



GREEN INFRASTRUCTURE STATEMENT

**Conversion of a Former Café (Use Class A3)
to a Health Studio (Use Class D2)
at 31 Commercial Road, Port Talbot, SA13 1LN**

**On behalf of
Mr R. Herbert**

Our Ref: 1687.b

Date: December 2025

Prepared by: Shannon Stone

Approved by: Jason Evans

1.0 INTRODUCTION

- 1.1 Evans Banks Planning Ltd has been instructed by Mr R. Herbert (the Applicant) to prepare a full planning application for the conversion of a former café (Use Class A3) to a health studio (Use Class D2) at 31 Commercial Road, Port Talbot, SA13 1LN.
- 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 site location plan for the proposed development at 31 Commercial Road is presented in Figure 1 below.

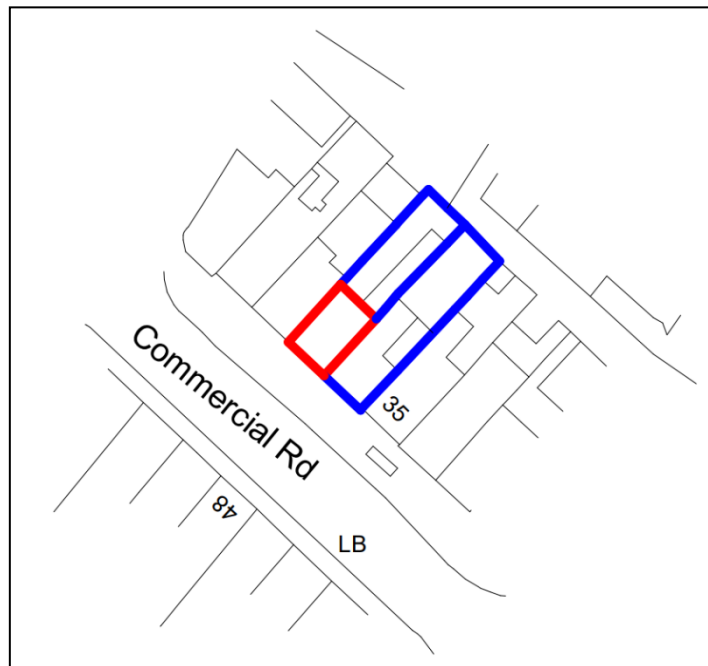
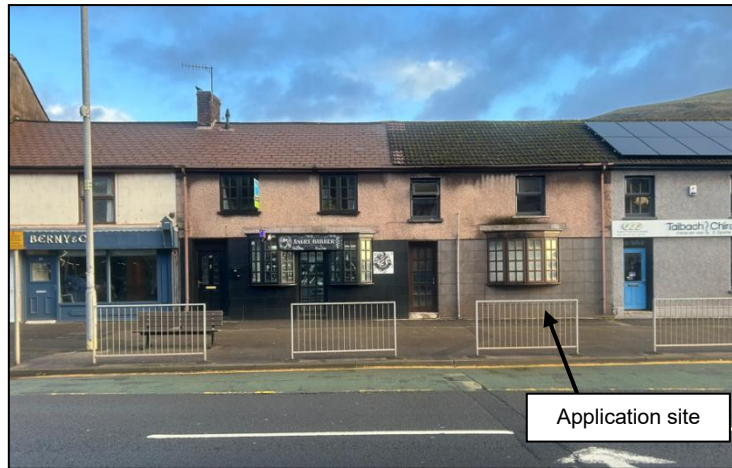


Figure 1

2.1.2 The application site comprises **solely the front section of the ground-floor level** of 31 Commercial Road in Port Talbot. Photograph 1 below shows the application site as viewed from across the street.



Photograph 1

- 2.1.3 As can be seen in Photograph 1 above, the application site is situated directly adjacent to the Taibach Chiropractic Clinic and a barber's shop.
- 2.1.4 Notably, the **rear section of the ground floor** forms a separate **storage area**, which is **not included within this planning application**. This area is used solely for storage purposes and does not form part of the proposed change of use. Significantly, the rear storage area **cannot be accessed via the main entrance to the application site on Commercial Road**. Access to this storage area is **only available from the rear lane** that runs behind Commercial Road.
- 2.1.5 Photograph 2 illustrates the rear access to the property via the lane located to the rear of Commercial Road.



Photograph 2

2.1.6 Photograph 3 and 4 show views of the circulation yard that serves the rear commercial storage building.



Photograph 3



Photograph 4

2.2 EXISTING GREEN INFRASTRUCTURE ASSETS

- 2.2.1 The application site is located within a predominantly urban environment where existing green infrastructure is limited. As the site contains no vegetation or soft landscaping, it holds no agricultural value.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposal involves the change of use of part of the ground floor at 31 Commercial Road from its former café use (Use Class A3) to a health studio (Use Class D2), complementing the existing chiropractic clinic at first-floor level and the adjoining property, 33 Commercial Road. As the development is confined entirely within the existing building footprint, the environmental impact is minimal, and the proposal presents opportunities for low-impact ecological enhancement.
- 3.2 No external alterations or extensions are proposed as part of this application. The development focuses solely on internal reconfiguration to facilitate the health studio, with existing access, site levels, and the surrounding built form remaining unchanged.
- 3.3 The proposal will utilise the existing foul and surface water drainage systems already serving the building. These systems are fully compliant with regulatory standards, and the proposal will not generate any increase in surface water runoff or introduce additional impermeable surfaces.
- 3.4 Further information on the layout, access, and environmental considerations can be found in the accompanying Planning Statement.

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 land off 31 Commercial Road, Port Talbot.

4.1 BIRD NESTING BOX

4.1.1 A bird nesting box will be installed on the rear elevation of the application site. The box will be securely mounted approximately 30cm below the eaves. This placement ensures shelter from adverse weather conditions while offering safe, elevated nesting spaces for local bird species. Figure 2 below displays the proposed location of the bird nesting box.

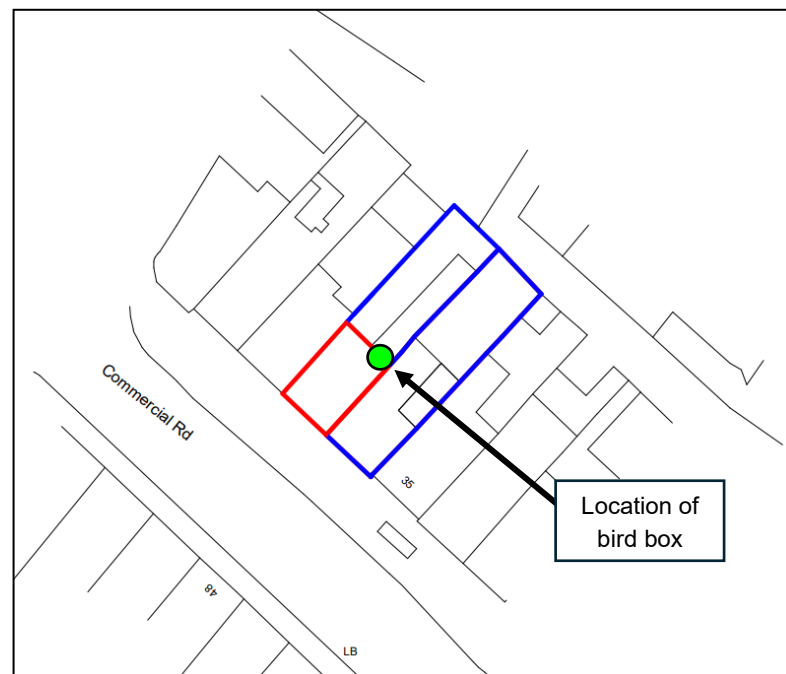


Figure 2

4.1.2 Figure 3 below illustrates the proposed location of the bird box on the rear elevation of the property.



Figure 3

4.1.3 Figure 4 below shows examples of bird nesting boxes, suitable for the site and its intended use, which include a *Vivara Pro Barcelona Open Nest Box* or a *Woodstone Sparrow Nest Box*.



Figure 4

5.0 GREEN INFRASTRUCTURE ASSESSMENT

- 5.1 This Green Infrastructure Statement sets out the existing site conditions and proposed ecological enhancements associated with the change of use of part of the ground floor at 31 Commercial Road, Port Talbot, from café use (Use Class A3) to a health studio (Use Class D2), complementing the existing chiropractic clinic at first-floor level and the adjoining property, 33 Commercial Road.
- 5.2 The proposed development is entirely contained within the existing building footprint and involves no external extensions or alterations. As the site comprises built form and hardstanding only, with no trees, vegetation, or soft landscaping present, there will be no loss of natural features or impact on existing green infrastructure.
- 5.3 To support local biodiversity and contribute positively to the urban ecological network, a bird nesting box will be installed on the rear wall of the building. This simple enhancement will provide a sheltered habitat for native bird species within a predominantly built-up area.
- 5.4 Although the site currently offers limited ecological value, the proposal introduces a targeted and proportionate biodiversity enhancement. In doing so, it aligns with local green infrastructure priorities and demonstrates a commitment to delivering net environmental gain as part of a small-scale urban development.
- 5.5 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 at the site**.