



**GREEN INFRASTRUCTURE STATEMENT**  
**PROPOSED CHANGE OF USE OF RETAIL UNIT (A1) AND OFFICES**  
**(A2) TO COFFEE SHOP (A3) AND HEALTH AND WELLBEING**  
**CENTRE (D2)**  
**AT 77 HERBERT STREET, PONTARDAWE, SWANSEA, SA8 4ED**

On behalf of  
Miss W. Vickery

Our Ref: 1946.a  
Date: May 2026  
Prepared by: Rhydian Gore

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## 1.0 INTRODUCTION

- 1.1 Evans Banks Planning Ltd. has been instructed by Miss W. Vickery to prepare a proportionate Green Infrastructure Statement (GIS) to accompany a planning application for the proposed change of use of retail unit (A1) and offices (A2) to a coffee shop (A3) and health and wellbeing centre (D2) at 77 Herbert Street, Pontardawe.
- 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.

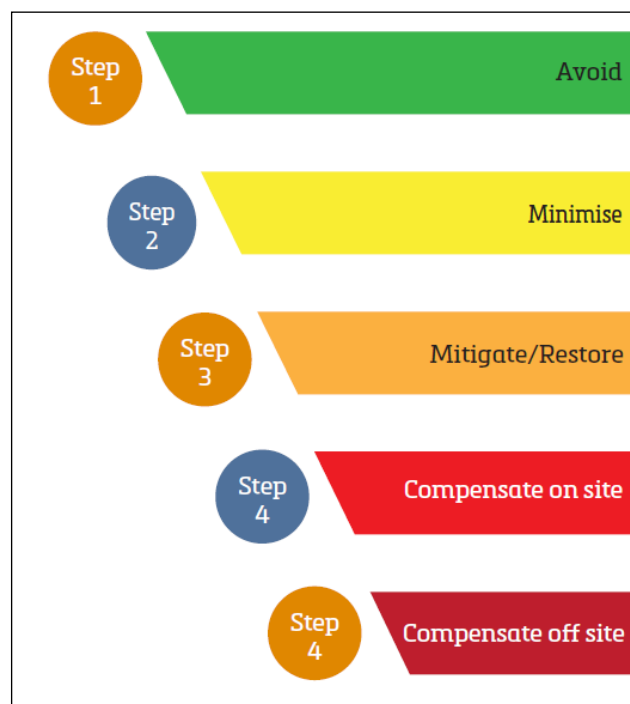


Figure 1

- 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

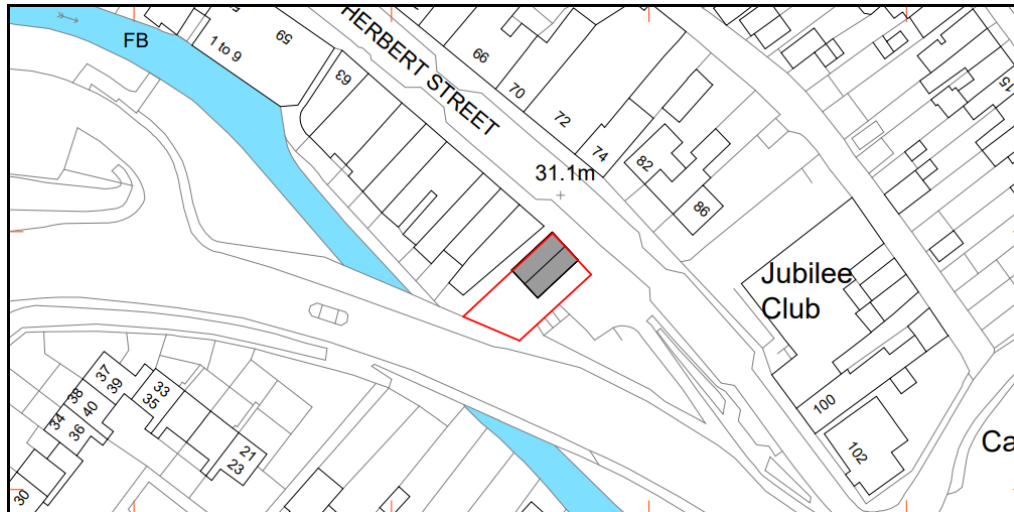
## 2.0 EXISTING SITE

### 2.1 THE SITE

- 2.1.1 The application site relates to an existing end of street building known as 77 Herbert Street (outlined in red below in Photograph 1 and Plan A), that is located in Pontardawe, Swansea.



Photograph 1



**Plan A – Site Location Plan**

2.1.2 The application building currently serves as a retail unit at the ground floor, and offices at the first and second floor, although it should be noted that the second floor has been used as a gym in recent years. The building is situated as the last property at the southernmost end of Herbert Street, off its southwestern flank. The Application building in its current form is visible in Photographs 2 (front), 3 (side) and 4 (rear) below.



**Photograph 2**



Photograph 3



Photograph 4

- 2.1.3 The site is accessed via the southwestern flank of Herbert Street, just a matter of metres from the A474 and A4067 to the south. It should be noted that there is an existing car parking area to the rear of the building, which will be retained and utilised as part of this application.

## **2.2 EXISTING GREEN INFRASTRUCTURE ASSETS**

- 2.2.1 As can be seen in the Photographs above, the application site currently contains limited green infrastructure assets in the form of low-quality ornamental plants, and very little biodiversity value.

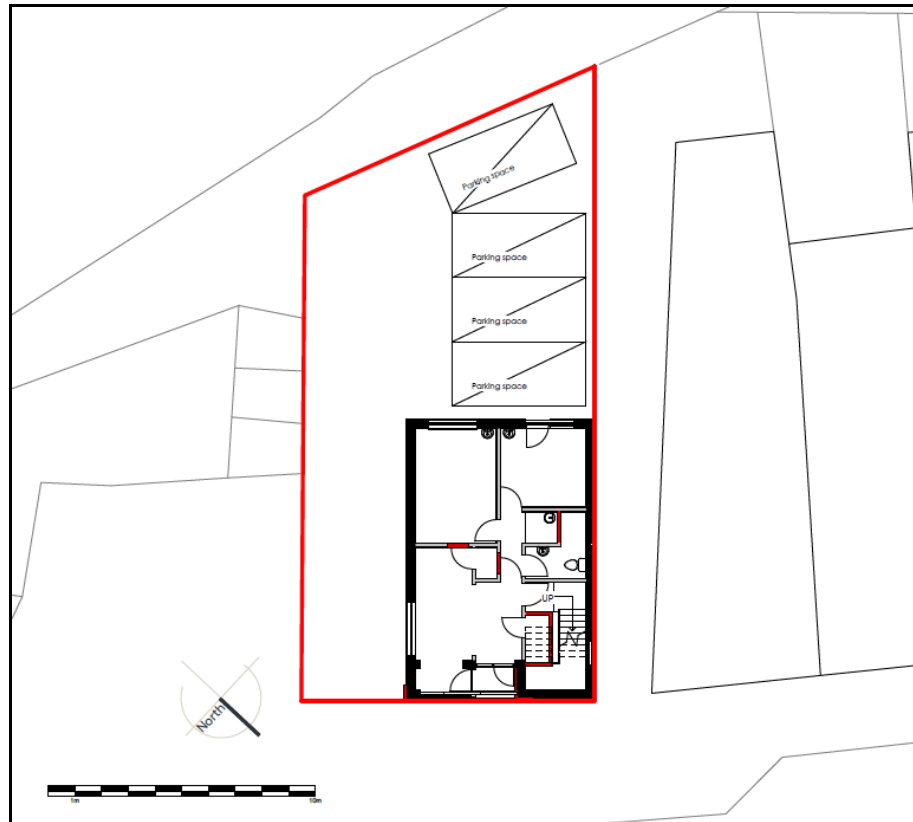
## 3.0 PROPOSED DEVELOPMENT

### 3.1 THE PROPOSAL

- 3.1.1 The development subject of this statement is for the change of use of a retail unit (A1) and offices (A2) to a coffee shop (A3) and health and wellbeing centre (D2), at 77 Herbert Street, Pontardawe. The following information therefore provides details of the proposed change of use and should be read in conjunction with the accompanying information.

#### *Project Overview*

- 3.1.2 The proposal seeks to reuse the existing building with limited external alterations to its overall scale or form. The change of use focuses on internal reconfiguration only, allowing the building's established footprint to be utilised efficiently and sustainably. The front portion of the ground floor will provide a coffee shop, and although it is of an A3 use, it remains in line with the policies within the LDP for Town Centres and ensures the continuation of the character of Herbert Street. The core of the building will be converted to a health and wellbeing centre, with the rear part of the ground floor accommodating a cold plunge and sauna area, as well as changing rooms. The first floor will provide individual therapy and treatment rooms, with the second floor then dedicated to yoga and group-based wellbeing activities. This arrangement has been carefully designed to ensure that the proposed uses are compatible with neighbouring properties and do not give rise to unacceptable impacts on residential amenity.
- 3.1.3 The site is located within a highly sustainable town centre location, benefiting from excellent accessibility to local services, public transport and active travel routes. The availability of parking to the rear of the property further supports the suitability of the proposed mixed-use arrangement. The Site Layout Plan below illustrates the internal layout and proposed uses in more detail.
- 3.1.4 The Site Layout Plan below illustrates the proposals in more detail below.



**Plan B – Site Layout/Block Plan**

*Internal Accommodation*

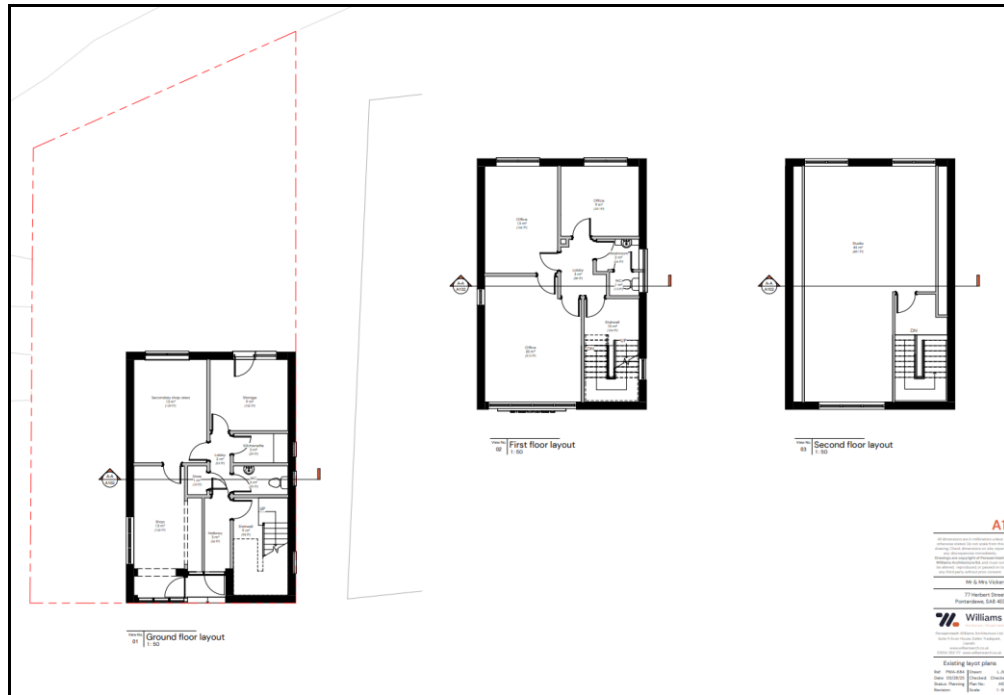
3.1.5 The internal layout of the building will be as follows:

*Ground Floor – Coffee Shop, Store, Plant, Two WC's, Reception, Two Wet rooms, and Plunge and Sauna Area*

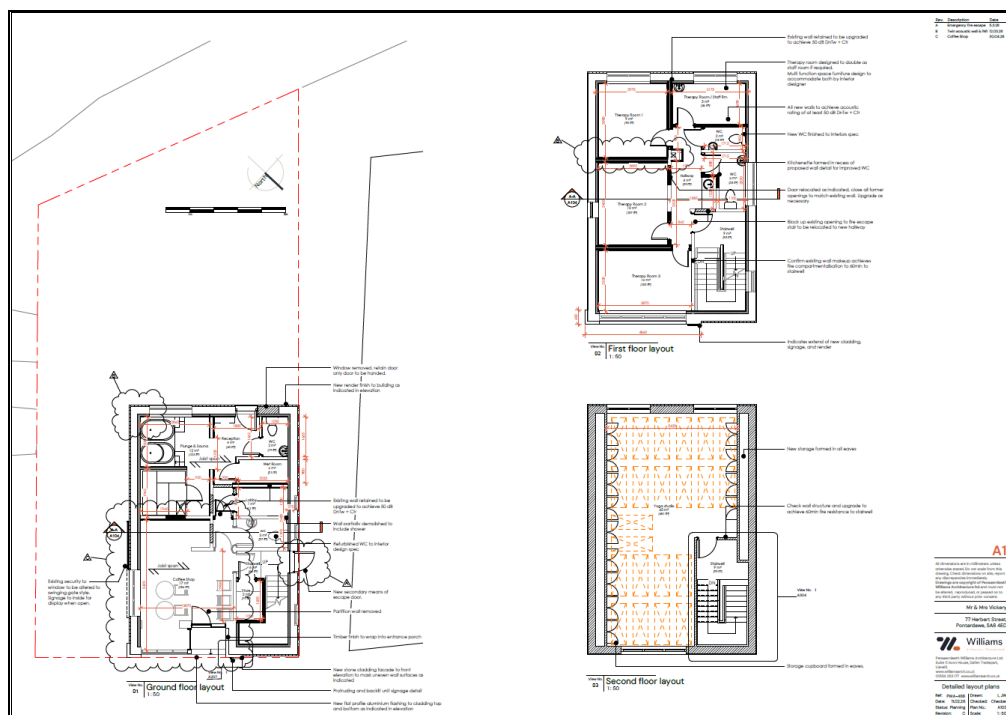
*First Floor – Four Therapy Rooms, Staff Room, Kitchenette, Two W/C's*

*Second Floor – Yoga Studio*

3.1.6 Plan C below illustrates the existing Floor Plans at the building, whilst Plan D then shows the proposed Floor Plans as part of this proposal.



Plan C – Existing Floor Plans



Plan D – Proposed Floor Plans

### External Finishes

- 3.1.7 The external finishes of the building will largely remain as existing, with minor changes such as the replacement of PVC cladding with a Z-Clad stone face cladding system, a replacement slate roof with solar panels, grey PVC weatherboarding and rainwater goods, a new terracotta render finish, pressed aluminium cladding cap in dark grey/black, new vertical backlit signage and replacement signage to rear, manifestation decal to glass to shop front, and the replacement of any windows on a like for like basis and only where required. The existing and proposed elevations are reproduced below in Plans E and F below, showing the inconsequential nature of the minor additions.



Plan E – Existing Elevations



3.1.8 The proposed building is to be accessible via its main entrance and vehicular access via the southwestern flank of Herbert Street. It should be noted that this existing access and parking arrangement will be retained and utilised as part of this Application.

3.1.9 With regards to parking, it is proposed that the parking area can accommodate a total of 4 private spaces to the rear of the property, that are in accordance with the adopted standards of the *CSS Parking Standards Wales*. Plan G below illustrates the parking layout to the rear in further detail, while Photographs 5 and 6 show the location of the proposed car parking area.



**Plan G – Proposed Parking Layout**



**Photograph 5 – Proposed Parking Area**



**Photograph 6 – Proposed Parking Area**

*Drainage*

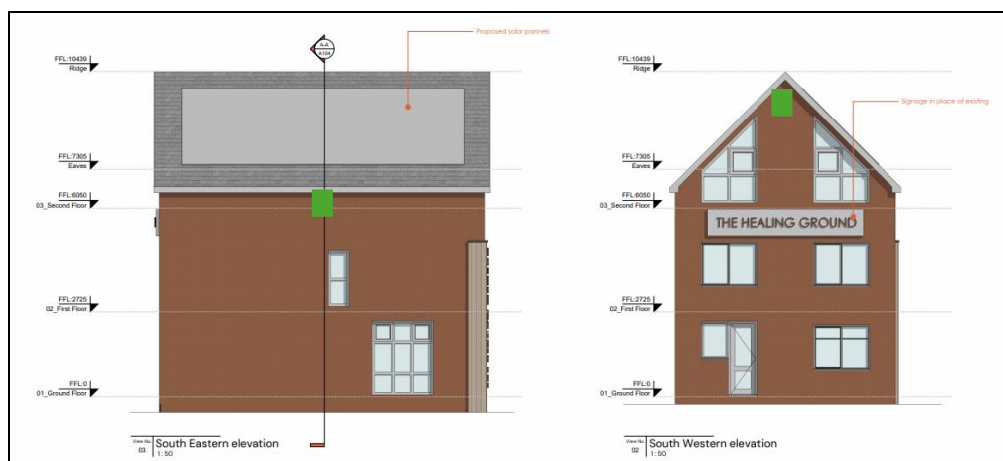
- 3.1.10 All surface water will be disposed of through utilising the existing means serving the building.
- 3.1.11 All foul water will be disposed of as existing.
- 3.1.12 It should be noted that the site lies within the Rivers and Sea Flood Zone 3, as identified on the Flood Map for Planning set out by Natural Resources Wales (NRW). As a result, a proportionate Flood Consequences Assessment (FCA) accompanies this submission. The FCA demonstrates that the proposed development would not increase flood risk on or off site and confirms that appropriate mitigation measures can be incorporated to manage and reduce potential flood risk. The assessment concludes that the development can be delivered safely for its lifetime, in accordance with national planning policy and relevant technical guidance.

### 3.2 PROPOSED GREEN INFRASTRUCTURE ASSETS

3.2.1 The proposed development will include new green infrastructure assets, which are summarised as follows:

**Bird Boxes** – Biodiversity enhancement will be encouraged in the form of 2x bird boxes (marked green). The proposals will include the provision on the elevations of the building for 2 Swift boxes, thus increasing the current biodiversity level of the site. The location of the boxes is illustrated at Plan H below.

3.2.2 Examples of the type of box is also illustrated in the overleaf at Figure 2.



**Plan H – Location of Proposed Bird Boxes (Green)**



**Figure 2 – Example of a Swift Box**

## 4.0 GREEN INFRASTRUCTURE ASSESSMENT

- 4.1.1 This Green Infrastructure Statement provides an illustration of the current Green Infrastructure present on the application site, those features to be retained as part of the proposed development, as well then as any new assets to be included as part of it.
- 4.1.2 As detailed herein, there are currently limited green infrastructure assets on the site. Notwithstanding this, 2x Swift boxes will be introduced as part of the proposal, increasing the sites current level of biodiversity.
- 4.1.3 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 on site.