



GREEN INFRASTRUCTURE STATEMENT

**PROPOSED CHANGE OF USE OF INDUSTRIAL WORKSHOP AND
YARD (USE CLASS B2) TO A WELL BEING CENTRE (GYMNASIUM
AND FITNESS) (USE CLASS D2)**

AT

**OAKTREE WORKSHOPS, MAIN ROAD, CRYNANT, NEATH,
SA10 8NY**

**On behalf of
Mr P. Taylor, T/A Taylored Fitness & Nutrition**

Our Ref: 1879.a
Date: August 2025
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<u>1.0</u>	<u>INTRODUCTION</u>	<u>3</u>
<u>2.0</u>	<u>EXISTING SITE</u>	<u>5</u>
<u>2.1</u>	<u>THE SITE</u>	<u>5</u>
<u>2.3</u>	<u>EXISTING GREEN INFRASTRUCTURE ASSETS</u>	<u>14</u>
<u>3.0</u>	<u>PROPOSED DEVELOPMENT</u>	<u>12</u>
<u>3.1</u>	<u>THE PROPOSAL</u>	<u>12</u>
<u>3.2</u>	<u>PROPOSED GREEN INFRASTRUCTURE ASSETS</u>	<u>18</u>
<u>4.0</u>	<u>GREEN INFRASTRUCTURE ASSESSMENT</u>	<u>21</u>

1.0 INTRODUCTION

- 1.1 Evans Banks Planning Ltd. has been instructed by Fix Auto Swansea West to prepare a proportionate Green Infrastructure Statement (GIS) to accompany a full planning application for the proposed change of use from warehousing and offices to a vehicle maintenance depot at Comcen, Bruce Road, Fforestfach, SA5 4HS.
- 1.2 This proportionate 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.

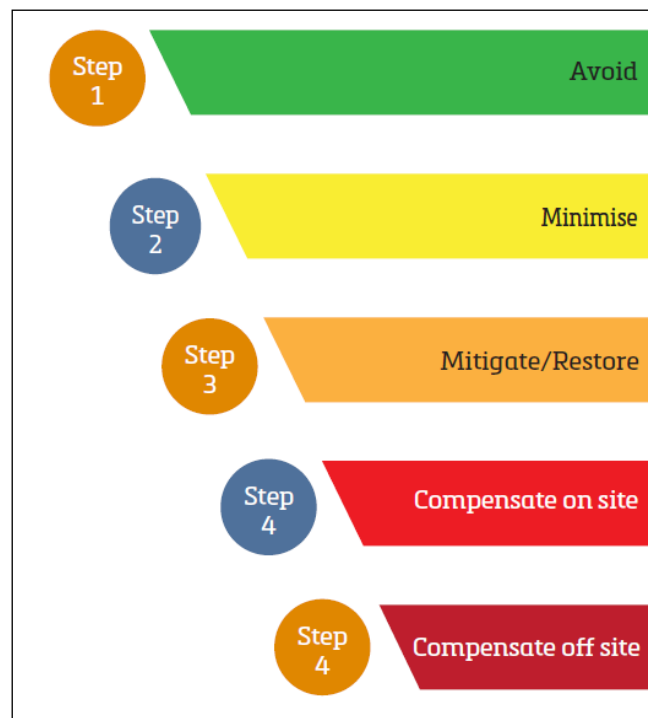


Figure 1

- 1.3 This GIS has also, where relevant, given due consideration to the guidance and standards as set out in the document *Building with Nature - Standards Framework*, which are summarised as follows:

CORE Standards

Standard 1 Optimises Multifunctionality and Connectivity

Standard 2 Positively Responds to the Climate Emergency

Standard 3 Maximises Environmental Gains

Standard 4 Champions a Context Driven Approach

Standard 5 Creates Distinctive Places

Standard 6 Secures Effective Place-keeping

WELLBEING Standards

Standard 7 Brings Nature Closer to People

Standard 8 Supports Equitable and Inclusive Places

WATER Standards

Standard 9 Delivers Climate Resilient Water Management

Standard 10 Brings Water Closer to People

WILDLIFE Standards

Standard 11 Delivers Wildlife Enhancement

Standard 12 Underpins Nature's Recovery

2.0 EXISTING SITE

2.1 THE SITE

- 2.1.1 The application site consists of an existing industrial workshop, formerly used to serve The Lodge Workshop, which is located in Crynant, Neath. The site lies off the eastern flank of the A Road known as Main Road with an access then leading to the building and its large yard with associated parking areas. The building, its yard and existing interior are illustrated in Photographs 1 to 10 below.



Photograph 1 – View of Front Elevation of Existing Building



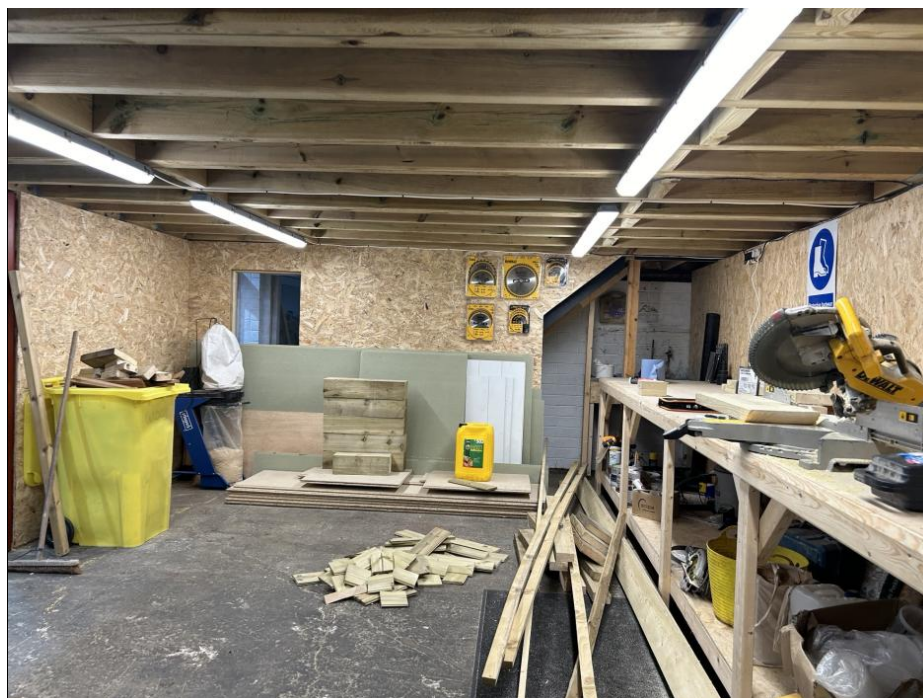
Photograph 2 – View of Front Elevation of Existing Building and Yard



Photograph 3 – View of Side Elevation of Existing Building



Photograph 4 – View of the Interior of the Western Portion of Building



Photograph 5 – Interior of Main Workshop Area



Photograph 6 – Interior of Main Workshop Area



Photograph 7 – View of Northern Portion of the Yard



Photograph 8 – View from Northern Portion of the Yard Towards Access Point



Photograph 9 – View of Northern Boundary with No. 43 Main Road



Photograph 10 – View of Southern Boundary from Adjacent Highway

- 2.2 The site comprises some 0.15 hectares in total, enclosed by a mixture of boundary fences and perimeter vegetation, with further residential buildings then situated from all directions from the site.
- 2.3 The site is accessible via a typical industrial gated access off the eastern flank of the aforementioned classified Main Road. The access and visibility splays are shown in Photographs 11, 12 and 13 below.



Photograph 11 – Existing Access to the Site



Photograph 12 – Visibility Splay from the Site Looking South



Photograph 13– Visibility Splay from the Site Looking North

- 2.6 Figure 1 below provides an extract from the Ordnance Survey Explorer map with the application site identified by a red arrow. Figure 2 provides a Google Earth image from May 2023, which is typical of the current urban setting within Crynant. Figure 3 is an extract from a more detailed OS plan, with the site edged in red for ease of identification.

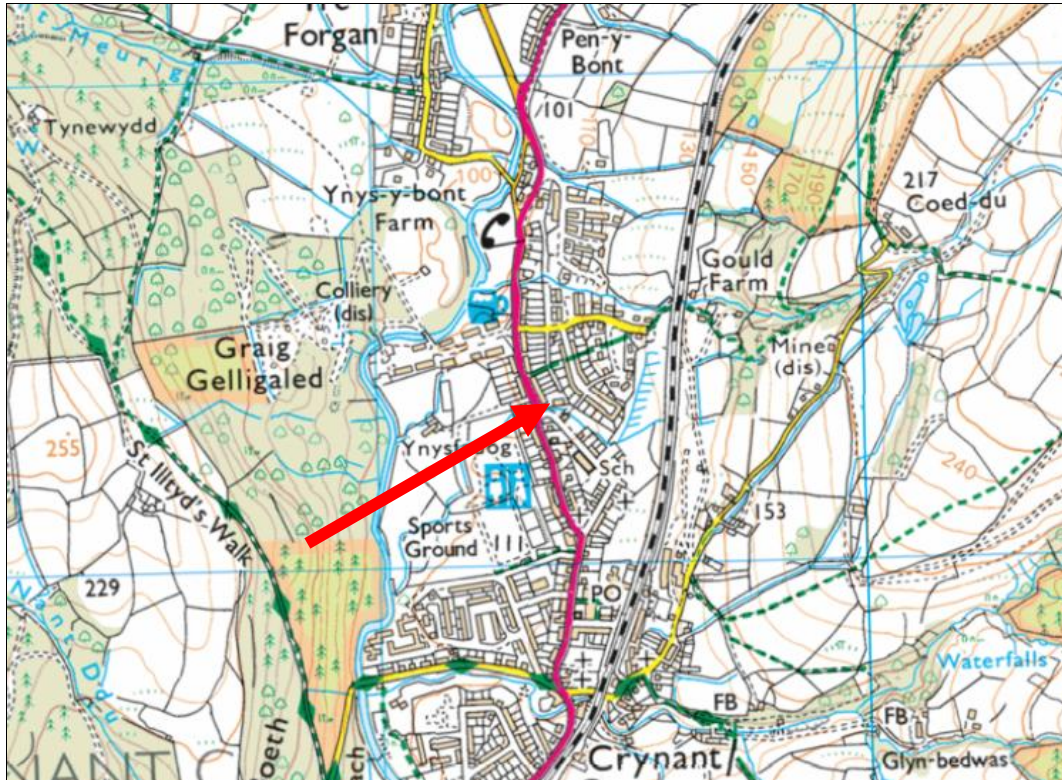


Figure 1 – Location of Existing Workshop at Main Road



Figure 2 – Google Earth Image of the Application Site Locality – May 2023



Figure 3 – Location Plan

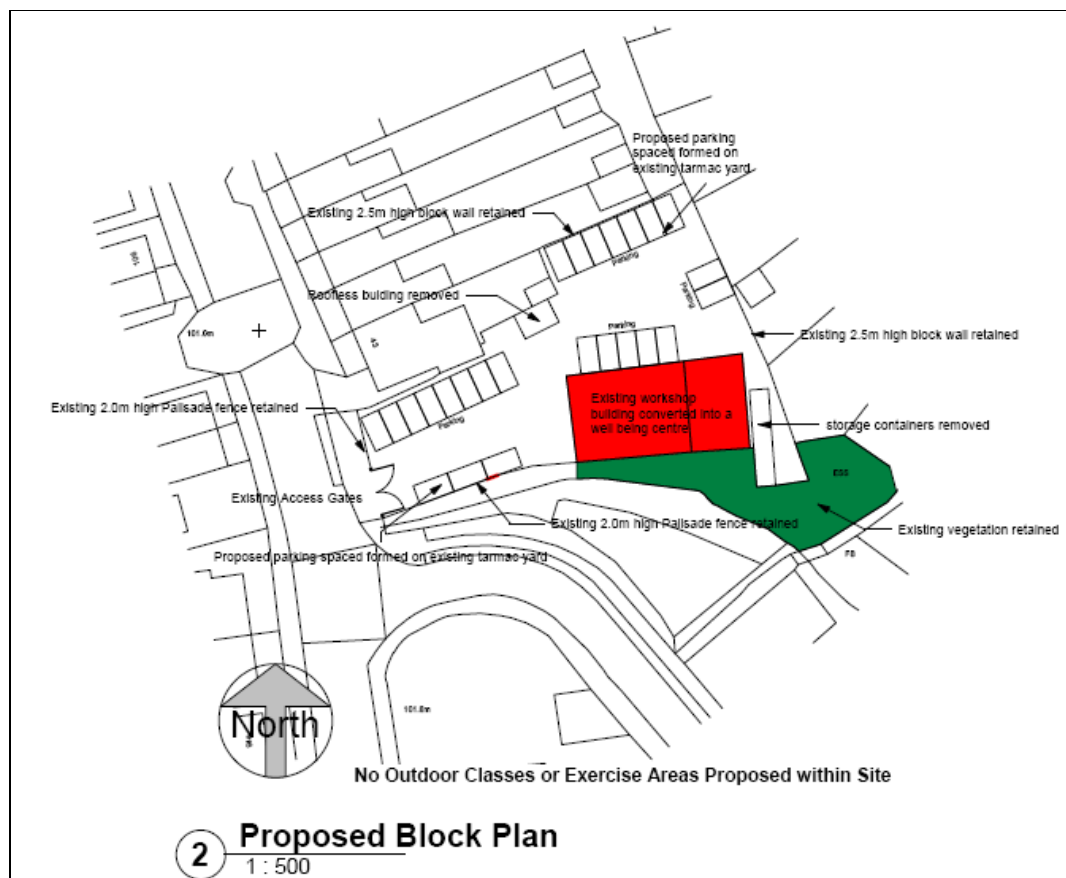
2.2 EXISTING GREEN INFRASTRUCTURE ASSETS

2.3.1 As can be seen in the Photographs above and confirmed by the accompanying Preliminary Ecological Appraisal, the application site currently contains no Green Infrastructure assets.

3.0 PROPOSED DEVELOPMENT

3.1 PROPOSED DEVELOPMENT

- 3.1 The proposals seek planning permission to change the use of the existing industrial workshop to a wellbeing centre, in order to fully capitalise on a growing demand for health and wellbeing opportunities in the area. The existing building at the industrial yard last served as a workshop for 'The Lodge' business, and it should be noted that the mass and scale of the building will remain as existing with no external alterations, but with internal alterations in order to facilitate its use as a wellbeing centre. The detailed Site Layout Plan of the site is illustrated below in Figure 4.



- 3.2 The existing building, as shown in Figure 5 below comprises of an industrial workshop set over varying levels, with a lower workshop area, office and toilets comprising the main section of the building accessed via a roller shutter door at the front elevation, leading up to another workshop area to the rear that is also accessible via a roller shutter door at the northern elevation of the building. There is also a mezzanine level with further industrial space and equipment. The building is a flat roof structure, with a

render finish to its elevations, and then a mix of roller shutter doors and white Upvc to the fenestration.

3.3 The existing Block Plan and Floor Plan are then shown at Figures 5 and 6 below.

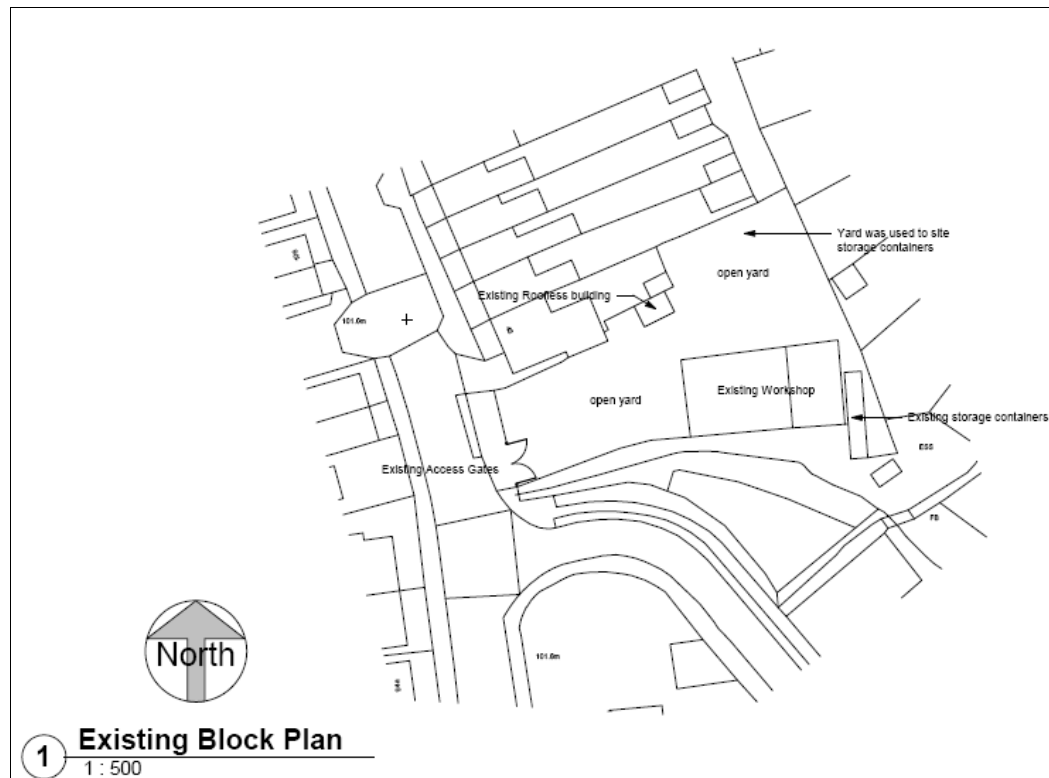


Figure 5 – Existing Block Plan

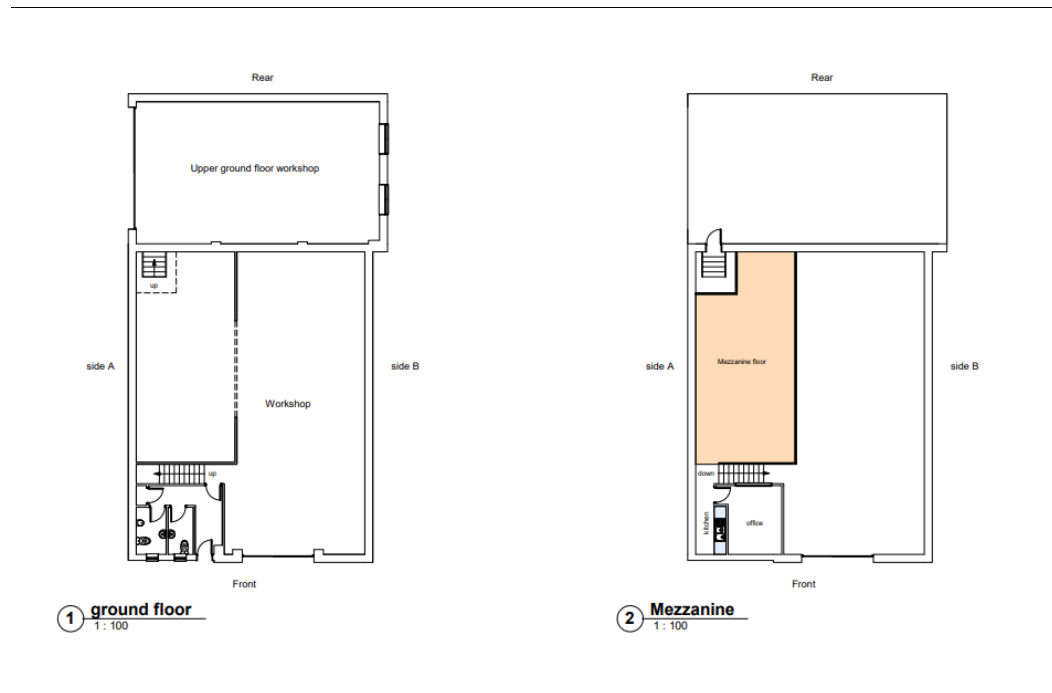


Figure 6 – Existing Floor Plan

- 3.4 In terms of this Application proposal, the building will remain as existing in terms of its scale and footprint, with no external alterations required.
- 3.5 Internally, the wellbeing centre will remain over split levels, with the lower ground floor being split between an area for free weights, and one for treadmills and rowing machines. The upper ground floor will then consist of a dedicated area for aerobics, while the mezzanine floor will be raised up 250mm and will accommodate an office and a kitchen area.
- 3.6 The proposed mezzanine floor will accommodate an office and a small kitchen area. These facilities are intended solely for use by patrons of the Well Being Centre in connection with their gym and fitness activities. The kitchen will provide only light refreshments, and no commercial café or restaurant use is proposed. This ancillary function will support the primary D2 use and can, if necessary, be controlled by an appropriately worded planning condition to ensure it remains incidental to the main use.
- 3.7 The proposed Floor Plan of the health and wellbeing centre is illustrated in greater detail at Figure 7 below.

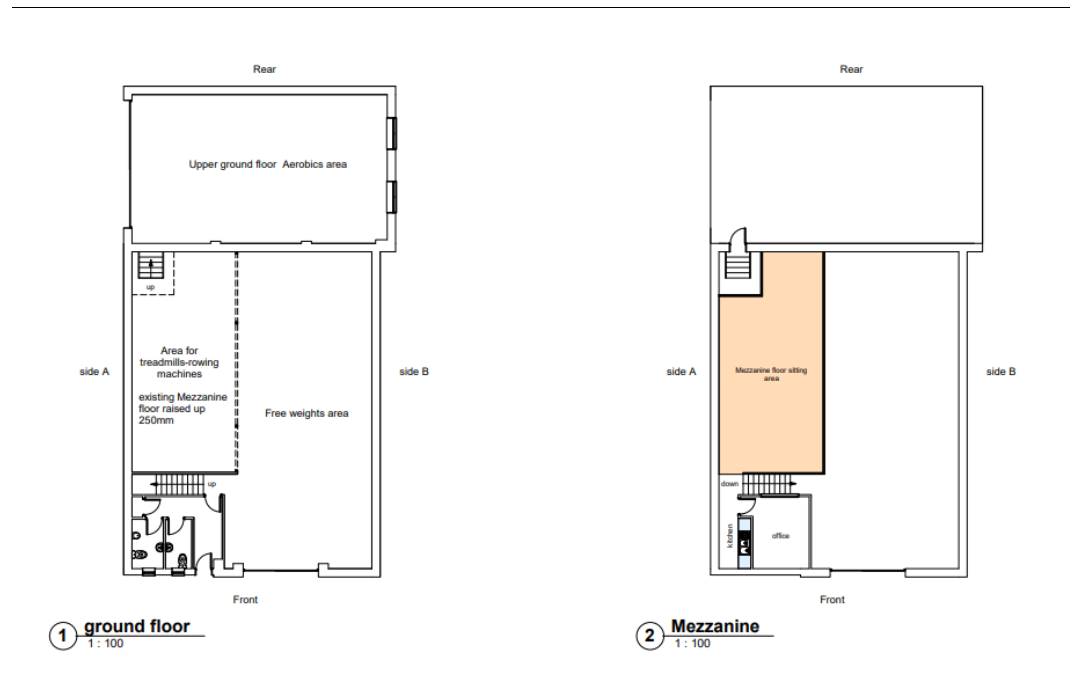


Figure 7 – Proposed Floor Plan

- 3.8 In terms of the operational arrangements at the site, the proposed hours of opening requested by the applicant are **06:00 to 21:00 Monday to Saturday**, and **08:00 to 17:00 on Sundays**. These hours are considered appropriate for the nature of the use and will support the effective functioning of the business while respecting the amenity of the surrounding area.
- 3.9 No outdoor areas within the application site will be used in connection with the proposed Well Being Centre. All gym and fitness activities will take place entirely within the building. Given this operational arrangement, and having regard to the building's location adjacent to residential properties, the proposal will not give rise to any adverse impact on residential amenity in terms of noise, disturbance, or loss of privacy.
- 3.10 It should also be noted that 1x bat box, and 1x bird box are proposed to be affixed to the elevations of the building to increase the biodiversity levels of the site, as shown in the Plans above.

3.2 PROPOSED GREEN INFRASTRUCTURE ASSETS

- 3.2.1 The proposed development will include the provision for new Green Infrastructure assets, which are summarised as follows:

3.2.2 New Bat and Bird Boxes – To enhance biodiversity through Green Infrastructure, the Applicant proposes the installation of one Woodstone Beaumaris Bat Box, and one Sparrow Terrace to the new building. This will provide an enhanced habitat for local wildlife, contributing to ecological balance and promoting species conservation.

The location of the proposed bat and bird boxes can be found at Figure 7 below, as well as examples of the type of boxes which are also illustrated in the overleaf.

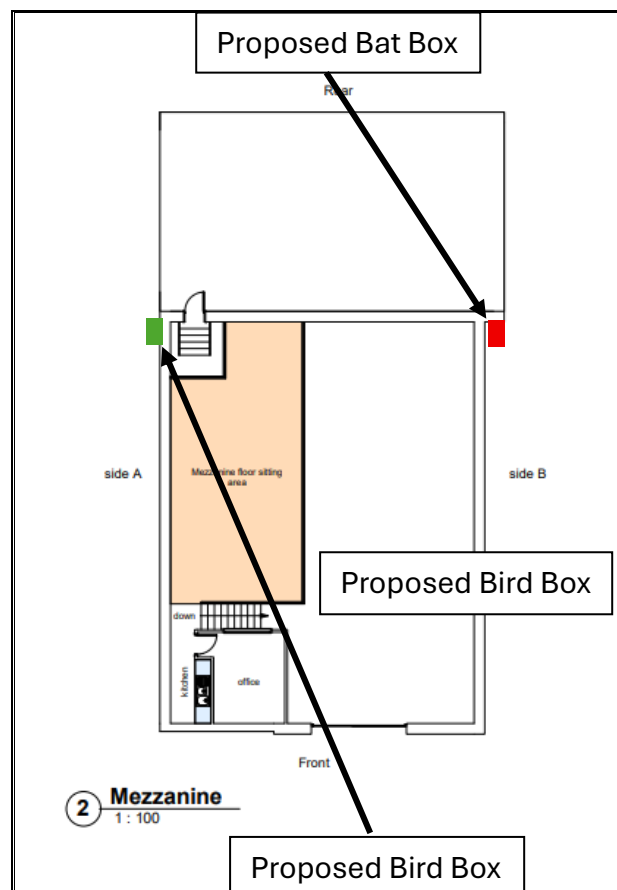


Figure 7 – Proposed Location of Bat and Bird Boxes



Figure 8 – Example of a WoodStone Beaumaris Bat Box



Figure 9 – Example of Schwegler Sparrow Terrace

4.0 GREEN INFRASTRUCTURE ASSESSMENT

- 4.1.1 This Green Infrastructure Statement provides an illustration of the current Green Infrastructure present on the application site, those features to be retained as part of the proposed development, as well then as any new assets to be included as part of it.
- 4.1.2 As detailed herein, there are currently no Green Infrastructure assets on site, however the proposal will incorporate enhancements in the form of 1x bat and 1x bird box to be affixed to the elevations of the building. The above will enable the proposed development to increase the sites current level of biodiversity.
- 4.1.3 In response to the above required balance, the loss of any existing Green Infrastructure has been **avoided**, and the application proposal will **increase** the current level of Green Infrastructure on site.