

ENERGY STATEMENT

No's 8-12 (even) Queen Street, Neath

May 2026



Summary

Proposal

Proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works

Location

No's 8-12 (even) Queen Street, Neath, SA11 1DL

Date

May 2026

Project Reference

25.162

Client

Cardiff Building Company

Product of

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Report Revision No.

Revision A

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Introduction

- 1.1 Asbri Planning is appointed as planning agent to Cardiff Building Company to prepare this Energy Statement to accompany a planning application for the proposed demolition of existing buildings and construction of mixed-use development consisting of a proposed 4 storey building comprising ground floor retail (A1 use) with upper levels of residential and associated works at no`s 8-12 (even) Queen Street, Neath, SA11 1DL.
- 1.2 This report has been prepared to meet the requirements of Local Development Plan Policy RE2 (Renewable and Low Carbon Energy in New Development) and the Renewable and Low Carbon Energy Supplementary Planning Guidance. It will describe the strategies investigated and implemented to ensure the scheme is efficient in its conservation and use of energy, employs low carbon and renewable energy solutions and minimises the carbon cost of its construction and operation.
- 1.3 This Energy Statement is structured as follows:
 - Section 2: sets out the policy context
 - Section 3: discusses the proposals and measures to be implemented to create an energy efficient development
 - Section 4: provides a conclusion regarding the overall acceptability of the proposal from an energy perspective

Context

Planning Policy Wales Edition 12 (2024)

- 2.1 Section 5 of Planning Policy Wales (PPW) Edition 12 makes specific reference to renewable and low carbon energy. Paragraph 5.7.13 states that *"The Welsh Government expects all new development to mitigate the causes of climate change in accordance with the energy hierarchy for planning"*. The Energy Hierarchy for Planning is reproduced below in Figure 1, with all aspects of the hierarchy contributing towards meeting decarbonisation and renewable energy target goals.

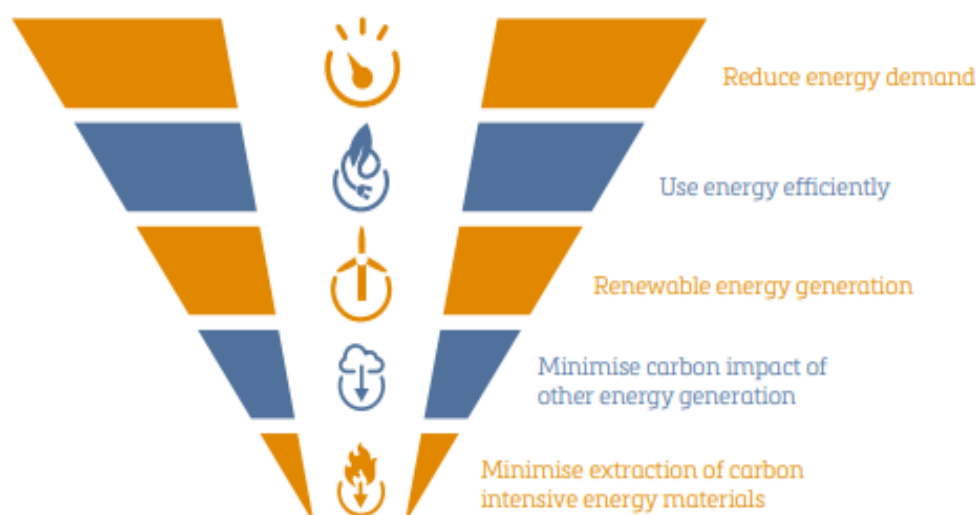


Figure 1: Energy Hierarchy for Planning (Source : PPW Edition 12)

- 2.2 Paragraph 5.7.14 sets out targets for renewable energy generation, which include Wales generating 70% of its electricity consumption via renewable energy in five years time. The planning system needs to assist proposals which can evidence low embodied carbon and low operational energy demand. Consideration ought to be given to Building Regulations demanding improved standards for carbon reduction in new buildings.

Neath Port Talbot Local Development Plan 2011-2026

- 2.3 The adopted Local Development Plan for Neath Port Talbot contains energy related policies which are listed below:

- Policy SP18 - Renewable and Low Carbon Energy;
- Policy RE1 - Criteria for the Assessment of Renewable and Low Carbon Energy Development; and
- Policy RE2 - Renewable and Low Carbon Energy in New Development

- 2.4 The strategic energy policy (SP18) states that "A proportionate contribution to meeting national renewable energy targets and energy efficiency targets will be made while balancing the impact of development on the environment and communities. This will be achieved by:

1. Encouraging where appropriate, all forms of renewable energy and low carbon technology development;
2. Encouraging energy conservation and efficiency measures in all new major development proposals;

3. Ensuring that development will not have an unacceptable impact on the environment and amenity of local residents".

- 2.5 LDP Policy RE2 (Renewable and Low Carbon Energy in New Development) requires an Energy Assessment to accompany any residential development of 100 or more dwellings.
- 2.6 In addition to the LDP policies, Neath Port Talbot also have an adopted Renewable and Low Carbon Energy Supplementary Planning Guidance that was adopted in July 2017.

Welsh Development Quality Requirements 2021

- 2.7 The Welsh Development Quality Requirements 2021 (WDQR 2021) sets out the objectives for the decarbonisation of new build social housing across Wales. As the proposal is for 100% open market housing, the WDQR are not applicable.

Approved Documents F, L and O

- 2.8 The following Approved Documents are also relevant, offering guidance on how to adhere with each element of the Building Regulations, which include reference to energy efficiency targets and consideration of climate resilience.
- Approved Document F (Wales) Volume 1: Dwellings (2022);
 - Approved Document L (Wales) Volume 1: Dwellings (2022); and
 - Approved Document O (Wales): Overheating (2022)
- 2.9 The applicant is determined to create new eco-friendly homes, utilising sustainable construction methods. A fabric first approach will also be implemented which will make the dwellings as energy efficient as possible prior to adding additional technology. This also includes measuring how much carbon is used in construction and how much energy the homes will use once people move in.

Proposals

Site Layout

- 3.1 The site comprises brownfield land contained within Neath Town Centre, which include three mid-terrace commercial buildings which form no's 8-12 (even) Queen Street. No. 10 Queen Street currently lies vacant whereas number's 8 and 12 are currently occupied for ground floor retail (Coco Blush Boutique and Fine China). The properties have an active frontage onto Queen Street, and extend in a south westerly direction towards Queen Street Back Lane. The site falls on the following National Grid Reference: SS 7526 9749.
- 3.2 The proposals involve the demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works, as illustrated in Figure 2. The proposals include a mix of 1- and 2-bedroom apartments with an outdoor amenity courtyard between the 2 buildings. The ground floor comprises 2 retail units facing out onto Queen Street towards the front, including staff provision (WC, staff room/kitchen etc.) and retail bin and bike storage. To the rear, an undercroft car park, internal bin store, plant area and bike store will also be provided.



Passivhaus Design

- 3.5 Passivhaus design helps deliver buildings with approximately 90% reduction in heating requirements compared to the performance of a typical UK home. This is achieved by implementing five different concepts as shown in Figure 3.

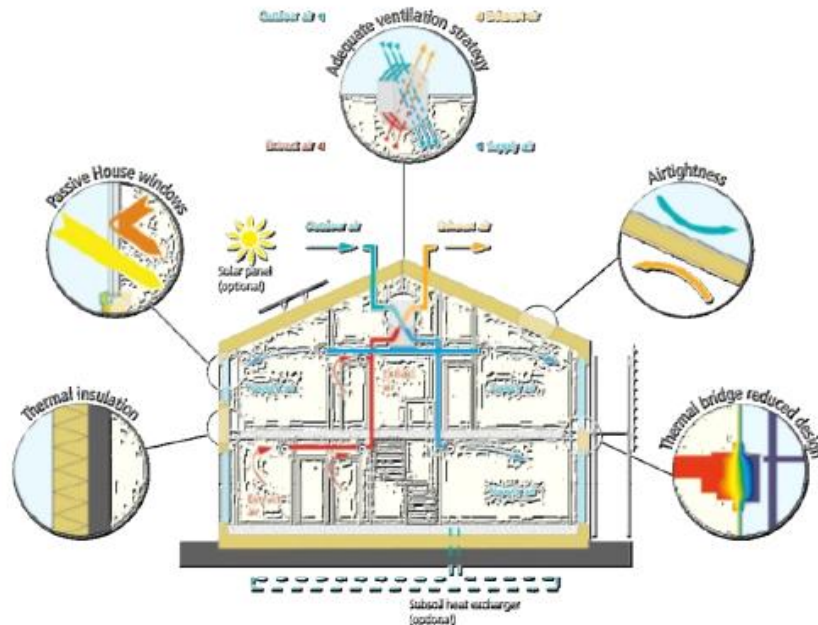


Figure 3 : Passivhaus Principles Diagram (Source : Passivhaus Institute)

Mechanical Services

- 3.6 An all-electric energy solution will be explored for both heating and water. Solutions could include air source heat pumps and photovoltaic panels.
- 3.7 Consideration will also be given to mechanical ventilation with heating recovery which is a ventilation system that extracts stale air from areas of moisture/odour generation within the dwelling and provides fresh clean air to habitable space.

Conclusion

- 4.1 It is considered that this Energy Statement has outlined the renewable energy measures to be implemented as part of the planning application at no's 8-12 (even) Queen Street, Neath. A fabric first approach will be implemented to ensure that the development provides energy efficient dwellings, and the build will also involve sustainable construction methods.
- 4.2 In summary, this statement is considered to satisfactorily address the requirement for an Energy Assessment as stated in LDP Policy RE2 (Renewable and Low Carbon Energy in New Development).