



Cwm Planning & Design Ltd.
(Civil, Structural & Architectural)

GREEN INFRASTRUCTURE STATEMENT

Project: Provision of 'Pop-Up' catering facility.

Date: 25th October 2025

General Introduction:

In accordance with Chapter 6 of Planning Policy Wales, this Green Infrastructure Statement has been prepared to support a Retrospective Planning Application made to Neath Port Talbot County Borough Council for the provision of a 'Pop-up' catering facility at the former Railway Inn, now 'Booths at the Bridge' off Dulais Fach Road, Tonna, Neath

It will describe how green infrastructure has been incorporated into the proposal and how it will be an effective way of demonstrating the impact of the development and how it is mitigated against.



Aerial view of application site and surrounding area

Site Description:

The site is located on the outskirts the village of Tonna and is a traditionally built detached property with rendered masonry walls and a tiled pitched roof.

The application site is located in a semi-rural location but with various industrial and residential properties within the vicinity. *(Refer to 'Google earth' view opposite).*

STEP WISE APPROACH - STEP A: IDENTIFY

Existing Green Infrastructure:

The site is currently within a well-connected landscape with numerous established trees, hedgerows and areas of grassland. There is a small corridor of mature woodland to the North and West of the site which connects the application site and locality to the wider landscape. *(See plan extract below)*

The application site interior comprises a large, paved parking area to the front with direct access off the highway, a vegetated verge and woodland corridor to the North and West boundaries and a fairly large rear garden laid mainly to amenity grassland.

Various watercourses are within the vicinity of the site. The River Neath to the west and the Tennant Canal to the North.



Extract of Existing Site Plan

The property does currently benefit from a fairly large rear garden providing green amenity space. The existing shrubs and vegetation to the side and rear boundaries will remain unaffected, as well as the well-established mature woodland corridors to the West & North.

Existing street lighting is present along main carriageway with the car park to the front of the property also well illuminated. There are currently numerous security lights mounted on the rear and side elevations which illuminate the patio and garden area.

These are to be removed and replaced with more efficient PIR sensed light units. Low level Lighting will also be introduced to the rear patio and garden areas but with downward facing lights therefore minimal impact beyond the localised issues with the garden and neighbouring areas.

STEP WISE APPROACH - STEP B: AVOID

The position of the unit has been chosen to avoid the loss of any green infrastructure and allow the installation of additional planting within the area.

STEP WISE APPROACH – STEP C: RESPOND & DESIGN

Whilst there is sufficient Green Infrastructure within the immediate locality of the proposal it is important to respond to current climate requirements with the need to improve connectivity and habitability. In response we feel the additional planting of native species shrubs and plants in raised beds within the existing garden landscape will be in keeping with the proportion of the development and will **enhance the current ecological features**.

STEP WISE APPROACH – STEP D: MITIGATE

No green infrastructure or amenity space will be lost to allow the installation of the unit.

To mitigate against the impact to any bat activity by the proposed work it is proposed to install two bat boxes, positioned within the existing retained woodland (as recommended by the ecological survey carried out by IG Ecological Consulting). *(Refer to indicative proposed Green Infrastructure Plan for details)*.

STEP WISE APPROACH – STEP E: COMPENSATE

As no green infrastructure is to be lost no compensation is required.

STEP WISE APPROACH - STEP F: ENHANCE

Proposed Green Infrastructure Measures and Bio-diversity enhancement:

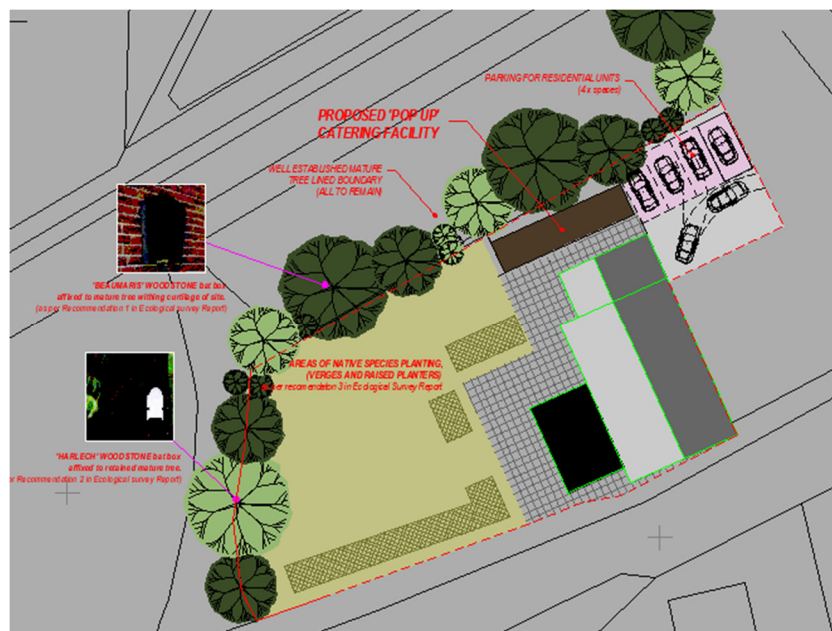
To further enhance the local connectivity and green infrastructure, it is proposed to introduce a number of native species plants and shrubs. These will be located within the rear garden in small, raised beds

and planters. These will include wildlife friendly species, to encourage insects and pollinators, creating additional small habitats and further improving localised connectivity.

Planting species may include: (*not limited to*)

Dog rose (*Rosa canina*)
Common snowdrop (*Alanthus nivalis*)
Sedum (*Hylotelephium spectabile*)
Rubus fruticosus agg.
Common knapweed (*Centaurea nigra*)
Blackthorn (*Prunus spinosa*)

Wild privet (*Ligustrum vulgare*)
English ivy (*Hedera helix*)
Common holly (*Ilex aquifolium*)
Honeysuckle (*Lonicera periclymenum*)
Common mallow (*Malva sylvestris*)
Heather (*Calluna vulgaris*)
Bell heather (*Erica cinerea*)



Indicative Proposed Green Infrastructure (and ecological measures) Plan

STEP WISE APPROACH - STEP G: MAINTAIN

The planting scheme will be implemented with 1 month of beneficial completion. Regular maintenance will be carried out to ensure the planting scheme remains effective.

STEP WISE APPROACH - STEP H: MONITOR

The Planting scheme will be reviewed annually to monitor the effectiveness of each species to ensure the enhancement remains effective. Should plants die or become too overgrown they will be pruned or replaced. The location of the bird box will also be monitored to ensure its position is best suited.

Conclusion:

The local area has sufficient connectivity and green infrastructure. The provision of the supplementary planting would aim to minimize any adverse environmental effects and given the extent of work proposed it is considered the introduction of various shrubs and plants would be **proportionate to the scale of the development** and **enhance** the ecological features, creating additional nesting habitats and increase the connectivity in the local surroundings.