Density	Percentage Contribution
53	Carex pendula	2L	C	4/m ²	20%
28	Glyceria maxima	2L	C	4/m ²	10%
41	Iris pseudacorus	2L	C	4/m ²	15%
53	Lythrum salicaria	2L	C	4/m ²	20%
28	Myosotis scorpioides	2L	C	4/m ²	10%
28	Nasturtium officinale	2L	C	4/m ²	10%
41	Panicum virgatum 'Shenandoah'	0.5L	C	4/m ²	15%
Total :272					

Ornamental Grasses and Perennials - Planting Bed Centres						
Number	Species	Height	Pot Size	Specification	Density	Percentage Contribution
9	<i>Lyisimachia atropurpurea</i> 'Beaujolais'	40-60cm	2L	Full pot	7/m ²	10%
25	<i>Miscanthus</i> 'Flamingo'	80-100cm	5L	Full pot; Bushy	5/m ²	40%
25	<i>Miscanthus</i> 'Glaucillimus'	100-120cm	5L	Full pot; Bushy	5/m ²	40%
9	<i>Verbena bonariensis</i>	60-80cm	2L	Full pot	7/m ²	10%
Total :68						

Ornamental Grasses and Perennials - Planting Bed Edges						
Number	Species	Height	Pot Size	Specification	Density	Percentage Contribution
40	Allium sphaerocephalon	5cm+		Bulb	15/m ²	10%
47	Echinacea purpurea	60-80cm	2L	Full pot	9/m ²	20%
37	Salvia nemerosa 'Caradonna'	40-60cm	2L	Full pot	7/m ²	20%
36	Sanguisorba officinalis 'Tanna'	30-40cm	2L	Full pot	9/m ²	15%
46	Stipa tenuissima 'Pony Tails'	40-50cm	5-7.5L	Full pot; Bushy	5/m ²	35%
Total: 206						



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 Existing Sewer and Easement

E	Revised Site Layout/Drainage	25.02.2025
D	Revised Site Layout	17.12.2024
C	Revised Site Layout	09.05.2024
B	Revised Site Layout	29.02.2024
A	Revisions following lighting layout	06.06.2023
Rev	Description	Date



Marsden Estate, Rendcomb
Cirencester, GL7 7EX

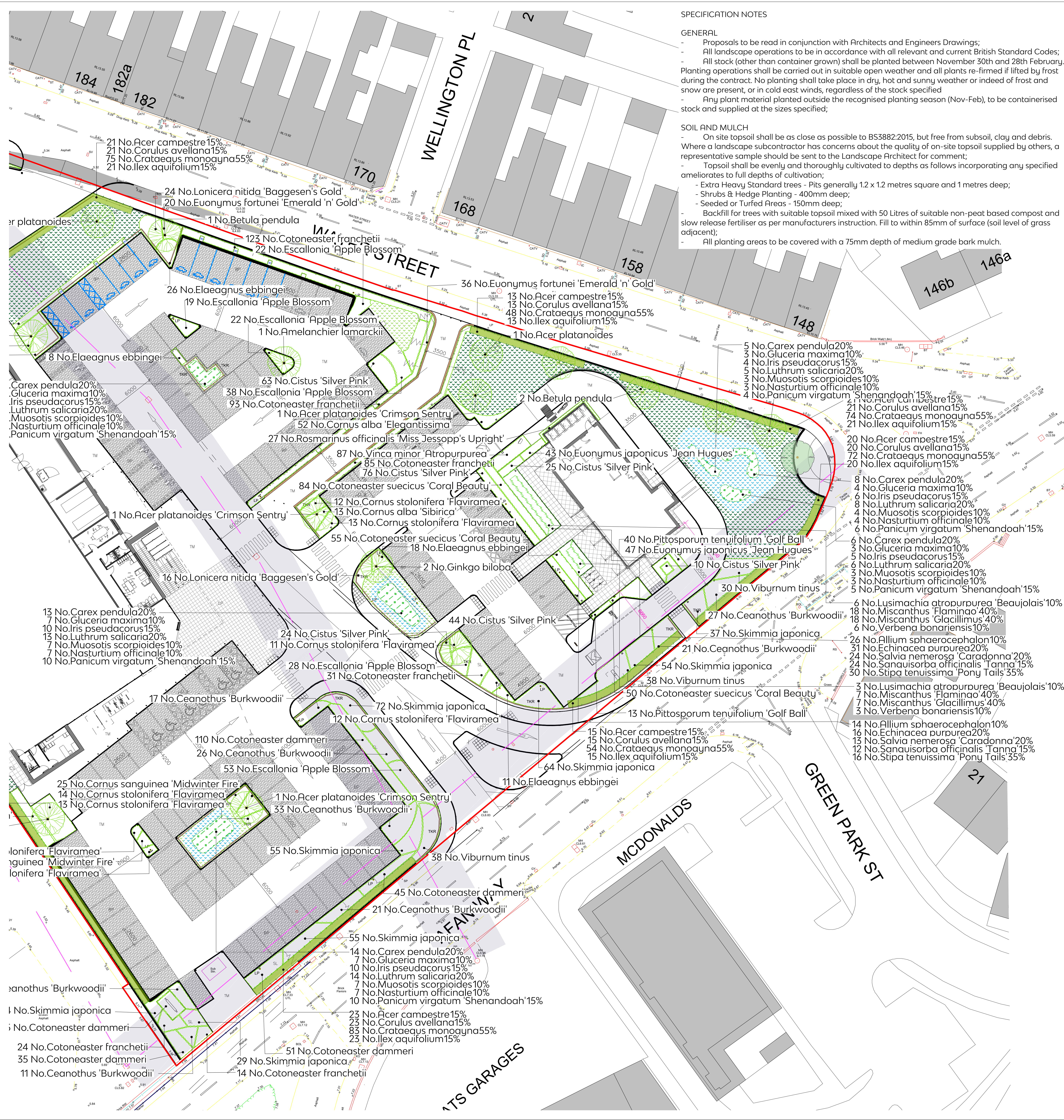
E: TGlandscape@tylergrange.co.uk
M: www.tylergrange.co.uk

Project title
Burrows Yard, Afan Way, Port Talbot

Drawing title
Soft Landscape Proposals
Sheet 1 of 2

Date	31.05.2023	Drawn
Scale	1:200 @ A0	Checked
Status	For planning only	Approved

Drawing number	Revision
15339/P02	E



SPECIFICATION NOTES

GENERAL

- Proposals to be read in conjunction with Architects and Engineers Drawings;
 - All landscape operations to be in accordance with all relevant and current British Standard Codes;
 - All stock (other than container grown) shall be planted between November 30th and 28th February.
- Planting operations shall be carried out in suitable open weather and all plants re-firmed if lifted by frost during the contract. No planting shall take place in dry, hot and sunny weather or indeed of frost and snow are present, or in cold east winds, regardless of the stock specified
- Any plant material planted outside the recognised planting season (Nov-Feb), to be containerised stock and supplied at the sizes specified;

SOIL AND MULCH

- On site topsoil shall be as close as possible to BS3882:2015, but free from subsoil, clay and debris. Where a landscape subcontractor has concerns about the quality of on-site topsoil supplied by others, a representative sample should be sent to the Landscape Architect for comment;
- Topsoil shall be evenly and thoroughly cultivated to depths as follows incorporating any specified ameliorates to full depths of cultivation;
 - Extra Heavy Standard trees - Pits generally 1.2 x 1.2 metres square and 1 metres deep;
 - Shrubs & Hedge Planting - 400mm deep;
 - Seeded or Turfed Areas - 150mm deep;
 - Backfill for trees with suitable topsoil mixed with 50 Litres of suitable non-peat based compost and slow release fertiliser as per manufacturers instruction. Fill to within 85mm of surface (soil level of grass adjacent);
- All planting areas to be covered with a 75mm depth of medium grade bark mulch.

PLANT MATERIAL TREATMENT

- All trees and shrubs are to be supplied from nurseries in the UK or other member countries of the EEC. The Landscape Architect is to approve the nursery selected by the Landscape Subcontractor for the supply of plants. The Landscape Subcontractor is responsible for the protection of plant material being hardened off or grown at their nursery and shall make good defects;
- Tree Stakes and Ties - Stakes to be pressure treated larch poles with ACQ by 'PermaWood' or other similar and approved. The stakes shall be 700mm apart (each side of the root ball, taking care to avoid the root ball), with a half rounded cross brace positioned at the top of the posts (level and horizontal), nailed to the stakes with 2 No. galvanised nails at each end. Secure the stem to the tree using a rubber tie with spacing device or sackcloth (and several turns to form a good spacing knot) positioned 25mm maximum from the top of the post.

EXISTING TREES AND SHRUBS

- Existing trees to be retained shall be protected in accordance with the requirements and specifications set out in BS5837:2012 paragraph 6.2.2 figure 3 and BS1722 : Part 4

PROPOSED TREES

- Contractor to ascertain the location of all sewers and services prior to tree planting;
- No trees to be planted within 3 metres of sewers or services or other easement recommended by the relevant statutory undertaker without the use of tree root barriers. All tree pits with root barriers are subject to engineer's approval;
- Extra Heavy Standard Trees to be double staked and fixed in accordance with the tree pit detail.
- Where necessary increase tree pit dimensions to ensure that tree pits are at least 75mm deeper and 150mm wider than the rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened;
- Cut back any broken or damaged roots to sound growth;
- Plant trees upright, in the centre of the pit and at original soil depth;

SHRUBS

- Plant shrubs exactly in accordance with the landscape drawings. All non-perishable containers shall be removed and any damaged roots carefully pruned. Excavate planting holes 75mm wider than the root spread. Each plant shall be planted at it's correct depth, to the original soil or nursery mark, to BS4428:1989. Compost and sand additives shall be worked well into backfill whilst backfilling is in progress, taking care not to raise general levels of the soil so that bed edges are less than 65-80mm below the adjacent pavement edges;
- Where native shrub and shrub planting are shown in mixes, the numbers of each species for the groups is specified on the planting list on the drawing (and will be inspected by the Landscape Architect).
- Gaps around the root ball shall be filled to half its depth and firmed by hand, but avoiding damage to the roots. Further soil can then be used to fill the voids to the surface and firmed by treading, taking care not to over firm and damage roots;
- Water in all plants within 2 hours of planting with 25 litres minimum per metre squared;
- Prune back leggy growth immediately after planting;
- Approved bark mulch to a depth of 75mm.

HEDGING

- Plant hedging in trenches 400mm depth and large enough to take the full spread of roots;
- Set out plants evenly as scheduled; planted in groups of 3-7 of the same species;
- Backfill with excavated topsoil/shrub planting mix;
- Prune back native hedging hard at the appropriate season in year one (and outside of the bird nesting season).

RABBIT GUARDS

- Where specified, install rabbit guards supported by canes around each transplant (to supplier specification);

MARGINAL PLANTING

- Plant in species groups of 3/ 5 / 7 in drifts at an average density of 4/m2. Taller plants to middle of planting areas with lower growing species to the edge of planting areas.
- The use of an organic matting that will biodegrade in 6 months should be used instead of mulching. Thereafter, the established planting should provide sufficient groundcover to prevent soil erosion. Additional planting using the same specification as detailed on the soft landscaping plan should be undertaken if areas of open soil persist.

PREPARATION OF WILDFLOWER GRASS AREAS

- Grade areas to be seeded until the surface is evened and the level is or the required height, and is further flush with any paved area (max tolerance 0 to -10mm), to receive run off, but not so low as to damage mower blades on cutting the edges. Fully cultivate existing and imported topsoil to a depth of 150mm and rake surface to form a fine tilth. Remove all stones, twigs, logs and other debris. Stone rake repeatedly until all stones greater than 20mm in any one direction are removed. After 6 weeks (minimum time), but not later than 12 weeks, spray all weed with a suitable translocated systemic and approved herbicide.

SEEDING OF WILDFLOWER GRASS AREAS

- No seed is to be sown until the cultivation and preparatory works have been approved by the Landscape Architect;
- Sowing rates for seed mixes as recommended in the Key;
- Carefully rake in thoroughly to ensure that the seed is a few millimetres below surface.
- Roll using a very light roller, (or cylindrical mower) Ensure surface is even and level;

ESTABLISHMENT OF WILDFLOWER GRASS AREAS

- Strim once in late October to a height of 125mm and once in mid-March to a height of 150mm. Strim again at the end of August or early September to a height of 75mm.

WATERING

- Maintenance watering shall be carried out by a contracted maintenance company.

WEEDING

- Remove all weed growth by hand as necessary to ensure weed free and tidy planting beds. Take great care not to disturb sheet or bark mulch. All weeds shall be removed from the site. Two visits are required per growing season where sheet mulch is specified, and 6 visits per growing season are required where no sheet mulch is specified. Visits should occur approximately monthly, subject to weather conditions.

SHRUBS, TREES & TIDYING BEDS

- Remove all litter and debris at each visit, leaving the site clean and tidy. Firm in and straighten out plants loosened and prune out dead, leggy and broken branches, without damage to natural habit of the plant. In the case of trees, a suitably skilled and qualified arboriculturalist shall carry out such pruning. Tree stakes and ties shall be checked, adjusted and replaced as necessary. Prune hedges back to an even hedge line to encourage thickening, twice within the first growing season after planting.

This document should not be relied on or used in circumstances other than those for which it was prepared and for which Tyler Grange was appointed.

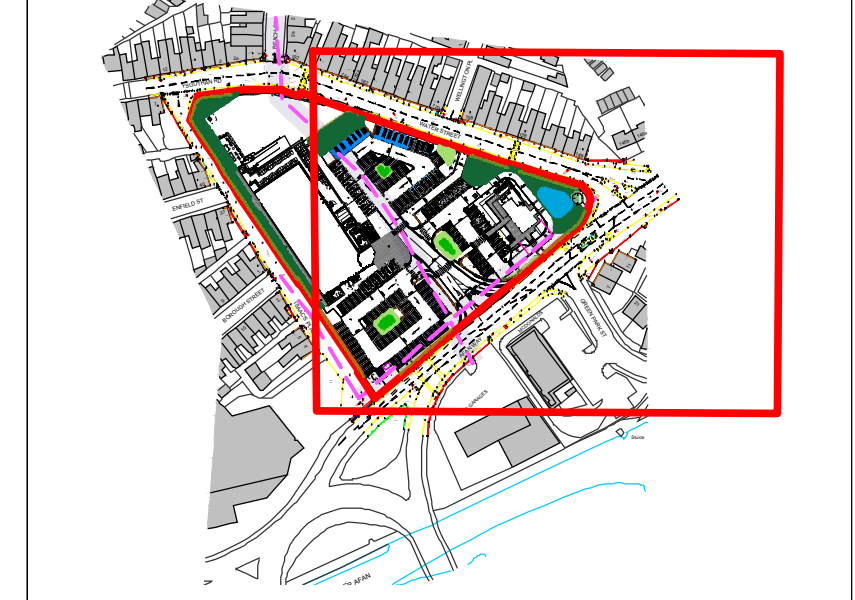
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Key:

- Site Boundary
- Existing Tree
- Proposed Trees
- Proposed Native Hedgerow
- Proposed Shrub Planting
- Proposed Ornamental Grasses and Perennials
- Proposed Marginal Planting Mix
- Proposed Strong Lawn Grass Mix (EG22)
- Proposed Pond Edge Meadow Mix (EP1)
- Basic General Purpose Meadow Mixture (EM1)
- Existing Sewer and Easement

Location Plan:



E	Revised Site Layout/Drainage	25.02.2025
D	Revised Site Layout	17.12.2024
C	Revised Site Layout	09.05.2024
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Project title
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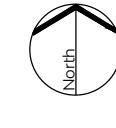
Drawing title
Soft Landscape Proposals
Sheet 2 of 2

Date: 31.05.2023
Scale: 1:200 @ A3
Status: For planning only

Drawn: KC
Checked: RW
Approved: RW

Drawing number
15339/P02

Revision
E





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Landscape | Ecology | **Arboriculture**