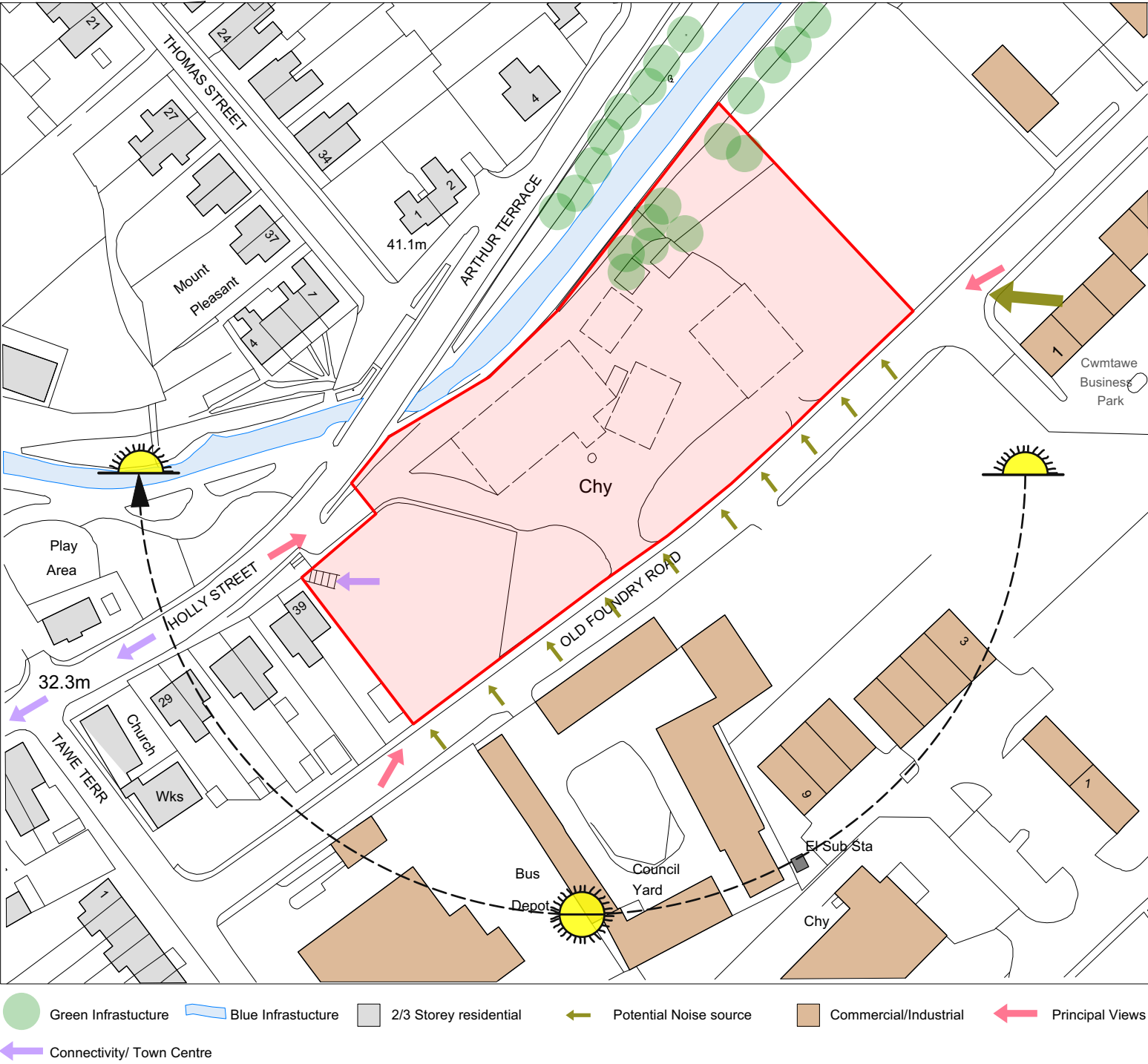




Local Analysis (1:1250)

Strengths

- ? The site is available and deliverable,
- ? The site is in an existing Industrial Estate,
- ? The location is highly sustainable in transport terms and located close to the Town Centre and a range of local amenities,
- ? The site is generally flat across the developable area and is accessible directly from the Estate Road,
- ? There are sufficient statutory service connections readily available in close proximity to the site.

Weaknesses

- ? The adjacent Industrial uses may generate noise levels that need to be addressed in the design, although the acoustic report identifies that any issue can be easily overcome.

Opportunities

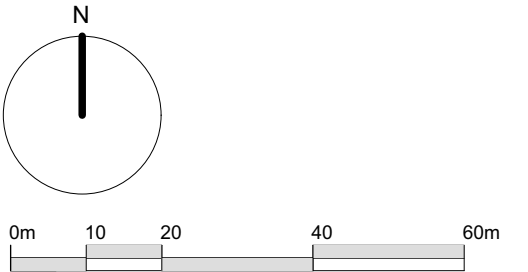
- The site provides an opportunity to:
- ? provide high quality light industrial accommodation in a sustainable location with easy access to the wider region.
 - ? ensure that safe access for all is provided to the proposed building(s).
 - ? provide a development that is sustainable in its construction and ongoing use.
 - ? provide a development that is sensitive to its wider environment and does not adversely affect neighbouring occupiers.
 - ? Improve pedestrian access to the site and the wider area by reinstating the connection to the footpath in Holly Street.

Threats

- ? The site has a potential risk of future flooding according to the Development Advice map. However, the completed FCA has indicated that the risk can be designed out and mitigated with no loss of amenity or risk to neighbours.



Land Use (Not to scale)



Rev	Date	Description

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Project

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**Commercial Development
Old Foundry Road, Pontardawe**

Title
Analysis Plan

Status
Planning Application

Drawing Number
1618-PL1-02

Date
05 03 2023

Scale @ A3
1:1250

Drawn by
CKG

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