



Address
Days Motorpark Neath

Clients
Days Property Holdings Ltd

Report
Green Infrastructure Statement

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Date
04.09.2025

1.0 Introduction

2.0 Proposals and Green Infrastructure

1.0 Introduction

Introduction

On 11th October 2023 the Welsh Government issued updated National Planning Policy for chapter 6 of Planning Policy Wales.

The updated policy guidance recognises the value of green infrastructure within the built environment. In order to facilitate a quality built environment enhanced by integrated green infrastructure all planning applications must now include a green infrastructure statement.

“6.2.6 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.21) has been applied.”

Figure 1 sets out the summary of the stepwise approached as set out in the Annex2 to the published advice

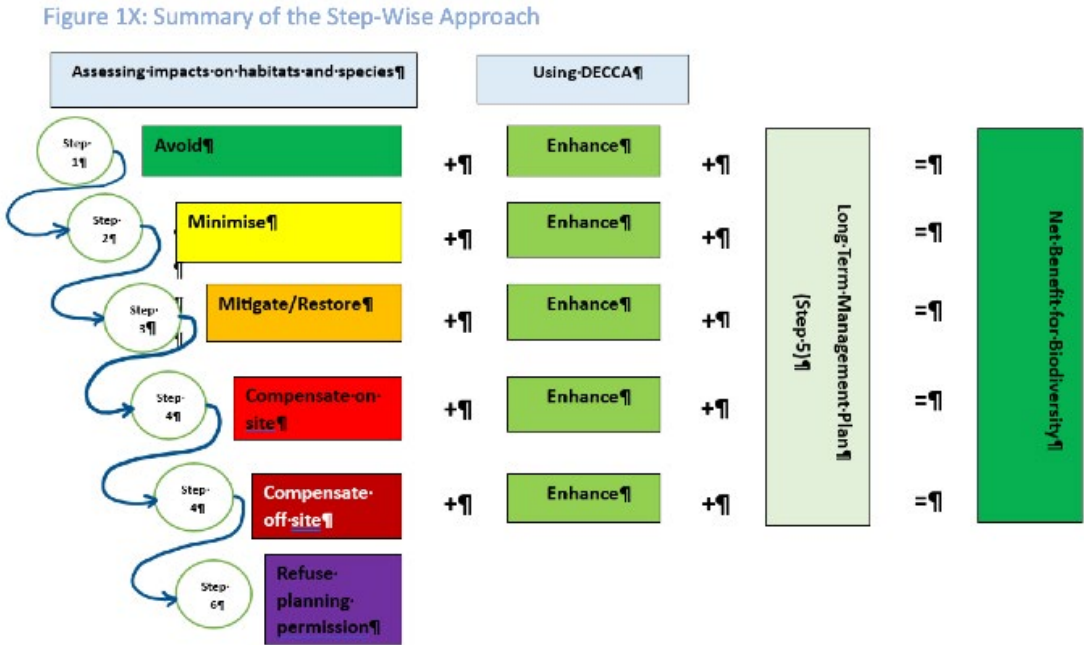


Figure 1. Summary of Stepwise approach

2.0 Existing and Proposed Green Infrastructure

Existing Site

The Site comprises land at Day's Motorpark Neath, Neath Abbey Roundabout, Neath Abbey. It is 0.6 ha in size and currently in use as a vehicle dealership and linked workshop. The Site is prominent, benefits from a frontage onto a well trafficked highway, within the Settlement Boundary, brownfield in nature and in a wider location dominated by commercial uses.

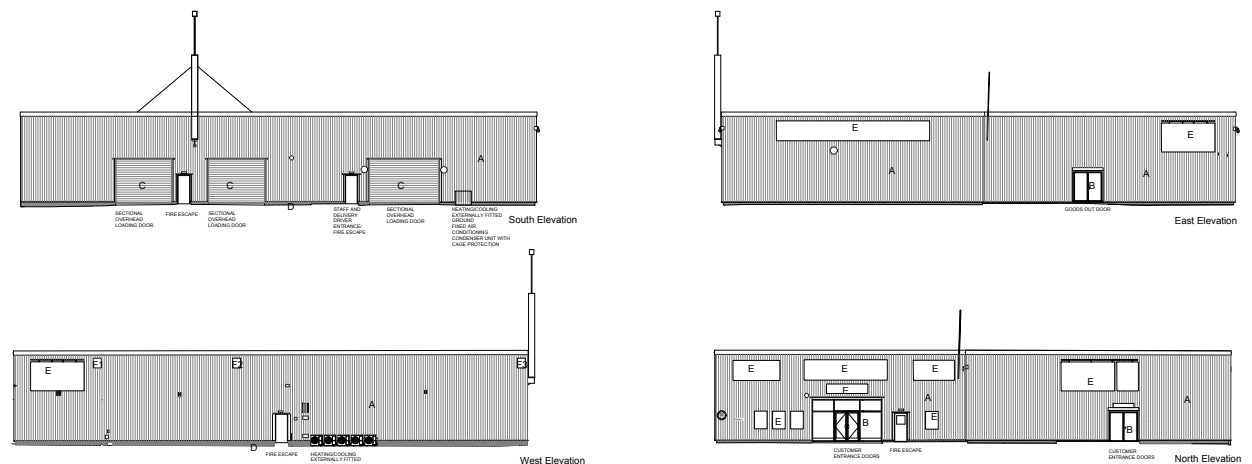
Proposed Development

The proposed development relates to external upgrades and change of use of unit from Sui Generis Vehicle Dealership to Class B8 with ancillary trade parking and associated development.

Proposed Site Green Infrastructure Assets

It is accepted that Future Wales now requires ecological enhancement however, it is submitted that any ecological enhancement must be proportional to the development proposed.

Given the scale of the proposal it is considered that the provision of a bird boxes and a bat box within the site will provide adequate ecological enhancement. Details of the location and type of boxes are set out in Figure 3a, 3b & 4 on following pages.



Days Motorpark, Neath

Figure 2. Proposed Elevations

Ecological Enhancement

Ecological enhancement will be delivered by the installation of a minimum of

1 x No. 16 Schwegler Swift Box

1 x No. 17A Schwegler Swift Nest Box

1 x 1FF Schwegler Bat Box, Unitura tall external bat box

Timetable

These will be erected prior to the first beneficial use of the development or within 3 months of the date of completion of the development. The boxes will be monitored for activity.

Maintenance

Under the Wildlife and Countryside Act 1981 it is an offence to disturb breeding birds and therefore annual cleaning cannot be undertaken between the months of March and September inclusive. Bird nest boxes should be cleaned in October to prevent the build-up of nest parasites in the boxes whilst avoiding the risk of disturbing birds using the boxes as a roost site during the cold winter months. All nesting material and other debris should be removed from the box. Ideally, it should then be scrubbed clean with boiling water to kill any parasites (avoid using any chemicals). Once the box is clean, it should be left to dry out thoroughly. Bird boxes should be left up over winter as they can provide useful roosting sites for birds in bad weather.



Figure 3a. 1 x No. 16 Schwegler Swift Box



Figure 3b. No. 17A Schwegler Swift Nest Box



Figure 3c. 1FF Schwegler Bat Box, Unitura tall external bat box

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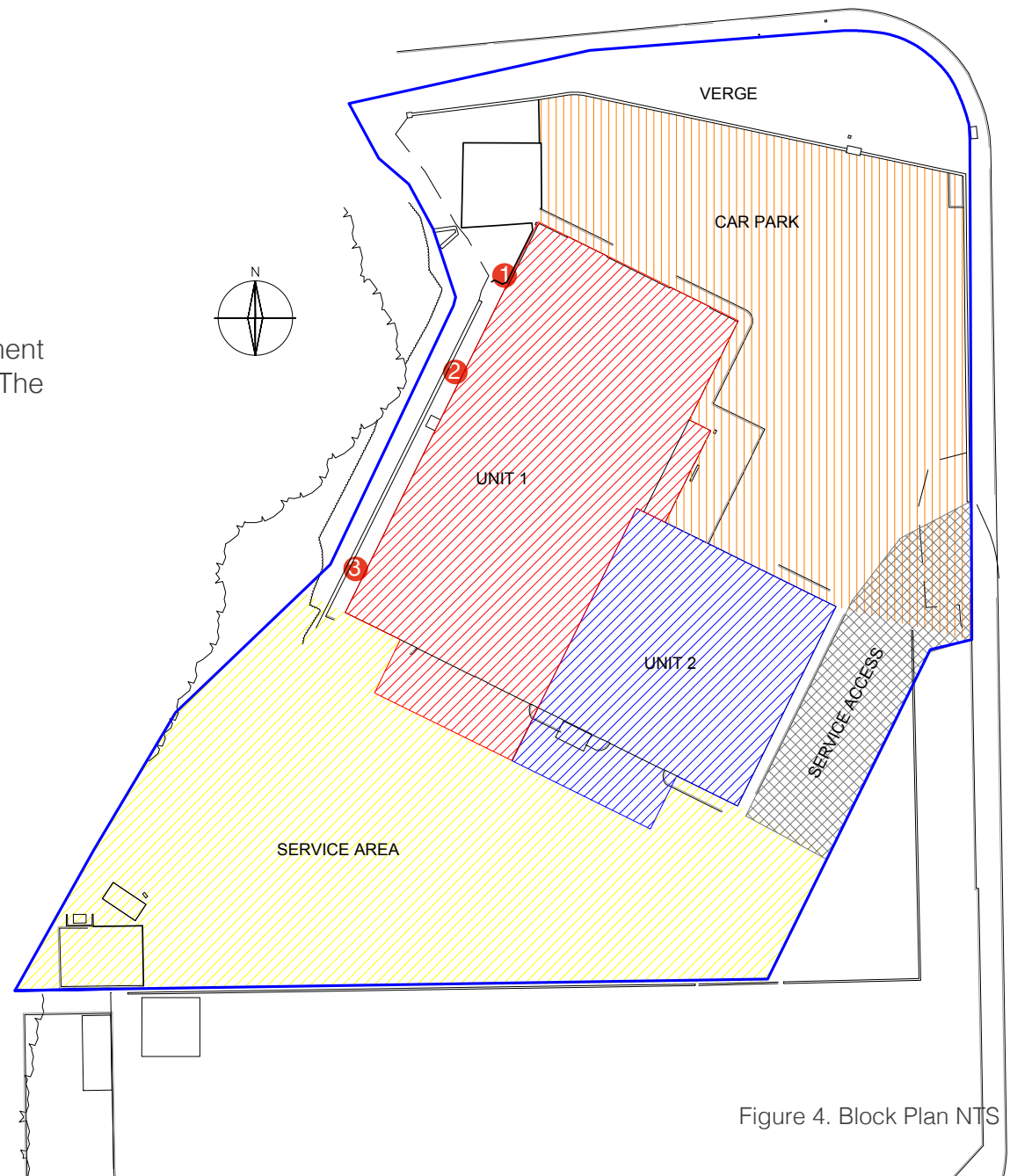
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GIA Assessment

The explanation below sets out the stepwise approach in assessing impacts of a development on habitats and the species

Avoid: The development has virtually no impact to biodiversity so we have followed the stepwise approach and designed the development to avoid impacts to biodiversity. A CEMP should be provided to ensure no impacts to the SINC.

Minimise: The proposals minimise the impact to wildlife as the external alterations are minimal. A CEMP should be provided to ensure no impacts to the SINC.

Mitigation: The development will not impact any trees or wildlife, and care will be taken not to disturb any wildlife on the site property. There are limited habitats on site so provision of nest boxes and swift boxes to the building will provide a significant benefit and environmental gain on site.

Compensation on site: To provide a net benefit for biodiversity, it is proposed to install 2no bird boxes and 1no bat box.

Conclusion

Applying the stepwise approach, the assessment indicates that:

- The development avoids any damage to biodiversity
- The proposal provides an ecological enhancement proportionate to the scale of the development.
- There is a net benefit to biodiversity as a result of the development