Superseded

Morrisons, Baglan Industrial Park
Green Infrastructure Statement

CARNEYSWEENEY

Introduction

CarneySweeney is instructed by Motor Fuel Group (MFG) to prepare this Green Infrastructure Statement, which relates to a full planning application for the removal of existing jet wash facilities and a proposed extension to the existing petrol filling station's sales building, creation of an EV charging zone with canopy, substation enclosure, LV panel, meter cabinet and four new jet wash bays, plant room and associated works at Morrisons, Christchurch Road, Baglan Industrial Park, Port Talbot, SA12 7DA (See figure 1 below).

Figure 1: Proposed Site Plan

This report provides a Green Infrastructure (GI) Statement and includes a summary of the existing green infrastructure at the site and also explains how the design of the proposed development is based on a stepwise approach, as defined in the Environment (Wales) Act 2016 and is explored in chapter 6 of the Planning Policy Wales Edition 12 (February 2024).

Context/Site

The application site is located within the urban area of Baglan and comprises an existing Morrisons petrol filling station and customer park for the adjacent Morrisons supermarket.

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There are no statutory designated sites of nature conservation interest located within or immediately adjacent to the application site. Moreover, there are no non-statutory designated sites of nature conservation interest located within the application site. Given the significant separation of the site from any designated sites, it is considered that the proposed development is unlikely to have any significant impacts upon statutory designated sites, during either the construction or operation phase.

Existing Green Infrastructure

The elements that are considered to form the existing Green Infrastructure and surrounding context are as follows:

- Trees and Hedgerows
- Ecology and Habitat
- Public Access

Trees and Hedgerows

The site comprises the existing areas of hardstanding that form part of the existing petrol filling station. No trees or hedgerows are located within the application site.

Beyond the site, existing trees and hedgerows are located on the periphery of the site to the north of the existing car wash and proposed Electric Vehicle Chargers, to the west of the existing petrol filling station and both sides of the site entrance. These areas are not proposed to be affected by the proposals.

Ecology and Habitat

Due to the site comprising entirely of areas of existing hard surfaces, the site is considered to be of low value, with few features supporting biodiversity within the site. There is a narrow fringe of green habitat beyond the site boundary that is composed of small areas of grassland containing introduced shrubs and scattered trees which provide landscape features to soften the visual appearance of the application site.

Public Access

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

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Trees

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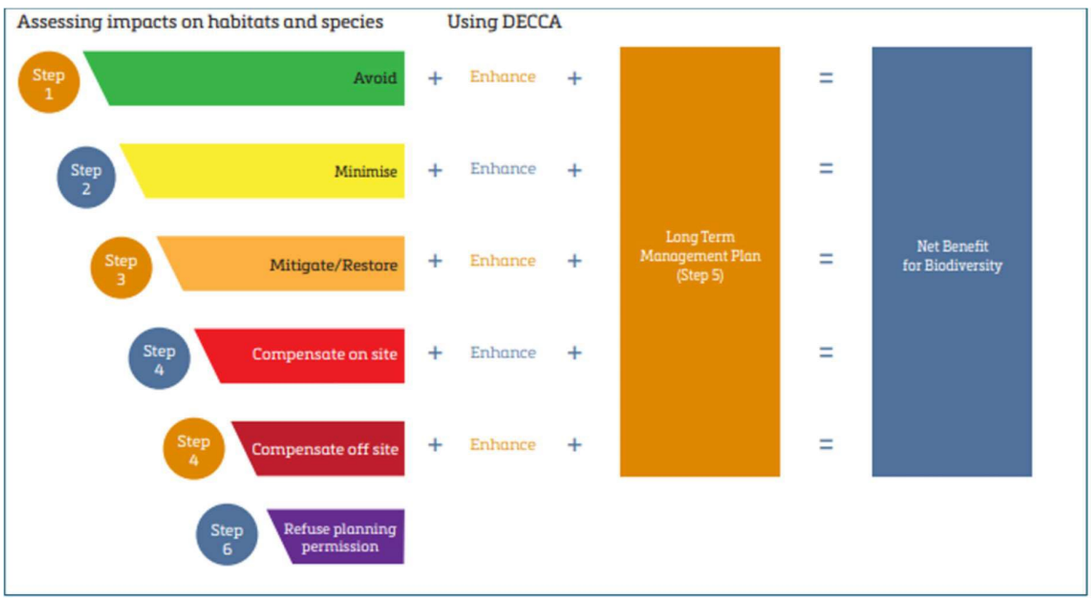
No trees are located within the site boundary. All trees located beyond the site will be retained and remain unaffected by the proposed development.

Ecology and Habitat

The site is considered to be of low ecological and habitat value. This is due to the existing features of the existing petrol filling station building surrounded by extensive areas of hard surfaces. The proposals will not result in any harm or loss of any habitat.

Conclusion

The proposed green infrastructure strategy has considered the existing green infrastructure features within and beyond the site boundary, as recommended by the Stepwise approach.



The first step on the Stepwise Approach set out within PPW version 12 is to avoid impacts on habitats and species. 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.