GREEN INFRASTRUCTURE STATEMENT

Retention of Ground Floor Offices
and Conversion of
Upper Floors to Emergency Refuse Accommodation
with Three-Storey Rear Extension
at 41 New Road, Skewen, Neath, SA10 6EP

On behalf of
DGP Properties Limited

Our Ref: 1292.b
Date: November 2025
Prepared by: Shannon Stone **Approved by:** Richard Banks

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1.0 INTRODUCTION

1.1 Evans Banks Planning has been instructed by DGP Properties Limited to prepare an application seeking Planning Permission for the *"Retention of Ground Floor Offices and Conversion of Upper Floors to Emergency Refuse Accommodation, with Three-Storey Rear Extension"* at 41 New Road, Skewen, Neath, SA10 6EP.

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.

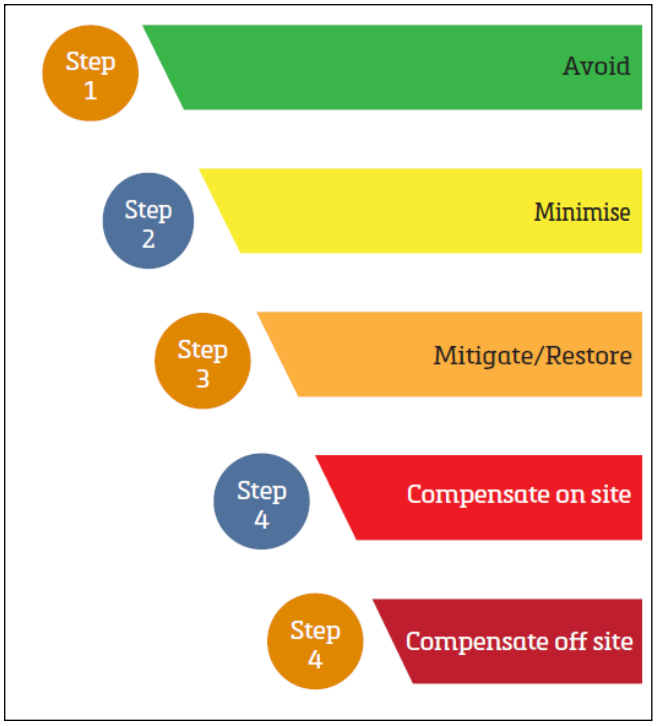

Figure 1

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 relates to a three-storey, end-of-terrace property situated off the northern flank of New Road, Skewen – a street characterised by a mix of commercial and residential uses. The site location plan is provided in Figure 1 below.

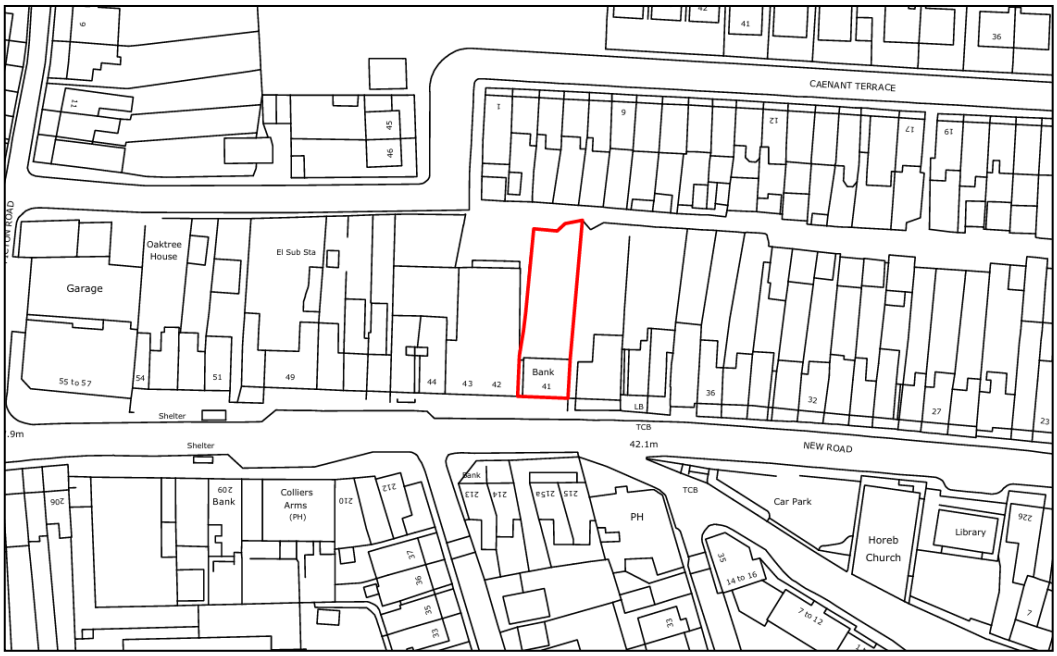

Figure 1

2.1.2 Photographs 1 and 2 below show the building's principal (front) elevation.

Photograph 1

Photograph 2

2.1.3 As illustrated, the building features light brown stone cladding at ground-floor level and light blue render to the first and second floors. The frontage includes several white, timber-framed windows, and is characterised by two steeply pitched gables overlooking the street.

2.2.1 Photographs 3 and 4 provide views from the front elevation along New Road, illustrating that the surrounding area comprises a mix of residential and commercial properties.

Photograph 3

Photograph 4

2.1.4 Photograph 5 below shows the property's rear elevation.

Photograph 5

2.1.5 The rear elevation is finished in light blue render and contains several windows of varying sizes. As shown, there are two rear access points at lower-ground-floor level, along with an additional access at ground-floor level, which is reached via a black metal staircase.

2.1.6 Photograph 6 below provides a closer view of the roof as seen from the rear boundary. The variation in roof levels indicates that the property has previously undergone a rear extension.

Photograph 6

2.1.7 Photographs 7 and 8 below show the rear parking area, which is fully surfaced in tarmac and provides ten off-street parking spaces that formerly served the resident bank.

Photograph 7

Photograph 8

2.2.2 Photograph 9 below displays a view of the buildings directly east of the application site. Notably, **both buildings shown feature rear extensions that extend much further than the rear of the application site**.

Photograph 9

2.1.8 In contrast, the view directly to the west of the application site is dominated by a solid brick wall belonging to the adjoining property, which projects a considerable distance beyond the rear of the application site, as shown in Photograph 10 below.

Photograph 10

2.2.3 Photograph 11 below displays a view of the application site's metal access gate, which is surrounded by a stone wall.

Photograph 11

2.1 EXISTING GREEN INFRASTRUCTURE ASSETS

2.2.1 The application site comprises the former bank building and its associated tarmac car park. There are no existing green infrastructure features within the site boundary, and no vegetation, trees, or landscaped areas are present. The site consists entirely of hardstanding and the existing building, and therefore does not contribute to local biodiversity.

3.0 PROPOSED DEVELOPMENT

3.1 This application seeks full planning permission for the conversion of the upper floors of 41 New Road, Skewen, into Emergency Refuge Accommodation, with the ground floor retained for continued office use by a registered charity. The proposal includes a three-storey rear extension to provide additional accommodation rooms, with secure cycle storage and six on-site parking spaces. The development responds to local social needs while maintaining the character of the existing building and surrounding streetscape.

3.2 The application site comprises the existing building and an associated tarmac car park. There are no green infrastructure assets within the site boundary, and the area contains no vegetation, landscaped areas, or trees. As such, the proposal does not result in the loss of any ecological or landscape features.

3.3 The rear extension has been designed to integrate sympathetically with the existing building, reflecting the scale, form, and materials of the host property. The front elevation on New Road will be largely retained, ensuring continuity of the street frontage and visual integration with the surrounding townscape. New window and door openings are arranged to provide natural light and ventilation while respecting the privacy of neighbouring properties.

3.4 Surface water will continue to drain to the existing soakaway system, with no net increase in impermeable area. Foul water will comtinue to connect to the existing mains sewer. These measures ensure no adverse impacts on local drainage systems.

3.5 Overall, the proposal represents a sensitive and sustainable reuse of previously developed urban land, delivering essential Emergency Refuge Accommodation while maintaining the character of New Road and contributing positively to the town centre of Skewen. Although no existing green infrastructure is present, the development incorporates targeted ecological enhancements to ensure a net environmental benefit.

4.0 PROPOSED GREEN INFRASTRUCTURE ASSETS

4.0.1 To support and enhance local biodiversity, green infrastructure features are proposed as part of this planning application at the application site. The enhancements include the installation of Beaumaris Bat Boxes on the building elevations. Figure 2 below illustrates the proposed location of these green infrastructure assets.

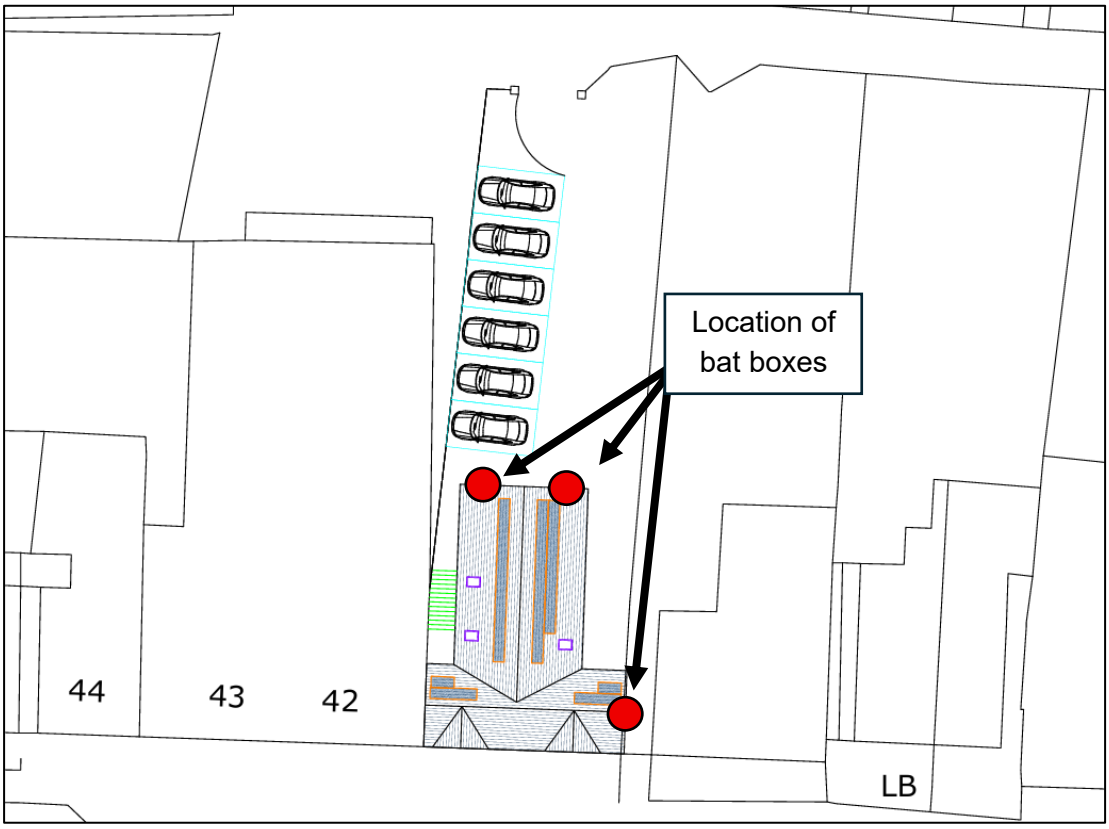

Figure 2

4.1 BAT ROOSTING BOXES

4.1.1 Three Beaumaris Bat Boxes are proposed to support local bat populations. One box will be installed on the side elevation of the building, and two boxes will be installed on the rear elevation. All boxes will be positioned at a height of between 3 to 7 metres above ground level and oriented to avoid artificial light sources, thereby reducing disturbance and optimising its suitability for roosting bats.

4.1.2 Figure 3 below shows an example of a *Beaumaris Bat Box* suitable for the site.

Figure 3

4.1.3 Figure 5 below displays the location of the bat boxes on the rear elevation.

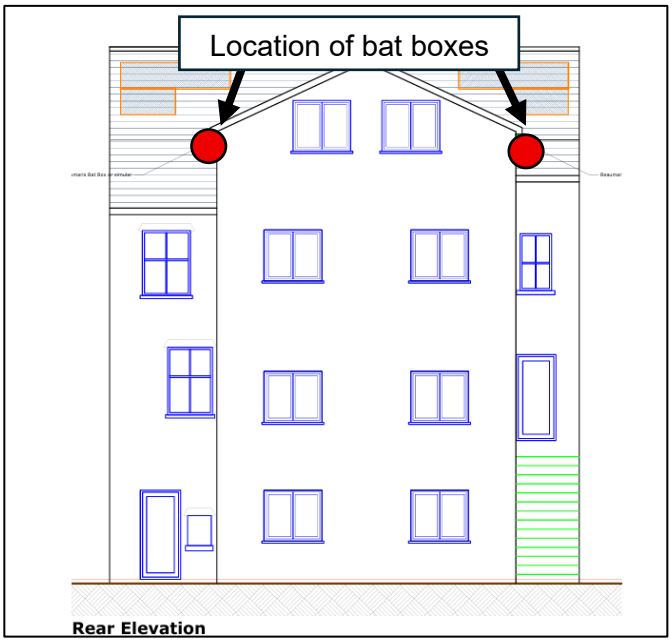

Figure 5

4.1.4 Figure 6 displays the location of the bat boxes on the side elevation.

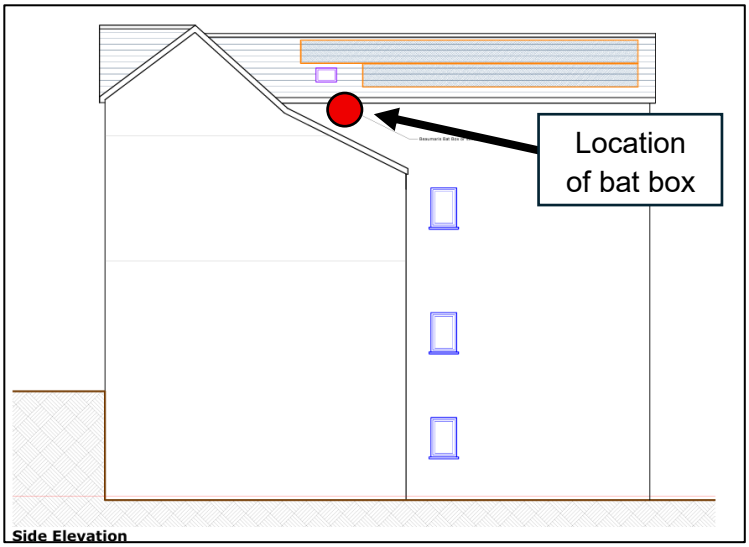

Figure 6

5.0 GREEN INFRASTRUCTURE ASSESSMENT

5.1 This Green Infrastructure Statement outlines the ecological enhancements proposed as part of the conversion and extension of 41 New Road, Skewen, to provide Emergency Refuge Accommodation.

5.2 The application site comprises an existing building with a tarmac car park and contains no existing green infrastructure assets, vegetation, or habitats of ecological value. To deliver biodiversity enhancement, the scheme proposes the installation of three Beaumaris Bat Boxes on the building elevations – one on the side elevation and two on the rear elevation. These boxes will be positioned at suitable heights and orientations to minimise light disturbance and provide optimal roosting opportunities for local bats.

5.3 Overall, the proposal represents a sustainable and sensitive enhancement of the site, introducing essential community accommodation while incorporating targeted biodiversity measures. The development safeguards the character of the building, makes efficient use of previously developed land, and aligns with local and national policy objectives for ecological enhancement.