
GREEN INFRASTRUCTURE STATEMENT

Change of Use from Class A1 (Retail) to Class A3 (Food and Drink)
with Associated External Alterations
Landmark Stores, 188 Water Street, Port Talbot, SA12 6LL

1. Introduction

This Green Infrastructure Statement has been prepared by Complete CAD & Structural (CCS) Solutions Ltd in support of a planning application for the proposed change of use from Class A1 (Retail) to Class A3 (Food and Drink) at the above site.

The proposal relates to the re-use of an existing commercial unit within an established urban area. No extensions or alterations to the building footprint are proposed. External works are limited to the front elevation and comprise the installation of an extractor ventilation system, a replacement shopfront and signage, and the formation of a new independent entrance door serving the existing first-floor residential flat. None of these works affect the building footprint, existing hard surfacing or land take.

This statement has been prepared in accordance with Planning Policy Wales and adopts a step-wise approach to green infrastructure.

2. Existing Site Context

The site is located within a dense urban town centre environment, characterised by:

- Continuous built frontage
- Predominantly hard surfaces
- Lack of soft landscaping within the site boundary

There are no existing green infrastructure features within the application site.

3. Green Infrastructure Assessment

A step-wise approach has been undertaken:

Step 1: Maintain Existing GI

There are no existing GI features within the site to retain.

Step 2: Enhance GI Within the Site

Due to the constraints of the site, opportunities are limited. However, the proposal incorporates building-integrated biodiversity enhancements.

Step 3: Provide New GI Features

The development includes the following ecological enhancements:

Bat Roosting Provision

- Installation of a bat box (e.g. Beaumaris or similar approved type)
- To be mounted on the main building in accordance with the approved elevation drawings

Bird Nesting Provision

- Installation of a wooden or woodcrete bird box with three sub-divisions, suitable for three nesting pairs
- Positioned under the eaves of the building

Specification

- Entrance holes: 32mm diameter
- Dimensions: 310mm (H) x 370mm (W) x 185mm (D)
- Installed in accordance with approved drawings
- To be implemented within 3 months of completion of the development

These measures will provide biodiversity enhancement within an otherwise constrained urban environment. The new shopfront and flat entrance alterations to the front elevation do not affect, and are not in the vicinity of, the bat and bird box locations, which are positioned on the side elevations away from the principal entrances.

4. Urban Greening and Sustainability

Although no soft landscaping is proposed, the development supports green infrastructure objectives through:

- Re-use of an existing building (reducing embodied carbon)
- Supporting sustainable town centre regeneration
- Avoiding additional land take or environmental disturbance

5. Flood Risk and GI Considerations

The site lies within Flood Zone 3 (defended).

The proposal:

- Does not increase impermeable area
- Does not increase building footprint
- Retains existing surface water drainage arrangements unchanged

6. Conclusion

Notwithstanding the constraints of this dense, urban town centre site, the proposal delivers meaningful biodiversity enhancement through the provision of bat and bird boxes, while re-using an existing building and avoiding any additional land take.

The minor front elevation alterations associated with the change of use, including the new shopfront and independent flat entrance, do not compromise these green infrastructure provisions. The proposal is considered to accord with the principles of Planning Policy Wales in respect of green infrastructure.