



GREEN INFRASTRUCTURE STATEMENT
RETENTION OF REAR YARD SHELTER
AT 129 HEOL CAE GURWEN,
GWAUN CAE GURWEN, NEATH PORT TALBOT

on behalf of
Mr John Hughes and Mr Andrew Thomas

Our Ref: 1670.a
Date: October 2025
Prepared by: Jason Evans

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1.0 INTRODUCTION

- 1.1 Evans Banks Planning Ltd. has been instructed by Mr J Hughes and Mr A Thomas (the Applicants) to prepare a full planning application for the retention of a rear yard shelter at 129 Heol Gurwen, Gwaun Cae Gurwen.
- 1.2 This proportionate Green Infrastructure Statement (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.

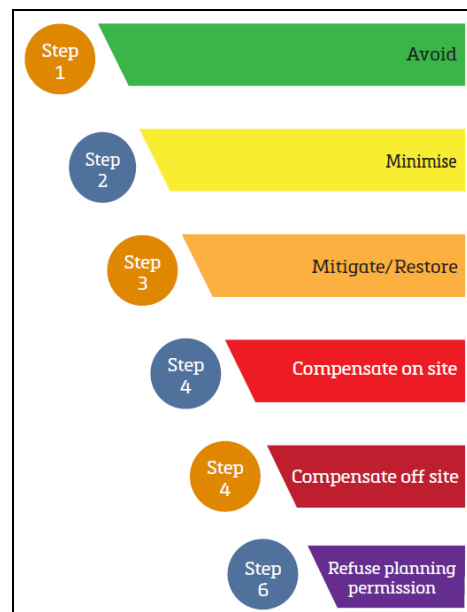
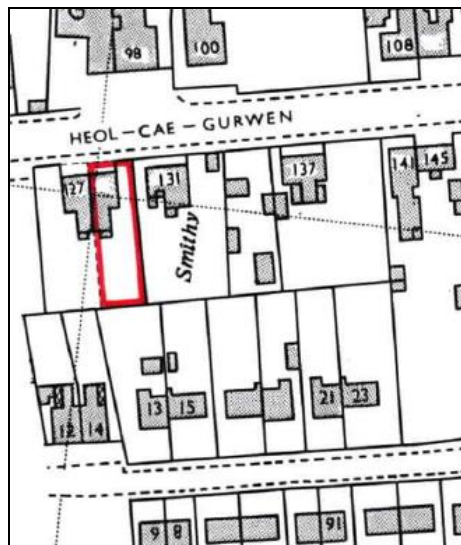


Figure 1

2.0 SITE DESCRIPTION

2.1 THE SITE

- 2.1.1 The application relates to a semi-detached two storey property (edged red on Plan A and Photograph 1) used as a private members club with a rear enclosed amenity area (yard).



Plan A



Photograph 1

- 2.1.2 From the public highway (to its east), the application building is entered through a single pedestrian door, pictured in Photograph 2 below.



Photograph 2

- 2.1.3 On both the ground and first floor then are a range of rooms (including Members Bar), utilised as a Private Members Club by the Hells Angels Motorcycle Club South West.
- 2.1.4 As can be seen in Photograph 2, at the side of the main building leading to the rear yard/garden is a partly enclosed space (pictured below), formerly used as a garage.



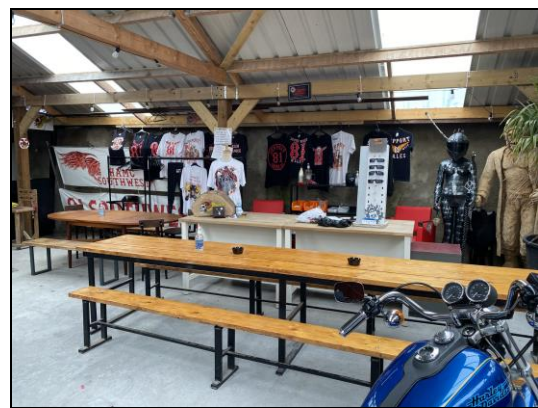
Photograph 3

2.1.5 Moving westwards from the above building and former garage then is the rear enclosed yard of the property, which includes an external toilet block. The yard has historically been and continues to be used as an external space and extension of the wider private members club use of the property, particularly when meetings, larger gatherings, and events are held.

2.1.6 In order to create a space for such activities that could take place irrespective of weather conditions, several years ago a shelter/roof structure was erected over this external area and external toilet block, based on a wooden framed with a roof clad in sheeting, as can be seen from the photographs below.



Photograph 3



Photograph 4

2.1.7 As can also be seen, the boundary walls of the property shared with properties to the north and south have been retained, as has the former storage container at the western element of the application site, used as a private bar and entertainment stage.

2.2 EXISTING GREEN INFRASTRUCTURE ASSETS

2.2.1 The site currently contains no existing Green Infrastructure Assets.

3.0 THE PROPOSED DEVELOPMENT

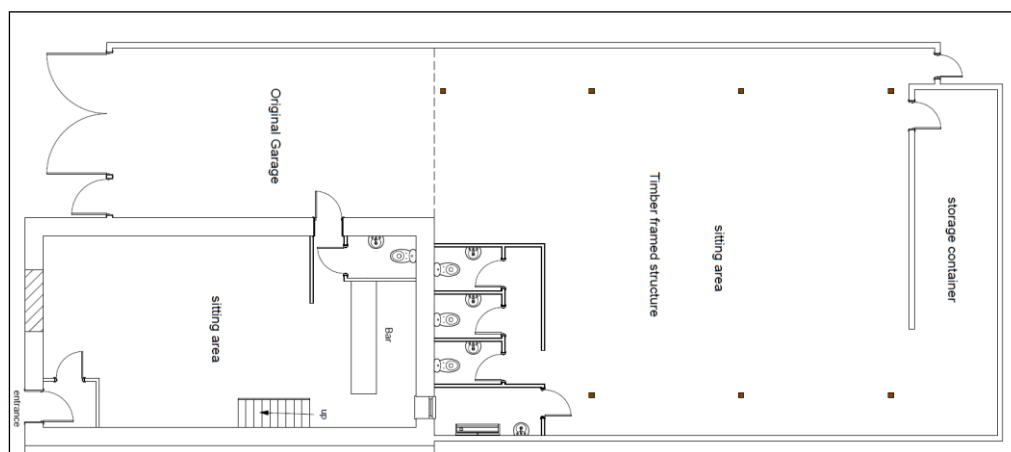
3.1 THE PROPOSAL

3.1.1 This application seeks permission for the retention of a rear yard shelter at 129 Heol Gurwen, Gwaun Cae Gurwen. The yard forms part of a private members club and so has historically been utilised for the purposes of meetings, events and larger gatherings by Members and their guests on a regular basis.

3.1.2 In addition to their weekly meetings, such uses of the space in question have also included charity fundraising events, weddings, birthdays and other celebrations, as well as gatherings with other motorcycle clubs. However, it was identified some time ago that the often inclement weather resulted in the use of the rear yard/garden being conditional on good weather spells and so Members took the decision to cover this space with a wooden framed shelter, for which now retrospective planning permission is sought.

3.2 General Scale and Design

3.2.1 As can be seen from the submitted drawings, the shelter-structure covers the whole of the rear yard and the external toilet block, as shown by the plan extract below.



Plan B

3.2.2 It consists of a wooden framed structure, with its roof then clad in metal profile sheeting and polycarbonate sheeting to allow the penetration of natural light into the space below. Its northern and southern edges are open then to the existing boundary walls of the properties to the north and south of the application property. Its western edge is then defined by an existing storage container and its eastern boundary then links up with the existing building and aforementioned garage structure.

3.2.3 In general design terms, the structure is single storey in nature and has used materials that are commonly used in the construction of ancillary structures found throughout the settlement.

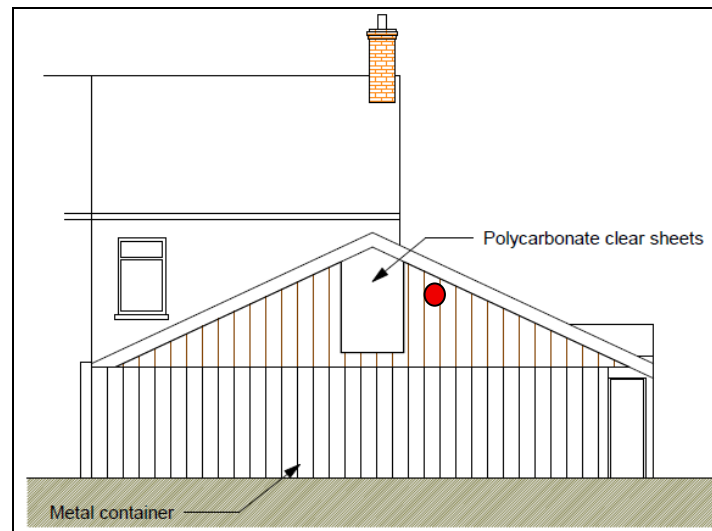
3.3 Drainage

3.3.1 All surface water will continue to be managed in the same fashion as has historically been done so in the case of the hard-surfaced yard that the structure now covers – namely, two soakaway trenches running along the northern and southern application site boundaries. No change is proposed to these structures, due to their efficient operation to date.

3.3.2 No change is proposed to foul water management and disposal, with the historic external toilet block retained and unchanged by this application.

3.2 PROPOSED GREEN INFRASTRUCTURE ASSETS

3.2.1 The proposed development will include provision of a new green infrastructure asset. The application proposal will include the installation of a new bird box on the structure's eastern elevation, at the location indicated by the red circle in the plan below.



Plan C

3.2.2 The new bird box will be based on a model whose details are shown below.

[National Trust WoodStone 32mm Nest Box Green | CJ Wildlife | CJ Wildlife](#)



Photograph 5

4.0 GREEN INFRASTRUCTURE ASSESSMENT

- 4.1 This Green Infrastructure Statement provides an illustration of the current Green Infrastructure present on the application site, any features to be retained as part of the proposed development, as well then as any new assets to be included as part of it.
- 4.2 As detailed herein, there are no Green Infrastructure assets within the application site at present.
- 4.3 In view of the above the application proposal proposes a new green infrastructure asset, which will enhance the overall level of biodiversity of the site.
- 4.4 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 the holding.