



**LAIRD
BAILEY**

Green Infrastructure Statement

Former CSN Engineering, Neath Abbey Road
30.03.26

LB Report No. LB751_R01a_AL

LAIRD BAILEY
LANDSCAPE ARCHITECTS

Planning

Management

Design

Project No:	Report No.	Date	Revision
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Plans:

Plan 1: Soft Landscape Proposals

Section 1: Introduction

- 1.1. RWP Properties Ltd has commissioned Laird Bailey Ltd to develop a Green Infrastructure Strategy and Green Infrastructure Statement to support the proposed development at the former CNS Engineering Site, Neath Abbey Road, Neath, Neath Port Talbot, centrally located at OS Grid Reference: SS 74522 97496. (referred to herein as 'the site'). This document has been produced to support a detailed application for the development of industrial units (B2 Use Class) and associated works.
- 1.2. The purpose of this document is to identify the local Green Infrastructure (GI) network both within and surrounding the site, illustrating how the development proposals have been designed to avoid, minimise, mitigate, and, where required, compensate the local GI in line with Chapter 6 of Planning Policy Wales (Edition 12).
- 1.3. The UK government defines GI as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities." This can include natural habitats ranging from grasslands, wetlands and woodlands to parks, open spaces, playing fields, street trees, rain gardens, allotments and private gardens.
- 1.4. An assessment of the existing landscape and surrounding context was undertaken on 27th March 2026 by Andrew Laird (CMLI). The assessment comprised a site walkover, desktop study and review of ecological and arboricultural survey reports.
- 1.5. The development proposals and landscape philosophy follow the Stepwise Approach set out in Edition 12 of Planning Policy Wales:
 - Avoid – The layout of the site should be designed to avoid damage or removal of existing GI assets wherever possible;
 - Minimise – The site layout should be developed and refined through an iterative approach to minimise habitat loss and functioning ecosystems and retain connections and existing features wherever possible;
 - Mitigate/Restore – Potential damage to GI assets will be mitigated through best arboricultural practice, protecting landscape features during construction and repairing damaged habitats in excess of like for like; and
 - Compensate – When all other steps have been exhausted further, on-site/immediate proximity or, as a last resort, off-site compensation should be provided. New areas of planting should be designed and specified to contribute to the local and wider GI network.

Section 2: Existing Green Infrastructure

Local Green Infrastructure Networks

- 2.1. The former CNS Engineering site lies to the south of the A474 Neath Abbey Road. The application site measures approximately 0.75 hectares. The site is bounded by retail and light industrial units to the north and west, housing to the east and an area of reedbed (SINC) and a mineral railway corridor to the south.
- 2.2. The local GI network comprises trees, shrubs and reed beds to the south along the boundary and within the adjacent SINC. The local GI network extends beyond the SINC along the mineral railway line, which is flanked by tree lines on both sides. Beyond the rail line to the south lies the Tennant Canal, a blue infrastructure network lined with vegetation that extends into the wider landscape, connecting with the River Neath 3km to the north-east.
- 2.3. Residential dwellings lining the boundary along Llys-y-Coed (road) and Glynleiros Gardens (road) to the north and east of the site feature front and rear gardens providing fragmented 'stepping stones' within the wider network connecting across local tree-lined highways within the wider residential context.

Onsite Green Infrastructure

- 2.4. Internally, GI features are confined to the east side of the wider site and along the east and south boundaries. The proposed development area is predominantly covered by tall ruderal vegetation. A small section of scrub is located in the north-east corner of the site, containing small, young trees. A sycamore tree is situated at the northern corner of the site, with hedgerows, hybrid poplars, and a single sycamore along the southern boundary. The species present are identified within the Preliminary Ecological Appraisal undertaken by I&G Ecology Consulting and the ArbTS Tree report that accompanies this application.

Section 3: The Stepwise Approach

Avoidance

- 3.1. Proposals have sought to avoid, as far as possible, existing scrub on the north east boundary. The sycamore in the northern corner of the site, along with trees and vegetation along the southern boundary, will be unaffected by the proposed development.

Minimisation

- 3.2. A small portion of scrub will be removed to facilitate development (illustrated on plan LB751_D01a)

Mitigate/Restore

- 3.3. Tall ruderal vegetation colonising unconsolidated ground across the development area will be impacted by the development. Proposals seek to offset this loss through the development of native structure planting, which includes a range of fruiting and flowering shrubs and trees.

Compensate

- 3.4. A diverse mix of native shrubs and trees has been proposed along the north-east boundary. Proposed species focus on flowering and fruiting shrubs and trees to provide both habitat and foraging opportunity. Species include:

- *Acer campestre*
- *Betula pendula*
- *Malus sylvestris*
- *Prunus avium*
- *Sorbus aria*
- *Sorbus aucuparia*
- *Cornus sanguinea*
- *Corylus avellana*
- *Crataegus monogyna*
- *Euonymus europaeus*
- *Ilex aquifolium*
- *Prunus spinosa*
- *Viburnum opulus*

- 3.5. Additional ornamental planting is located within the car park of the new development. Proposals include flowering hedgerow and fruiting and flowering ornamental shrubs and perennials. Rain gardens proposed to the rear of units which have been planted with a mix of perennials, shrubs and ferns. A green roof (sedum) is proposed to the bin store between blocks 1 and 2.
- 3.6. Landscape and GI objectives focus on creating an attractive, welcoming environment for site users while supporting biodiversity, habitat development, and ecological connectivity. Proposals aim to develop a visually appealing and sustainable environment for site users and neighbouring residents by replacing the current unmanaged landscape with a diverse, thoughtfully designed planting scheme and new soft landscape amenities. These elements will be designed to establish a cohesive ecological network that connects to the broader GI framework. Planting along the east boundary will connect the existing scrub area to the SINC to the south. The proposed structural planting along the boundary will grow to reduce visibility between the residents to the north-west and the proposed built development.
- 3.7. A Detailed Soft Landscape Proposal has been developed to accompany a reserved matters application and has been submitted as part of this application (Ref. LB751_D01a).

Landscape Management

- 3.8. Landscape management will include an appropriate aftercare period to ensure that any retained and created habitats, connections and landscape planting are established well and are maintained for connectivity and health.
- 3.9. The main objectives for landscape management include:
- The conservation, protection and enhancement of all proposed and retained natural features;
 - The establishment, through exemplary horticultural and contractual practices, of a high quality and functional landscape with wildlife biodiversity enhancements;
 - To ensure that plant Bio Security principles, including biodiversity, are embedded in both the implementation and management of all new landscaping;
 - Woodland/tree betterment through structural management; and
 - To maintain the amenity of the proposals, ensuring an attractive place to work and visit.

Section 4: Conclusion

- 4.1. The existing landscape has been assessed, and features, opportunities and constraints have been identified. Development proposals aim to install comprehensive GI features to create an integrated site within the wider GI network.
- 4.2. Due to the existing predominantly unmanaged scrub and colonising tall ruderal vegetation on site, the development proposals will introduce significant improvements to onsite GI to both diversity and quality.
- 4.3. Native species will be used throughout the scheme to create and enhance the development's peripheral corridors linking the site with the SINC to the south. A range of landscape typologies will be introduced, diversifying biodiversity, providing important ecological habitats and enhancing the neighbouring residential amenity. Existing scrub will be retained and brought under active management. Habitat boxes for both birds and bats will be integrated into proposed units, providing nesting opportunities across the site.
- 4.4. The successful maintenance and establishment of the landscape features on the site will provide a robust network of healthy, multi-functional and biodiverse green spaces capable of delivering a wide range of environmental and quality-of-life benefits for both people and wildlife. Given the Green Infrastructure design and long-term management proposals, it is considered that the proposed scheme fully complies with Chapter 6 of Planning Policy Wales (Edition 12), which sets out the policy for biodiversity and nature.

Plans:

Plan 1: Soft Landscape Proposals

Drawn By: AL
Checked by: KC
Revision: A
Use: Planning

SPECIFICATION NOTES - SOFT LANDSCAPING

SITE PREPARATION AND EARTHWORKS

All existing trees, hedgerows and other vegetation to be retained either within the site or immediately adjacent to the site, shall be protected from damage as per the specifications set out within the accompanying Arboricultural Impact Assessment and associated Tree Protection Plan, in accordance with BS 5837 : 2012 'Trees in Relation to Construction'.

All trees and shrubs shown to be removed shall be removed outside the bird nesting season (ie, outside the period of beginning March to end of August inclusive). All tree stumps of trees to be removed are to be ground out, with the root stock entirely removed, and all arisings removed from site.

SOIL AND MULCH

Soils should be certified to BS 3882:2015 (topsoil) and BS 8601:2013 (subsoil), but most importantly found via a soil scientists interpretive report and soil resource plan to be fit for the specific landscape function. Topsoil and subsoil will be of similar textural range and 'keyed in' at interface.

- Existing topsoil (if present and suitable) to be stripped and stored on site in heaps not exceeding 2m in height and kept weed free;
- Any compacted subsoil to be broken up to allow free drainage and to enable topsoil to key into surface; and
- Any imported topsoil to be to BS3882, medium texture, neutral PH value, reasonably stone free with no stones over 20mm in size.

Subsoil and topsoil shall be 'site won' or imported as required. A detailed testing and analysis of the physical and chemical properties of the proposed soil material to be used should be carried out to assess its suitability for use within the soft landscaped areas.

Generally, all earthworks shall be executed in accordance with BS4428 'General Landscape Operations'. Ground profiles to be left with smoothly flowing contours, free from localised depressions, high spots and abrupt angles.

Topsoil and Subsoil shall be spread to achieve a minimum depth of the following for each planting typology

Topsoil/Subsoil
150/150 - Grassland
300/300 - Hegderows and Shrubs
300/600 - Trees

EXISTING TREES AND SHRUBS

- Avoid damage to branches, trunks and roots of trees. All existing trees and hedges to be retained are subject to BS5637 (2005 and all amendments to date) 'Trees in relation to Construction – Recommendations', and should be fully fenced off, prior to the commencement of any works.
- Where existing trees and shrubs are to be retained they should be subject to a full Arboricultural inspection for safety;
- Any surgery required shall be in accordance with BS3998 (2010 and all amendments to date) 'Tree Work – Recommendations', shall comply with any existing T.P.O requirements and shall require the prior approval of the Landscape Architect;
- No storage of materials, disposal of rubbish, site fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree/hedge canopies.

GENERAL PLANTING SPECIFICATIONS:

Proposals to be read in conjunction with Architect's and Engineers Drawings;

- All landscape operations to be in accordance with BS4428: 1989 & BS 3936: 1992 and all amendments to date;
- Plant material to conform to the National Plant Specification;
- Any plant material planted outside the recognised planting season (Nov-Feb), to be containerised stock and supplied at the sizes specified;
- Plant handling and planting operations to be in accordance with HTA "Handling and Establishing Landscape Plants parts I - III";
- All planting to be maintained and guaranteed for 12 months to include watering, weeding, pest & disease control;
- The landscape sub-contractor is to take all safety precautions to prevent any injury to any persons. The landscape sub-contractor shall comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations; and
- The landscape sub-contractor shall confirm the location of all underground services before commencement of planting and report where trees/ hedges are suggested within 3m of underground services and 5m of buildings.

NEW PLANTING

Handling and transportation of all plants shall be carried out in accordance with Horticultural Trade Association's 'Plant Handling' recommendation (1987).

All planting operations shall be carried out in accordance with BS5326:1975; BS4043:1966, and BS4428:1968. Advanced nursery stock to BS5236:1975.

New planting must be completed within the next planting season following completion of the hard landscape works.

Areas of beds to be planted must be:

- Free of weeds, litter and other debris, which may affect plant establishment and growth
- Well rotavated to a depth of 400mm to loosen soil, with the application of fertile organic matter to aid in plant growth and development
- Soaked before planting allowing water to sufficiently permeate the soil.

It is important to maintain a weed-free area and adequate levels of moisture especially in new planting beds. Before planting and applying any weed suppressants:

- The ground must be levelled whilst clearing all weeds, debris and rubbish;
- Dig over and rotavate soil breaking up any large clods of earth;
- Soak soil thoroughly prior to planting and after digging before applying mulch or membrane;
- Membrane must be rolled out before planting and secured to the ground using membrane staples;
- Position plants within bed, drawing around the pot base with chalk;
- Cut out the circle of membrane leaving some bare earth around the plant base;
- Apply mulch at a thickness of approximately 75mm (leave a sufficient area of bare ground around the stems or trunk so enough water can permeate the ground to the roots);
- Leave mulch 20-30mm below the level of adjacent hard surfaces at edges of planting beds to prevent mulch spilling over during watering.

PROPOSED TREES

- Contractor to ascertain the location of all sewers and services prior to tree planting;
- No trees to be planted within 3 metres of sewers or services or other easements recommended by the relevant statutory undertaker without the use of tree root barriers. Use Green Blue Urban Reroot 2000 (or similar approved) in the vicinity of dwellings and Reroot Ribbed Barrier in the vicinity of paths/hard surfaces and services (refer to tree pit details);
- All tree pits with root barriers are subject to engineer's approval;
- Plant tree in pits in line with the associated details;
- Where necessary increase tree pit dimensions to ensure that tree pits are at least 75mm deeper and 150mm wider than the rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened;
- Ilex aquifolium is to be protected by shrub shelters (staked and tied to supplier specification).

STRUCTURE PLANTING

- Strucutre trees and shrubs are to be set out on a 1m offset grid with shrubs planted in groups of 7-9 plants;
- Trees are to be staked and planted in line with the associated tree pit detail;
- All shrubs are to be notch planted and fitted with a cane and rabbit guard (Ilex to be fitted with a shrub shelter);
- Backfill with excavated topsoil/subsoil; and
- Water to field capacity.

HEDGEROWS

- Plant hedging in trenches 450mm depth and large enough to take the full spread of roots;
- Set out plants evenly as scheduled; planted in groups of 3-7 of the same species;
- Backfill with excavated topsoil/shrub planting mix; and
- Prune back native hedging hard in the appropriate season in year one (and outside of the bird nesting season September 1st to February 28th).

RABBIT GUARDS

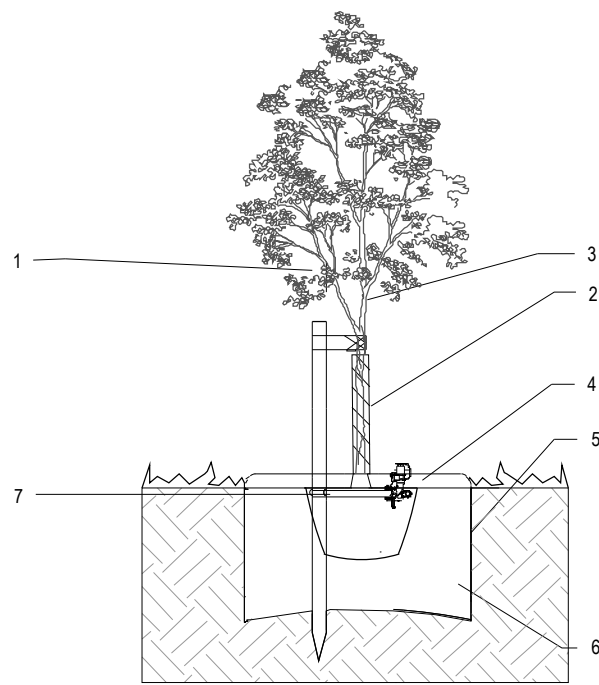
- Where specified, install rabbit guards supported by canes around each transplant (to supplier specification);
- The contractor shall maintain rabbit spirals and canes in place during the management and maintenance period; and
- Ilex aquifolium is to be protected by shrub shelters (staked and tied to supplier specification).

SHRUBS

- Before planting, remove any non-perishable containers and carefully prune any damaged roots. Plant upright or well balanced with best side to front. Carefully return excavated topsoil/shrub planting compost mix, packing around evenly spread roots or root ball and heel well in;
- Planting holes for shrubs to be 150mm wider than root spread and 450mm deep.
- Shrubs to be planted in groups of 3-7 of the same species, with smaller plants located abutting paths and roads;
- Water plants thoroughly immediately after planting;
- Immediately after planting cut back any damaged, dead or diseased branches;
- After planting rake soil to a fine tilth with approved cambers and no hollows;
- After raking apply approved bark mulch to a depth of 75mm.

PLANT MATERIAL TREATMENT

- All trees and shrubs are to be supplied from nurseries in the UK or other member countries of the EEC. The Landscape Architect is to approve the nursery selected by the Landscape Subcontractor for the supply of plants. The landscape subcontractor is responsible for the protection of plant material being hardened off or grown at their nursery and shall make good defects:Root Dip – Proprietary Root Dip applied to all bare root stock at time of lifting at nursery and prior to planting;
- Anti-Desiccant – Proprietary anti-desiccant to be applied to foliage of all containerised/rootballed material in leaf, specimen confiders and evergreens etc, prior to transportation and during any delay in planting;
- Plants should be stored in a suitable location on site where they can be positioned upright and sheltered from wind. Their pots/root balls should be sheltered from direct sunlight especially during hot dry weather.
- Plants should be delivered in batches as required and planted within 48 hours of delivery from nursery, stock should be watered regularly before and after planting
- On delivery, check plants are in accordance with original specification set out by landscape architect, are in a healthy condition, free of broken stems, wilting leaves and disease
- Pruning - Allow for pruning of all deciduous trees and shrubs by 1/3rd /following planting at Landscape Architect's direction or as indicated in the planting schedule;



Tree Pit Detail - Standard Trees

- 1x tanalised timber tree stakes 1500mm, 100mm Ø driven (minimum 300mm) into backfilled pit to provide support to the tree.
- Spiral guard to be fitted to trunk to protect against animal browsing.
- Use 1x Tree Ties GLB25A with GLPFA spacer sleeves to secure tree to support post.
- 75mm deep bark mulch layer to be spread evenly over a circular area 1000mm Ø around the tree to prevent weed growth and retain moisture.
- Excavate tree pit to 600mm diameter x 450mm deep. Break up base to a depth of 150mm (minimum), scarify edges. The tree should be planted at a depth where the root flare is still visible, just breaching the soil surface, following backfilling.

6. Backfill tree pit with subsoil and topsoil excavated from pit if this is regarded as of sufficient quality to promote the healthy establishment of the tree. If either the top soil or sub soil excavated from the pit is of poor quality, then soil ameliorants may be used sparingly or imported topsoil compliant with BS3882 should be used.

7. Watering/aeration tubes - 50mm Ø, black perforated land flex drainage pipe with suitable rubber/plastic bung. Place around top of root ball and nail to supporting stake, ensuring filler cap finishes slightly above mulch level.

Immediately after planting, water the tree, saturating the tree pit to field capacity. Between 50-200 litres of water should be applied per tree, as often as daily if required, to all semi mature tree stock. The quantity of water required is dependant on tree species, size, location and weather conditions, and should be judged in accordance with the core samples taken.

Planting Schedule

Trees	Number	Species	Height	Girth	Specification	Density
4	Acer campestre	250-300cm	8-10cm	Standard	:Clear Stem 150-175 :BR	1/m ²
2	Betula pendula	250-300cm	8-10cm	Standard	:Clear Stem 150-175 :BR	1/m ²
4	Malus sylvestris	250-300cm	8-10cm	Standard	:Clear Stem 150-175 :BR	1/m ²
2	Prunus avium	250-300cm	8-10cm	Standard	:Clear Stem 150-175 :BR	1/m ²
2	Sorbus aria	250-300cm	8-10cm	Standard	:Clear Stem 150-175 :BR	1/m ²
4	Sorbus aucuparia	250-300cm	8-10cm	Standard	:Clear Stem 150-175 :BR	1/m ²

Shrubs	Number	Species	Height	Pot Size	Specification
47	Acer campestre	60-80cm	1+1	:Bushy	:5 brks :BR
16	Cornus sanguinea	60-80cm	1+1	:Bushy	:5 brks :BR
63	Corylus avellana	60-80cm	1+1	:Bushy	:5 brks :BR
79	Crataegus monogyna	60-80cm	1+1	:Bushy	:5 brks :BR
9	Escallonia 'Apple Blossom'	30-40cm	2L	Bushy:	3 brks: C
16	Euonymus europaeus	60-80cm	1+1	:Bushy	:5 brks :BR
14	Euonymus fortunei 'Emerald Gaiety'	20-30cm	2L	Bushy:	5 brks: C
16	Ilex aquifolium	60-80cm	3L	Bushy:	5 brks :C
14	Osmanthus x burkwoodii	20-30cm	2L	Bushy:	3 brks: C
18	Pachysandra terminalis	3L	Several Shoots:	9 brks: C	
63	Prunus spinosa	60-80cm	1+1	:Bushy	:5 brks :BR
18	Sarcococca confusa	20-30cm	2L	Bushy:	4 brks: C
7	Skimmia x confusa 'Kew Green'	20-30cm	2L	Bushy:	3 brks: C
16	Viburnum opulus	60-80cm	1+1	:Bushy	:5 brks :BR
5	Viburnum tinus 'Eve Price'	20-30cm	2L	Bushy:	3 brks: C

Hedgerow	Number	Species	Height	Pot Size	Specification
70	Escallonia 'Apple Blossom'	30-40cm	2L	Bushy:	3 breaks

Herbaceous	Number	Species	Pot Size	Specification	Density
12	Helieborus orientalis	3L	Full Pot:	C	

Ferns	Number	Species	Pot Size	Specification	Density
24	Polystichum setiferum	3L	Full Pot:	C	

Grasses	Number	Species	Pot Size	Specification	Density
18	Liriope muscari	3L	Full Pot:	C	
24	Luzula nivea	3L	Full Pot:	C	

A	Engineering Coordination	30.03.26
Rev	Comment	Date



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Client:

RwP Properties

Project Title:

Former CSN Engineering,
Neath Abbey Road

Drawing Title:

Soft Landscape Proposals
(Sheet 2 of 2)

Date: 26 March 2026 Drawing Number: L8751_D01 Scale: Status: Final	Drawn By: AL Checked by: KC Revision: A Use: Planning
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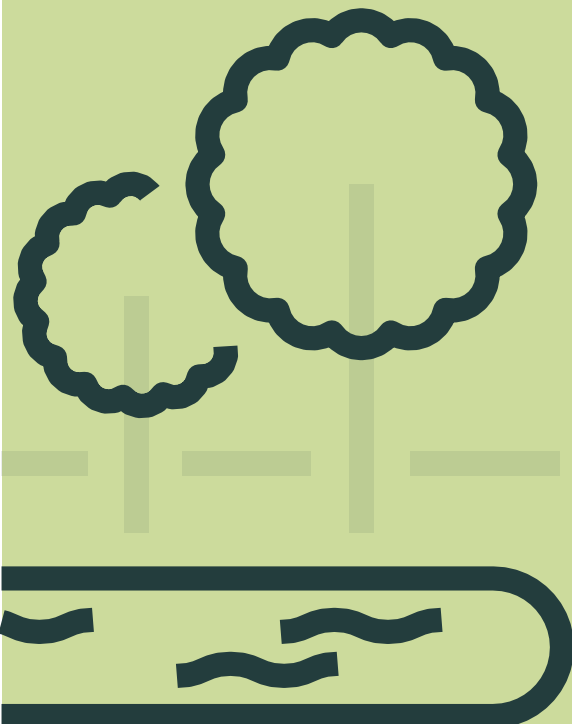
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