

Green Infrastructure Statement:

Minor Development

Site Address: Unit B Aberafan Shopping Centre Port Talbot Neath Port Talbot SA13 1PB

Proposed Development: Proposed change of use of first floor from shop (use class A1) to gym (use class D2).

Site description: Vacant retail unit in Aberafan Shopping Centre.

Surrounding Area description: The proposal site comprises the first floor of Aberafan Shopping Centre, specifically the former Wilko store which has been vacant since the chain's closure.

The Shopping Centre itself lies within the defined Town Centre under Local Plan Policy R2/1.

The Shopping Centre is located off the Junction 41 of the M4, bound by the A48 south, Neath Port Talbot County Borough Council Offices to the north, the train line to the west and the River Afan to the east.

The site is also in close proximity to Port Talbot Multi-Storey Car Park, Port Talbot Parkway Railway Station and Port Talbot Bus Station.

Development Impacts: The proposed development is not considered to have any impacts on Green Infrastructure. The proposed development utilises an existing vacant retail unit within Aberafan Shopping Centre.

Biodiversity Enhancements Proposed

Due to the location of the site within the complex of Aberafan Shopping Centre, there are no biodiversity enhancements proposed.

Conclusion.

It is considered that subject to the above, that the proposed development would have a neutral impact on biodiversity.

Due to the nature of the proposal as a straight change of use application, any adverse environmental effects are avoided.

Signed: Estama (UK)

Dated: 28.09.25