



GREEN INFRASTRUCTURE STATEMENT

**Proposed Redevelopment of Former Bank to
13 Affordable Accommodation Units
at 48 Station Road, Port Talbot, SA13 1NW**

**On Behalf of
LIFE Property**

Our Ref: 1010.g
Date: September 2025
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Approved by: Jason Evans

1.0 INTRODUCTION

- 1.1 Evans Banks Planning has been instructed by Life Property Group Ltd. to prepare a Design & Access Statement for the “*redevelopment of a former bank to 13 affordable accommodation units*” at 48 Station Road, Port Talbot, SA13 1NW.
- 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 pre-application site concerns a three-storey semi-detached property which is a former bank, situated off Station Road, a high street in Port Talbot. Figure 1 below shows the site location plan for the pre-application site.



Figure 1

- 2.1.1 Photograph 1 below displays a view of the front (western) elevation of the pre-application site.



Photograph 1

2.1.2 As shown in Photograph 1, the front elevation of the former bank presents a three-storey stone facade to Station Road, characterised by its traditional architectural styling and strong historic character. The ground floor features a prominent arched entrance, while multiple sash windows are arranged across all floors, each framed within stone surrounds. The front elevation is topped with a pitched roof incorporating dormer windows. Despite the property's historic appearance, it is important to note that the application site is not designated as a Listed Building.

2.1.3 Photograph 2 below displays a view of the side (northern) and rear (eastern) elevations, while Photograph 3 displays a clearer view of the rear (eastern) elevation.



Photograph 2



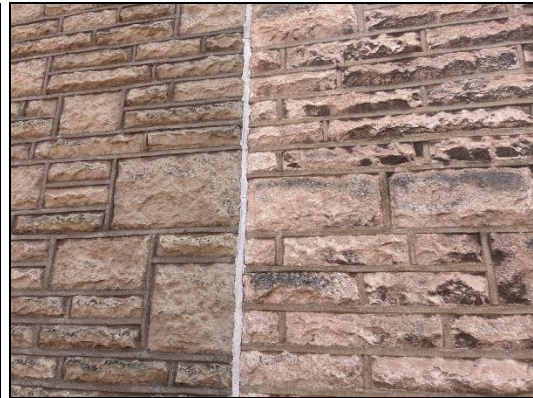
Photograph 3

2.1.4 As shown, the side and rear elevations present a notably different architectural character, defined by a mix of single-storey and multi-storey elements, all constructed in matching stonework. A flat-roofed, single-storey extension runs along Ty-Draw Place, incorporating sash windows that reflect those on the front elevation. However, the side elevation overall displays limited architectural detailing in comparison. The rear elevation is even more simple in appearance, comprising a plain stone wall with minimal features aside from a white UPVC rear exit door.

2.1.5 Notably, the property shows signs of a previous rear extension, as evidenced by the different types of stone which is clearly visible along its side (northern) elevation. Photographs 4 and 5 below highlight this difference in stonework.



Photograph 4



Photograph 5

2.1.6 Furthermore, as illustrated by the photographs above, the pre-application site's boundaries are clearly defined by the property's walls. The property is directly accessed from a public pavement that wraps around its front, side, and rear elevations. Additionally, the rear elevation features off-street parking at its rear side.

2.1.7 Photographs 6 and 7 below present the visibility splay from the parking area at the rear of the property.



Photograph 6



Photograph 7

2.2 EXISTING GREEN INFRASTRUCTURE ASSETS

- 2.2.1 The application site is located within a densely developed town centre and comprises a former bank building. As such, there are no significant trees, shrubs, or vegetation present on site that contribute to its biodiversity.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 This application proposes the conversion of a former bank building into a mixed-use development, retaining the historic front of the property for continued office use while redeveloping the rear section to provide thirteen residential flats. The scheme includes a modern three-storey extension to the rear, carefully designed to align with the existing roofline and maintain visual coherence.
- 3.2 The development makes efficient use of the existing building and brownfield site, introducing high-quality residential accommodation without increasing the building footprint. Each flat features a double bedroom, bathroom, and open-plan lounge, kitchen, and dining area. Primary access is via the side (northern) elevation, with retained rear access to a bicycle storage area and four off-street parking spaces, supporting sustainable travel choices.
- 3.3 Existing drainage connections will be utilised, avoiding any additional burden on utility infrastructure and ensuring compliance with local planning requirements.
- 3.4 The proposal therefore represents a sustainable, well-designed, and contextually sensitive redevelopment of a vacant town centre building, balancing residential and commercial uses while maintaining the character of Station Road.

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 the application site at 48 Station Road, Port Talbot. The enhancements include the installation of two bird nesting boxes and a bat roosting box on the property. Figure 2 below illustrates the proposed location of these green infrastructure assets.

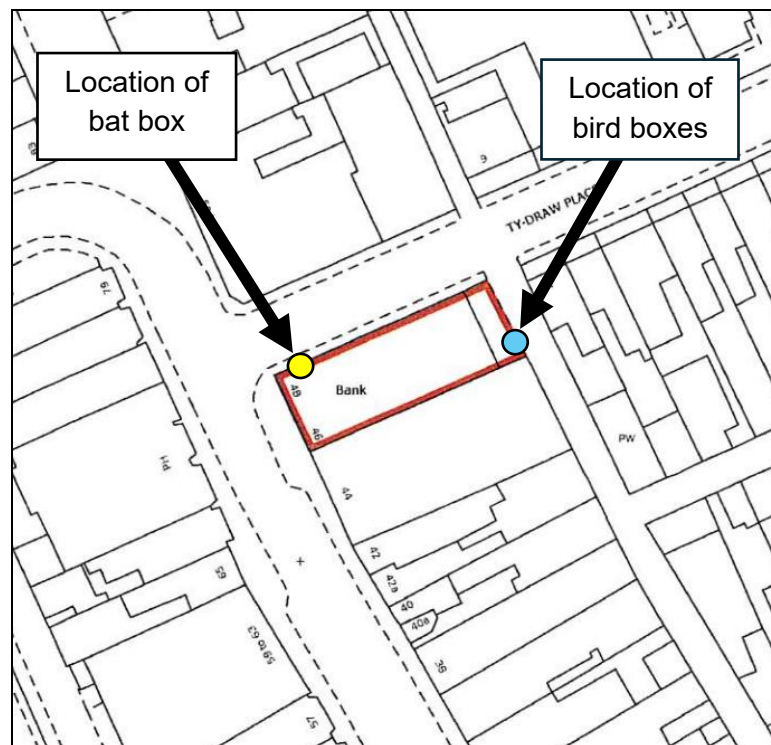


Figure 2

4.1 BIRD NESTING BOXES

4.1.1 As shown in Figure 2, a bird nesting box will be installed on the rear (eastern) elevation of the property, securely mounted approximately 30cm below the eaves. This sheltered position will provide protection from the elements while offering a safe nesting site for local bird species.

4.1.2 Figure 3 below illustrates the proposed location of the bird nesting boxes on the rear elevation.

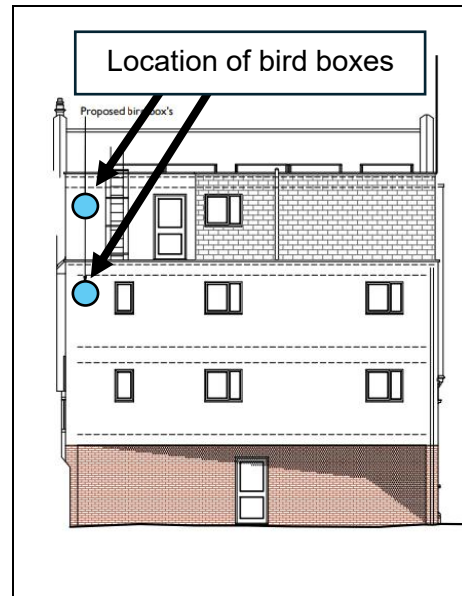


Figure 3

4.2 BAT ROOSTING BOX

4.2.1 A bat roosting box is proposed for installation on the western side of the northern elevation. The box will be mounted within the existing louver, providing a sheltered and undisturbed location. Care has been taken to position the box away from artificial lighting to minimise disturbance and maximise its suitability for use by roosting bats.

4.2.2 Figure 4 below displays the proposed location of the bat roosting box on the side (northern) elevation.

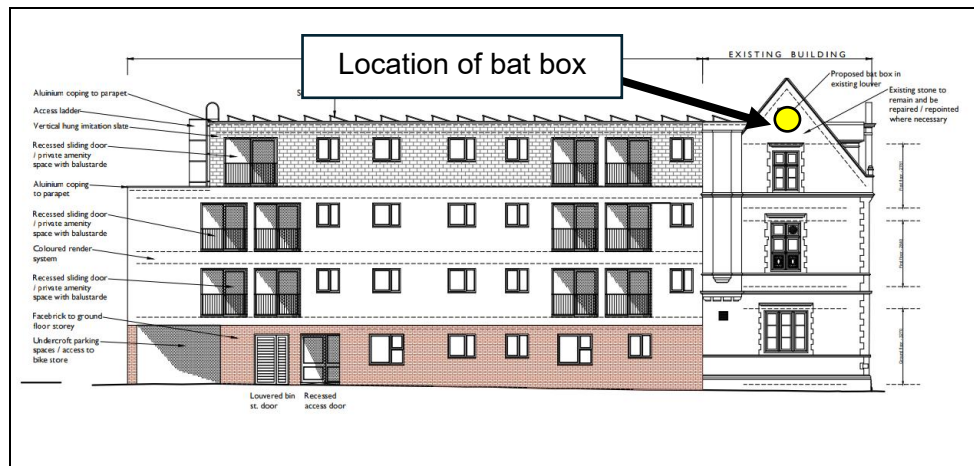


Figure 4

5.0 GREEN INFRASTRUCTURE ASSESSMENT

- 5.1 This Green Infrastructure Statement outlines the ecological enhancements proposed as part of the conversion of the former bank building into a mixed-use development, retaining office space at the front and providing thirteen residential flats to the rear.
- 5.2 As the development does not increase the building footprint, there will be no direct impact on existing habitats. To achieve measurable biodiversity gain, the scheme includes the installation of **two bird nesting boxes** and **one bat roosting box** on suitable elevations of the building. These enhancements provide safe and suitable habitats, supporting local wildlife and increasing the ecological value of the site.
- 5.3 Overall, the proposed development secures the sustainable reuse of a previously developed building while incorporating targeted biodiversity improvements. The scheme preserves the existing urban environment, introduces meaningful ecological enhancements, and aligns with both local and national policy objectives for sustainable development and biodiversity.