

Planning Support and Green Infrastructure Statement

Proposed Change of use from Retail and Part Residential to two Townhouse Apartments – 9 Wern Road, Ystalyfera, Swansea, SA9 2LX

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Ref: 2025/013
Date: November 2025

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Report Title:	Planning Support and Green Infrastructure Statement
File Location:	9 Wern Road, Ystalyfera, Swansea,

Client:	Mr Ean Parker
Project Number:	2025/013

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Prepared By:	Graham Carlisle
Office:	
Checked By:	

Introduction

- 1.1 This combined statement has been prepared by Graham Carlisle on behalf of Mr Ean Parker, the owner of number 9 Wern Road, as well as the adjoining first floor apartment at number 7 Wern Road. The application is a re-submission following the refusal of the Planning Authority to accept an application submitted earlier this year. The application (P2025/0013) was returned because of a stated lack of information regarding green infrastructure, car parking, loss of a community facility, overlooking, bin storage, noise nuisance, developer contributions, finishing materials, amenity space and coal mining risk. This statement will endeavour to deal with all of those issues.

The property



- 2.1. Number 9 Wern Road consists of a two-storey building at street level that has been used in the past as a shop on the ground floor and residential accommodation above. At some point the residential accommodation was extended over the first floor of the adjoining property where it is known as number 7 Wern Road. To the rear of number 9, the steep slope has been utilised to build a 3-storey extension that was used as an extension to the shop, as a storage area and as a garage.
- 2.2 The shop has not traded for some 25 years and has remained unoccupied save for a two year period recently when it was used illegally to grow cannabis. The current owners now occupy the flat at number 7 and have undertaken a series of repairs of the property to deal with the damage caused by the illegal occupation and the resulting police raid.
- 2.3 The property is located in the centre of Ystalyfera on a street that is mainly residential in character but with some commercial premises still remaining. To the rear of the property is a public car park.

Planning History

- 3.1 There has been a series of planning applications relating to number 9 Wern Road following the closure of the hardware business. Permission was granted in 2008 (P2008/0375) for the conversion of the 3-storey rear extension into 5 flats. The reason given for the approval was that it would not adversely impact local amenity or the character of the area and there would be no adverse impact on highway or pedestrian safety. This permission was not implemented.
- 3.2 In 2012 (P2011/0323) permission was granted for the change of use of the shop to a restaurant and hot food takeaway. The reason given for the approval was that it would not adversely impact local amenity or the character

of the area and there would be no adverse impact on highway or pedestrian safety. This permission was not implemented.

- 3.3 In 2018 (P2017/0323) planning permission was granted for the change of use of the ground floor shop unit to a self-contained residential unit plus alterations to the front elevation. The reason given for granting the approval was that it represented an appropriate form of development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. This permission was not implemented.
- 3.4 Also in 2018 (P2017/0325) planning permission was again granted for the change of use of part of the existing building to provide 5 self-contained residential units. The reason given for granting the permission was that it represented an appropriated form of development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area, or highway and pedestrian safety. This permission was not implemented.

The Proposed Development

- 4.1 A series of detailed plans are submitted to show the proposed conversion of the building into two townhouse apartments. The existing apartment on the first floor of number 7 has one-bedroom and will remain in the ownership of Mr Parker. It was first occupied by the shop owners of number 9 and does not, therefore, need to form part of this application.
- 4.2 Apartment 2 will be accessed from Wern Road and will provide a lounge, kitchen/diner and toilet at ground floor level and two bedrooms and bathroom on the first floor. Apartment 3 will be accessed from the rear and will have two bedrooms and a bathroom at ground floor level and a lounge kitchen and toilet at a mezzanine floor level. Both new apartments will have access to the basement level which will provide a bin store and cycle store as well as two further storage rooms.

- 4.3 In terms of external changes to the building, the principal ones concern firstly the existing shopfront which will be partially retained but with two individual windows and a cement render wall replacing the single shop window; and secondly the frontage to the rear lane which will have two new individual doors at the basement level and two new windows to light the mezzanine level. A new rooflight will also be provided to light the kitchen for apartment 2 and four new windows will be introduced into the side elevation to light two stairwells, a kitchen and a bedroom.

Issues Raised by the LPA

- 5.1 Car Parking – The property has never had on-site parking. The garage at the rear was used as a workshop to serve the hardware store when it was trading. The previous permissions for 6 bedrooms granted in 2018 were given despite the lack of on-site parking and the permission notices confirm that this would not detract from highway safety. There is a public car park directly behind the property and there is ample on-street parking availability. It is suggested, therefore, that this should not prevent this development going ahead.

Community Facility – The hardware shop that had previously occupied this property ceased trading some 25 years ago and there has clearly been no interest since then from any other would-be retail users. The applications in 2018 did not attract any objection from local residents, and the permission notices confirmed that the change of use of the property to residential was in full accordance with policy SC2 of the adopted local plan.

Bin Storage – This is now provided.

Developer Contributions – This application is seeking permission for the creation of two new dwellings and is thus below the threshold for the payment of a contribution towards affordable housing.

Finishing Materials – All details are provided on the submitted plans

Overlooking – Four new windows are proposed in the side elevation of the property. Only one of them, a bedroom, is classed as a habitable room and it will overlook the rear garden of a commercial property, namely a Chinese Takeaway. There were no recorded objections to the 2018 applications which proposed windows in the side elevation for three living rooms and 2 bed-sitting rooms, and the permission notices confirmed that the development would not harm residential amenity.

Noise Nuisance – The Council has suggested that the ventilation system for the Chinese Takeaway could present a noise problem for the future residents of the two apartments. That has not been the case for the applicants since they moved into the apartment at number 7 and the takeaway would, in any event, have to comply with regulations regarding noise levels. This was certainly not an issue of concern during consideration of the applications in 2018.

Amenity Space – The property clearly does not have any garden space. The proposed plans do, however, demonstrate appropriate provision of cycle and bin storage space and there is potential to utilise the two storage spaces in the basement area for leisure uses such as a gym or cinema/music room. Future occupiers will also benefit from the close proximity of the many services and facilities described in the attached appendix.

Coal Mining Risk – A report by the Coal Board is submitted and confirms that all mining activity in the area has ceased. This application is for change of use only, with no groundworks proposed, and the UK Government Guidance Note entitled ‘Planning applications and Coal Mining Risk Assessments’ makes it clear that in such circumstances a mining risk assessment is not needed.

Conclusion

- 6.1 The development proposed by this application is seeking to make an important contribution to housing provision in this valley location whilst at the same time restoring a property that has been unused for over 25 years and is now an

eyesore. This statement has demonstrated that there are no planning issues which should prevent this important scheme from going ahead.

Green Infrastructure Statement

1. Introduction - This statement will adhere to the stepwise approach advocated by the revised Planning Policy Wales and will follow the format set out in the Supplementary Planning Guidance document produced by the Swansea Planning Authority and entitled 'Biodiversity and Development'. A series of 8 steps are identified and the proposed development will be considered in respect of all of these steps, while bearing in mind the advice given that these statements should be proportionate to the development proposed.
2. Identify and Assess – The application property fully occupies the entire plot such that there is no garden or open amenity space.
3. Avoid – There are no biodiversity features within the plot that need to be preserved.
4. Respond and Design – The proposed development involves internal work in order to create two townhouse apartments. Some new windows and doors are to be inserted into the existing walls. There are no groundworks required. There are no biodiversity implications therefore.
5. Mitigate – Mitigation is not required.
6. Compensate – None required.
7. Enhance – Biodiversity enhancement will be provided by the placing of a

Beaumaris Maxi woodstone bat box at high level on the rear gable wall, and a Vivara Pro woodstone house sparrow box at eaves height on the rear wall. The locations for these boxes are shown on the proposed elevation plan (1231.P31)

8. Manage – Not required

9. Monitor – Not required

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