

105 Windsor Rd, Neath, SA11 1NR.

Tan 15 Compliance Statement

1.Introduction: The proposal is for the conversion of the first floor of 104, Windsor Road to form 3 residential flats (1 flat is already in existence). The ground floor of the property will remain as 2 commercial/retail units and is unaffected by the proposal. The building is located on the corner of Windsor Road and Kind Street. It is near 'Stockham's Corner and is along one of the main arterial roads into the centre of Neath. The building was originally the Oxford Arms public house.

2. Tan 15 Risk Assessment: On inspection of the Flood Map for Planning. The site is located in an area which is at a high level (zone 3) of risk of flooding from rivers. It has a zero risk of flooding from the sea. The existing building has no risk from surface water and small watercourses, however the streets directly outside the building has a high, medium, and low risk from the same (zone1,2 and 3) . The ground floor accommodation is generally 150mm above the pavement level. It should also be noted that there is a pedestrian underpass within 23 to 30 meters of the site. This feature would obviously flood before the street around the site is affected.

3. Vulnerability Classification: The residential element (e.g. the first floor) is regarded within the vulnerable development category, as it is only on the first floor, it therefore will not be affected by the risk of flooding. The ground floor existing accommodation which comprises of commercial/ retail units is considered a less vulnerable development.

4. FCA evidence: A flood consequences appraisal was not considered appropriate for this application. The main reason is that the residential proposal is at the first floor level over 3meters above street level. The ancillary uses at ground level associated with the residential element, these are located within the rear yard, consisting of bicycle storage, bin storage, and drying facilities. These facilities are not considered to be vulnerable elements.

5. Resilient Design: It should be noted that none of the proposals have a detrimental effect on the flood risk to other properties. Within the building there is a designated route via a communal stairs and corridor to the residential accommodation, this provides safe access/egress during possible flood events. An evacuation plan and procedure will need to be agreed upon prior to occupation.

March, 2026.

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Sustainability Appraisal (parking and transport)

1.Introduction: This appraisal acts as an assessment tool to evaluate the environmental, social and economic impacts of this particular development, ensuring it complies with transport strategies and parking policies that in turn align with local and Welsh government goals. Prioritising actions such as reducing car dependency and promoting active travel. This development is contained in an existing former public house, on the edge of the town centre, it is an urban site with no onsite parking facilities.

2.Public transport proximity:

There is a bus route with frequent services running along Windsor Road directly outside the building. The main railway station is approximately 100 meters away, enabling transport for the commuting to Swansea, Port Talbot, Bridgend, and Cardiff within easy reach.

3.Active travel infrastructure:

The site is well connected by means of safe walking and cycling to the centre of the town for shopping, welfare, social activities, schools, and healthcare. The nearby Neath canal footpath provides excellent facilities for leisure walking and cycling.

4.Conclusion:

The future occupiers of the flats within the proposed development are likely to be single people and/or first-time rentals who would benefit from not having the added expense of car ownership. They will take advantage of their daily needs by walking or cycling to and from their destinations.

Their proximity to bus and train public transport systems would enable them to commute to work or pursue educational needs. Also they would not be adding to individual car ownership pollution.

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