



Project Title: 00638AB 6 Angel Place

Product: Bespoke Flood Evacuation Plan

Date: 09 September 2026

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Table of Contents

1.	Introduction.....	7
1.1.	Purpose of the report.....	7
1.2.	Location of subject site	7
1.3.	Site Details	7
2.	Flood Warnings.....	8
2.1.	Introduction to Flood Warnings	8
2.2.	Flood Warning Tier System.....	8
2.3.	Flood Warning Service	8
2.4.	Flood Warning Lead Time	8
3.	Pre-Flood Objectives	9
3.1.	Hazardous Materials.....	9
3.2.	Insurance	9
3.3.	Building Materials.....	9
3.4.	Preparing for post flood	9
3.5.	Flood Kit.....	9
3.6.	Contact Details	10
3.7.	Key Equipment	10
4.	During a Flood Objectives	11
4.1.	Onset of Flooding	11
4.2.	Flood Alert and Warning.....	11
4.3.	Evacuation Route.....	11
4.4.	Evacuation By Foot.....	11
4.5.	Evacuation by Vehicle	11
4.6.	On Site Refuge	11
5.	Post Flood Objectives.....	12
5.1.	Structural Damage	12
5.2.	Hazardous Material.....	12
5.3.	Insurance Claim.....	12
5.4.	Re-occupying The Facility	12
6.	Conclusions and Recommendations	13
6.1.	Conclusion	13
6.2.	Recommendations.....	13

7.	Report Closing Statements	14
7.1.	Report Limitations	14

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Report Revision Log

Report Reference	Date Issued	Issued To	Notes
00638AB	09/09/2026	Client	

1. INTRODUCTION

1.1. PURPOSE OF THE REPORT

FloodPlan have been commissioned on behalf of A. Nguyen to produce a Flood Evacuation Plan (FEP) for 6 Angel Place, Neath, SA11 1RQ. This assessment has been conducted with the understanding that the document will be used as part of a planning permission proposal by A. Nguyen.

1.2. LOCATION OF SUBJECT SITE



Figure 1: Site Location

1.3. SITE DETAILS

The proposals include the change of use of nan existing commercial unit to that of a commercial use nail and spa salon. The proposals also include the installation of a mechanical ventilation system. The proposed change of use will retain its 'less vulnerable development' classification as per TAN15

The property is accessible from Angel Square/Angel Street. Street. The site is suitable for pedestrian and vehicular access. Development plans and a site-specific flood risk assessment can be seen in the appendices.

2. FLOOD WARNINGS

2.1. INTRODUCTION TO FLOOD WARNINGS

Natural Resources Wales provide a flood warning service for areas believed to be at risk from fluvial or tidal flooding (Wales only). The service runs 24 hours a day, 7 days a week, 365 days a year. The NRW flood warning website can be found linked below:

<https://flood-warning.naturalresources.wales>

2.2. FLOOD WARNING TIER SYSTEM

Flood Alert: Flooding is possible, be prepared.

- Prepare flood kit of essential items
- monitor local river levels and 5 day flood risk.

Flood Warning: Flooding is expected,

- move family, pets and valuables to a safe place.
- Turn off gas, electricity, and water supplies if it is safe to do so.
- Put flood protection equipment in place.

Severe Flood Warnings: Severe flooding, danger to life.

- Stay in a safe place with means of escape
- Be ready to leave your home
- Cooperate with the emergency services
- Call 999 if you are in immediate danger

★If there is an emergency that threatens life the Emergency Services (999) should be the first point of contact.

2.3. FLOOD WARNING SERVICE

Flood Warnings is a free service that is conducted directly by NRW. This service provides warnings to businesses and property owners via telephone, text, and emails. It is strongly recommended that users (staff) of the facility are signed up to receive this service. Link below:

<https://naturalresources.wales/flooding/sign-up-to-receive-flood-warnings/?lang=en>

2.4. FLOOD WARNING LEAD TIME

Lead times can vary wildly depending on variables such as catchment, flood type. Tidal and forecasted heavy rainfall events can be predicted consistently.

3. PRE-FLOOD OBJECTIVES

3.1. HAZARDOUS MATERIALS

The applicant may house hazardous materials on site. A conscious effort should be made to ensure that chemicals, oils etc are above the predicted flood level and therefore do not enter the flood water.

3.2. INSURANCE

The applicant may wish to include flood protection, within the primary home insurance. An effort should be made to ensure that the policy kept updated with any potential future changes to the facility.

3.3. BUILDING MATERIALS

The proposals are for change of use. The proposals do not include for any proposed extensions nor significant external alterations. Where possible, flood resistant materials should be favoured. Also, where possible, passive flood mitigation measures such as non-return valves should be fitted. The lower ground floor may also benefit from a low-level sump pump.

3.4. PREPARING FOR POST FLOOD

Consideration should be given to having contact information for persons available to return the property to an operational state post flood. The quicker the clean-up can be done, the sooner the facility can be returned to operation. It is recommended to have a list of contractors who have viewed the site pre flood and understand the predicted scope of works.

3.5. FLOOD KIT

Flood kits should be prepared and kept on site in accessible locations. Flood kits should be stored in strategic positions including the self-contained ground floor unit, upper floors and the ground floor commercial unit. A schedule of inspection should be kept ensuring items are not damaged, missing or out of date.

Items to be included within a flood kit:

- First Aid Kit
- Wind up torches
- Bottled water
- Wind up radio
- A fully charged mobile phone
- Tinned or non-perishable foods
- Tin opener
- Blankets
- Waterproof clothing

Items to be included within a typical first aid kit:

- Scissors
- Antiseptic wipes
- Cleansing wipes
- Tweezers
- Bandages
- Safety pins
- Sterile eye dressing
- Medical gloves
- Plasters (Including non-allergic)

3.6. CONTACT DETAILS

The site owner/manager should have the contact details of all site users where possible. Contact details may include mobile phone numbers, landline numbers. Special consideration should be given to those most vulnerable, children, elderly, disabled etc. Some standard forms have been included within Appendix B. These should be used as a guide and doctored to suit.

3.7. KEY EQUIPMENT

The site users should know where key locations are on the premises and how to operate safely. Locations such as cut off points for gas, electric and water. During an extreme flood event. The FRA has identified there is potential for significant on-site flood depths. The implementation of any water exclusion method will need to input and recommendation of a structural engineer.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7730/flood_performance.pdf

4. DURING A FLOOD OBJECTIVES

4.1. ONSET OF FLOODING

Tidal flooding is predictable, with large events predictable a couple weeks in advance. The site is protected by formally maintained flood defences. A breach in flood defences can occur without warning and has the capability of being catastrophic. Fluvial flood risk is also possible, with the flood map for planning identifying fluvial flood risk.

4.2. FLOOD ALERT AND WARNING

The site is near the NRW flood warning areas. An attempt should be made to register to receive NRW flood warnings.

Once alerted to the possibility of flooding occurring, communication should take place between all stakeholders and/or persons at risk. The message can be conveyed in person and/or by pre-recorded alerts. This process should not be delayed. The site owner / manager has a duty of care to the persons using the facility. The designated 'person in control' is responsible for informing site users of the potential for a flood event.

Should there be a possibility for extreme tidal conditions, the facility should remain closed for the duration of the expected extreme event.

4.3. EVACUATION ROUTE

Should there be a catastrophic tidal event occur, the site will likely become severed. This report recommends against attempting evacuation without guidance from emergency services. Evacuation should only be attempted under the guidance of the emergency services.

4.4. EVACUATION BY FOOT

Not Recommended unless advised by emergency services.

4.5. EVACUATION BY VEHICLE

Preferably, persons should egress the site (prior to a flood event) using a suitable vehicle. Should persons attempt to evacuate, this should be completed with the guidance of emergency services.

4.6. ON SITE REFUGE

Not Available.

5. POST FLOOD OBJECTIVES

5.1. STRUCTURAL DAMAGE

Depending on the severity of the flooding, the site may have suffered damage. An assessment may be required by engineers to ensure the site is fit for purpose prior to the site re-opening.

5.2. HAZARDOUS MATERIAL

There is potential for hazardous material and waste to be present after a flood. The clean-up crew should hold the necessary permits, insurances and be adequately risk assessed.

5.3. INSURANCE CLAIM

It would be advantageous if photographs could be taken of the damage for inclusion within the insurance claim. Damages should be listed in an itemised manner.

5.4. RE-OCCUPYING THE FACILITY

Every effort should be made to ensure services (electrical, gas etc) are inspected by a qualified professional and are fit for purpose. Potential users of the site should be able to clearly distinguish that the site is closed. If clients or staff are displaced, they should be kept informed with the progress of the clean-up and aware of timescale. It is important to appreciate that just because a flood event has occurred does not mean that another may not be possible.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1. CONCLUSION

The proposals include the change of use of nan existing commercial unit to that of a commercial use nail and spa salon. The footprint of the existing building will be unchanged.

6.2. RECOMMENDATIONS

The consequences of a catastrophic flood event can be reduced with the implementation of the below:

- This document should be made available to site users
- Flood kits should be placed in responsible locations throughout the site
- This document should be reviewed within 3 years.

7. REPORT CLOSING STATEMENTS

7.1. REPORT LIMITATIONS

This report has been conducted as a desktop study of information supplied by third party sources only. Whilst every effort has been made to ensure the most recent data has been used, this document could become 'out of date' with further data iterations. FloodPlan Limited also holds no liability for the validity of third-party data.

Appendix A: Site Plans

Email Submission – Planning Application

To: Neath Port Talbot Council (Planning / Environmental Health)
From: wendy15122023@gmail.com
Subject: Planning Submission – DND Nails & Spa, 6 Angel Place, Neath SA11 1RQ

Dear Sir/Madam,

I would like to submit the attached documents in support of a proposed nail salon at 6 Angel Place, Neath SA11 1RQ.

The submission includes the proposed layout, ventilation system, fire safety arrangements, and an environmental statement.

The premises is located within a commercial town centre area with no nearby residential properties. The proposed use is considered appropriate for this location and is consistent with surrounding commercial activities.

A mechanical extraction ventilation system has been installed, providing approximately 600 litres per second airflow. The system discharges at high level to the rear elevation and has been designed to effectively remove fumes and prevent any odour or noise nuisance to surrounding premises.

All operations will be conducted in accordance with relevant health, safety, and environmental regulations.

Please let me know if any further information is required to assist with the assessment of this application.

Kind regards,

THI VAN ANH NGUYEN
07440347251

DND NAILS & SPA – FINAL COUNCIL SUBMISSION

6 Angel Place, Neath SA11 1RQ

Proposed Layout, Fire Safety & Ventilation Plan

Additional Clarification – Treatment Areas

The premises includes 6 manicure tables and 3 pedicure stations (P1–P3). All treatment areas are covered by the mechanical extract ventilation system. The system includes two extraction points located centrally, providing adequate air circulation and removal of fumes from both manicure and pedicure areas.

Ventilation system: Approx. 600 l/s airflow, Ø200mm ducting, with discharge at high level to rear elevation. Complies with UK Building Regulations Part F.

Additional Planning & Environmental Statement

The premises at 6 Angel Place, Neath SA11 1RQ is located within a commercial town centre area, with no nearby residential properties or sensitive receptors.

The proposed use as a nail salon is considered appropriate within this location and is consistent with surrounding commercial activities.

A mechanical extraction ventilation system has been installed to ensure adequate air circulation and the effective removal of fumes and odours generated from nail treatments. The system operates at approximately 600 litres per second and discharges at high level to the rear elevation, away from neighbouring premises.

The system has been designed to prevent any odour nuisance or adverse impact on surrounding businesses or the public realm.

Noise from the extraction system is minimal and is not expected to cause disturbance to neighbouring occupiers.

All activities will be conducted in accordance with relevant health, safety, and environmental regulations. Waste materials, including chemical products, will be handled and disposed of responsibly in line with local authority requirements.

The applicant is committed to ensuring that the operation of the premises does not give rise to any public nuisance.

Application for Advertisement Consent

1. Applicant Details

Name: THI VAN ANH NGUYEN

Phone: 07440347251

Email: wendy15122023@gmail.com

2. Location of Advertisement

Business Name: DND NAILS & SPA

Address: 6 Angel Place, Neath SA11 1RQ

3. Advertisement Details

Type: Externally illuminated LED fascia sign

Dimensions: Width 6.47m x Height 0.84m

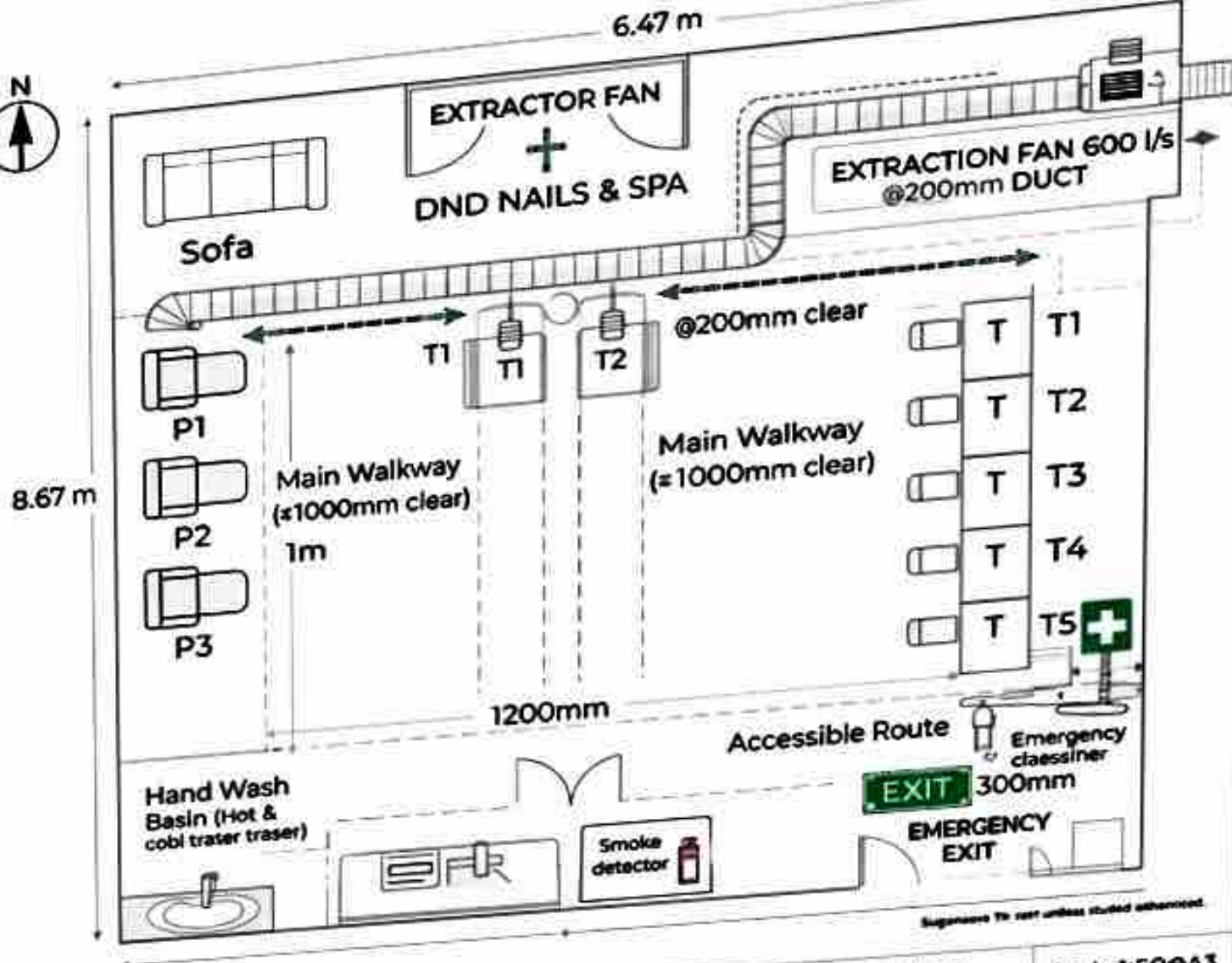
Externally illuminated LED fascia sign reading "DND NAILS & SPA" with address and contact details. The sign is mounted at fascia level and illuminated with warm white LED lighting. The illumination is static (non-flashing) and designed to avoid glare or distraction to pedestrians or road users. The premises is located within a commercial area and the signage will not adversely affect amenity or public safety.

4. Advertisement Period

More than 5 years (permanent signage)

5. Proposed Signage Image





DND NAILS & SPA

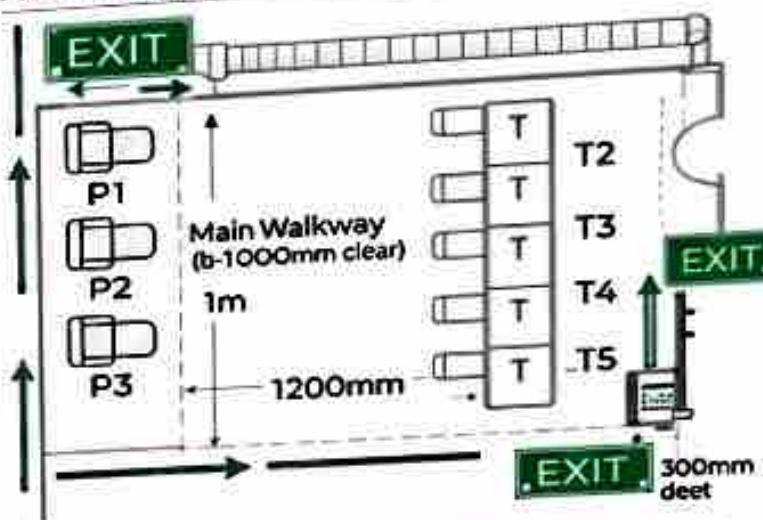
6 Angel Place, Neath SA11 1RQ

PROPOSED LAYOUT & VENTILATION PLAN

Scale 1:50@A3

Drawn by PL-01

FIRE ESCAPE PLAN

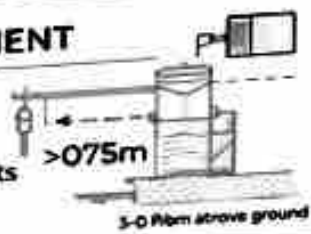


EXIT IMMEDIATELY VIA NEAREST EXIT
▶ Follow signage and keep escape routes clear.

FIRE RISK ASSESSMENT

RISKS:

- Electrical equipment
- Chemicals used treatments
- Staff & customers



ACCESSIBILITY STAT:

Premises designed with accessible route in accordance with Part M of UK Building Reg.

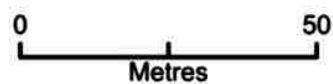
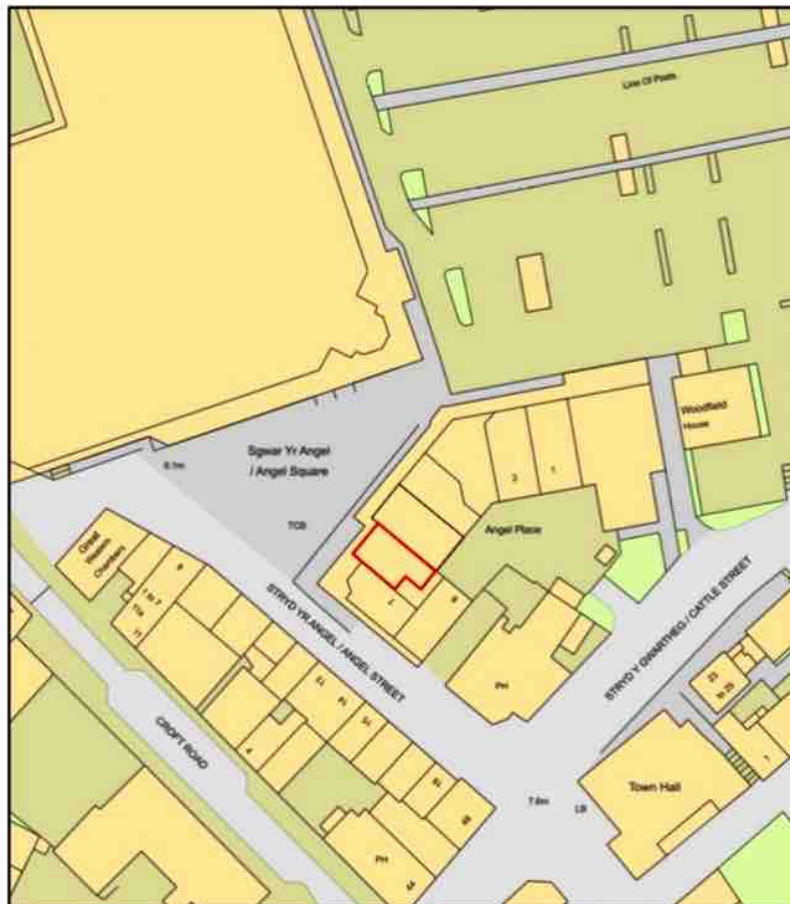
FIRE RISK ASSESSMENT

- CO2 / Foam fire extinguishers
- Clearly marked exit routes enque enevex
- Keep flammable materials in sealed
- No storage obstructs escape routes

ELECTRICAL NOTE

All electrical installations to comply with Part P of UK Building Regs.

Lease Plan - 6 Angel Place, Neath, SA11 1RQ



Plan Produced for: Lawstar Limited
Date Produced: 26 Feb 2026
Plan Reference Number: TQRQM26057123025335
Scale: 1:1250 @ A4

Appendix B: Example key forms

Emergency Contacts

[illegible]

Key Contact List

[illegible]

Important People Contact List (staff, tenants etc)

[illegible]

Key Service Locations

[illegible]

Flood resistant Items

[illegible]

Appendix C: Bespoke flood risk assessment



Project Title: 00638AB

Product: Level 3 Flood Consequence Assessment

Date: 09 September 2026

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Table of Contents

1.	Introduction.....	7
1.1.	Purpose of the report.....	7
1.2.	Location of subject site	7
1.3.	Site Description	7
2.	Assessment of TAN15	8
2.1.	Introduction to Tan15	8
2.2.	Flood risk definition	8
2.3.	Flood risk vulnerability classification	9
2.4.	TAN15 Acceptability of flood consequences.....	10
2.5.	Suitable new development matrix.....	11
2.6.	Suitable Redevelopment matrix.....	12
3.	FMfP Site Assessment.....	13
3.1.	Flood zone classification	13
3.2.	Flood Zone Summary.....	13
3.3.	Existing Land vulnerability classification.....	13
3.4.	Proposed Land vulnerability classification.....	13
3.5.	Site Suitability (TAN15).....	14
4.	Flood Modelling Outputs.....	15
4.1.	Flood Modelling Studies.....	15
4.2.	Neath 2023 study	15
4.3.	Mitigation measures.....	15
5.	Further site flood risk	16
5.1.	Third party flood risk data summary	16
5.2.	Groundwater flooding	16
5.3.	Reservoir flooding.....	16
5.4.	Canal and artificial water flooding.....	16
5.5.	Historic Flooding	16
6.	Further site assessment.....	17
6.1.	Site access and egress routes	17
6.2.	Flood compensation	17
6.3.	Flood Warning Areas.....	17

6.4.	Awareness of flood risk	17
7.	Findings and recommendations.....	18
7.1.	Findings.....	18
7.2.	Recommendations.....	18
	Appendix A: Development Proposals	19
	Appendix B: Groundsure Flood Report	19
	Appendix C: Flood Modelling Data	19

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Report Revision Log

Report Reference	Date Issued	Issued To	Notes
00638AB	26/06/2026	Client	
00638AB	09/09/2026	Client	

1. INTRODUCTION

1.1. PURPOSE OF THE REPORT

FloodPlan have been commissioned on behalf of Anh Nhuyen to produce a Flood Consequence Assessment for 6 Angel Place, Neath, SA11 1RQ. This assessment has been conducted with the understanding that the document will be used to inform a property purchase by Anh Nhuyen.

1.2. LOCATION OF SUBJECT SITE



Figure 1: Site Location

1.3. SITE DESCRIPTION

The proposals include the change of use of nan existing commercial unit to that of a commercial use nail and spa salon. The proposals also include the installation of a mechanical ventilation system. The proposed change of use will retain its 'less vulnerable development' classification as per TAN15.

2. ASSESSMENT OF TAN15

2.1. INTRODUCTION TO TAN15

Technical Advice Note 15 (TAN15 – 2025) is a Welsh Government published document. This document provides guidance to local planning authorities to ensure the effective implementation of the planning policy. The policy seeks to direct development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes: Flood risk (from river and sea) are categorised into one of the below:

2.2. FLOOD RISK DEFINITION

Flood Zone	Flooding from rivers	Flooding from the sea	Flooding from surface water and small watercourses
Zone 1	Less than 1 in 1000 (0.1%) (plus climate change) chance of flooding in a given year		
Zone 2	Less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change	Less than 1 in 200 (0.5%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change	Less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change
Zone 3	A greater than 1 in 100 (1%) chance of flooding in a given year, including climate change	A greater than 1 in 200 (0.5%) chance of flooding in a given year, including climate change	A greater than 1 in 100 (1%) chance of flooding in a given year, including climate change
Tan15 Defended Zones	Areas where flood risk management infrastructure provides a minimum standard of protection against flooding from rivers of 1:100(plus climate change and freeboard)	Areas where flood risk management infrastructure provides a minimum standard of protection against flooding from the sea of 1:200(plus climate change and freeboard)	Not Applicable

2.3. FLOOD RISK VULNERABILITY CLASSIFICATION

TAN15 categorises buildings by vulnerability. A summary of categories can be seen below:

Vulnerability Category	Types
Highly vulnerable	All Residential Purposes (including hotels, Gypsy and Traveller sites, caravan parks and camping sites) Schools and childcare establishments, colleges and universities Hospitals and GP surgeries Especially vulnerable industrial development (e.g power generating and distribution elements of power stations, transformers, chemical plants, incinerators), and waste disposal sites. Buildings used to provide emergency shelter in time of flood
Less vulnerable	General industrial, employment, commercial and retail development. Transport and utilities infrastructure. Car Parks. Mineral extraction sites and associated processing facilities (excusing waste disposal sites). Public Buildings including libraries, community centres and leisure centres (excluding those identified as in Highly Vulnerable category and emergency shelters). Places of worship. Cemeteries. Equipped play areas. Renewable energy facilities (excluding hydro generation)
Water compatible development	Boatyards, marinas and essential works required at mooring basins. Development associated with canals. Flood defences and management infrastructure. Open spaces (excluding equipped play areas). Hydro renewable energy generation.

2.4. TAN15 ACCEPTABILITY OF FLOOD CONSEQUENCES

The acceptability criteria for developments are detailed within Section 11 of TAN15(2025). The following requirements must be in place for any development that is permitted to be located within flood risk areas:

In all circumstances, developers should ensure the following conditions are met:

- No increase in flooding elsewhere
- Occupiers aware of flood risk
- Escape/evacuation routes present
- Flood emergency plans and procedures agreed and in place
- Flood resistant and resilient design,
- Acceptance consequences for type of use (below)

- Minimal risk to life,
- Minimal disruption to people living and working in the area,
- Minimal potential damage to property,
- Minimal impact of the proposed development on flood risk generally
- Minimal disruption to the sustainable management of natural resources

2.5. SUITABLE NEW DEVELOPMENT MATRIX

The below table outlines the suitable greenfield development type for the flood zone classification as per TAN15.

Flood risk vulnerability classification	Less Vulnerable	Highly Vulnerable	Water compatible Development
Zone 1	Blue	Blue	Blue
Zone 2	Green	Orange	Blue
Zone 3	Purple	Red	Blue
TAN15 Defended Zones	Yellow	Yellow	Blue

Figure 2: Suitable New Development Matrix

Key	New Development
Blue	New Development may be permitted
Red	New Development should not be permitted.
Purple	New Development may be appropriate in exceptional circumstances such as addressing national security or energy security needs, reasons of public health or to mitigate the impacts of climate change which have a clear locational need and cannot be located elsewhere.
Yellow	New development of greenfield sites is not appropriate in Defended Zones unless they are allocated in the LDP. Where new development is allocated within the LDP, adherence to Section 11 of Tan15 (2.4 within this report) is required.
Green	New development is suitable with the acceptability considerations set out in Section 11 of TAN15(2.4 within this report).
Orange	New development is suitable with the acceptability considerations set out in Section 11 of TAN15(2.4 within this report), and where the proposed development type is appropriate in accordance with the LDP.

2.6. SUITABLE REDEVELOPMENT MATRIX

The below table outlines the suitable redevelopment development type for the flood zone classification as per TAN15.

Flood risk vulnerability classification	Less Vulnerable	Highly Vulnerable	Water compatible Development
Zone 1	Blue	Blue	Blue
Zone 2	Green	Orange	Blue
Zone 3	Purple	Red	Blue
TAN15 Defended Zones	Brown	Yellow	Blue

Figure 3: Suitable Redevelopment Matrix

Key	Redevelopment
Blue	Redevelopment may be permitted
Purple	Redevelopment should be avoided and may only be made in exceptional circumstances where it is essential to the strategy of the LDP or where it addresses national security or energy security needs, or public health or it mitigated the impacts of climate change.
Red	Redevelopment should be avoided. Redevelopment may be suitable if there is a clear commitment that flood mitigation measures will be provided to protect the site. Such measures must be set out in the LDP infrastructure plan.
Brown	Redevelopment is suitable on condition that they do not overly intensify use, neither should they reduce the area's ability to absorb flood water nor cause problems with flooding elsewhere. All applications should consider opportunities to incorporate flood resilient design.
Yellow	Redevelopment may be acceptable with adherence to Section 11 of Tan15 (2.4 within this report).
Green	Redevelopment will need to assist and be consistent with, the Development Plan strategy to regenerate an existing settlement or achieve key economic objectives.
Orange	Redevelopment will need to assist and be consistent with, the Development Plan strategy to regenerate an existing settlement or achieve key economic objectives. Where residential use is proposed at ground floor level, the development must be compatible with the tolerable conditions set out in Section 11(TAN15) and exhibit resilient flood design as described in section 12(TAN15).

3. FMfP SITE ASSESSMENT

3.1. FLOOD ZONE CLASSIFICATION

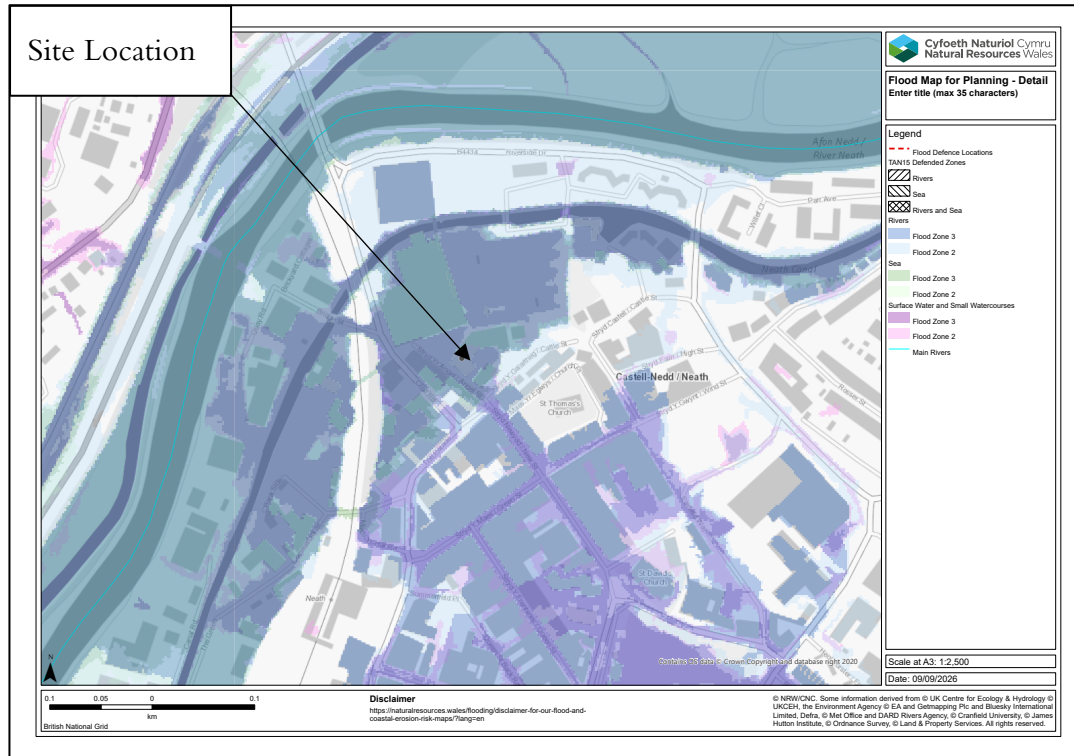


Figure 4: FMfP Flood Zone

3.2. FLOOD ZONE SUMMARY

Flood Source	Flood Zone 2	Flood Zone 3	TAN15 Defended Zone
Fluvial	Affected	Affected	X
Tidal	Affected	Affected	X
Surface Water	Affected	X	X

3.3. EXISTING LAND VULNERABILITY CLASSIFICATION

The existing use of the site is used for commercial purposes and is therefore classified as ‘less vulnerable development’ as per TAN15.

3.4. PROPOSED LAND VULNERABILITY CLASSIFICATION

The proposed change of use will retain its commercial use. The proposed vulnerability classification of the proposed nail and spa is ‘less vulnerable development’ as per TAN15

3.5. SITE SUITABILITY (TAN15)

The site is mapped to be directly affected by flood zone 3 for rivers and the sea. To a lesser extent, the site is mapped to be affected by flood zone 2 via surface water. The site is not mapped to benefit from formally maintained flood defences.

4. FLOOD MODELLING OUTPUTS

4.1. FLOOD MODELLING STUDIES

As part of this commission, FloodPlan contacted Natural Resources Wales to request flood modelling data and outputs for the site. Natural Resources Wales provided flood modelling outputs from three modelling studies:

1. Neath_5_V1-1.1_2023

4.2. NEATH 2023 STUDY

The Neath 2023 model identifies the site to remain flood free during the NEAT_DEF_TIDE_2023T0200 event.

The site is modelled to experience a maximum flood level of 7.46mOD during the NEAT_DEF_TIDE_2123T0200 event.

4.3. MITIGATION MEASURES

This report recommends the following be incorporated to lessen the potential impacts of flooding:

- Electrical fittings to be elevated to 1.2m above floor level
- Non return valves to be fitted on pipework
- A bespoke flood evacuation plan should be created and maintained

5. FURTHER SITE FLOOD RISK

5.1. THIRD PARTY FLOOD RISK DATA SUMMARY

A 'Groundsure' flood report has been acquired for advising this assessment. The full report can be found in Appendix A. The main findings are summarised below:

Type of Risk	Assessment of Risk
Overall Flood Risk	High
Rivers and the Sea	High
Surface Water	Significant
Groundwater	Moderate
Historic Flood	Not Identified
Flood Defences	No
FloodScoreTM – insurance rating	High

5.2. GROUNDWATER FLOODING

The 'Groundsure' flood report indicates that the site has a moderate risk of groundwater flooding.

5.3. RESERVOIR FLOODING

The site is not mapped to be directly affected by reservoir flooding.

5.4. CANAL AND ARTIFICIAL WATER FLOODING

The site is not believed to be at risk of flooding from artificial water sources.

5.5. HISTORIC FLOODING

The 'Groundsure' flood report failed to identify any historic flood records.

6. FURTHER SITE ASSESSMENT

6.1. SITE ACCESS AND EGRESS ROUTES

During extreme fluvial, tidal and pluvial flood events, the site may become severed. A flood evacuation management plan is recommended to be created and maintained.

6.2. FLOOD COMPENSATION

Not required.

6.3. FLOOD WARNING AREAS

The below Figure 5, highlights the areas that are considered to benefit from Natural Resources Wales flood alerts. The site is outside of the NRW flood warnings areas.

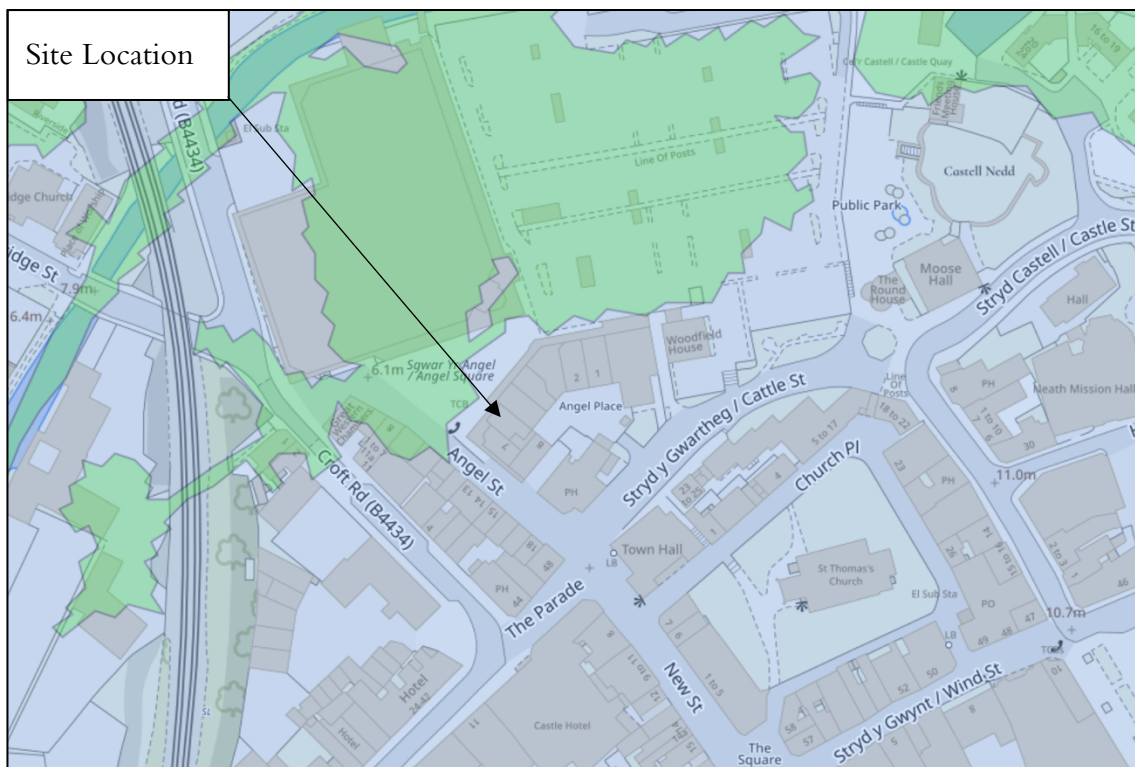


Figure 5: NRW Flood Warning Areas

6.4. AWARENESS OF FLOOD RISK

The developer should be aware that the site is not immune from flooding. It is recommended that future occupiers take the opportunity to develop emergency and non-emergency plans.

7. FINDINGS AND RECOMMENDATIONS

7.1. FINDINGS

The proposals include the change of use of an existing commercial unit to that of a commercial use nail and spa salon. The proposals also include the installation of a mechanical ventilation system. The proposed change of use will retain its 'less vulnerable development' classification as per TAN15

The site is modelled to experience direct flood risk during the EAT_DEF_TIDE_2123T0200 event. Whilst the site is at risk during the extreme climate change output, the proposals are retaining the vulnerability classification of the site whilst not significantly increasing the concentration of use. This report finds the proposals to be commensurate with the guidance of TAN15.

7.2. RECOMMENDATIONS

This report recommends the following be considered to lower the risk and/or consequences that flooding may cause to the proposed development:

- A flood evacuation protocol be created and maintained.
- A program of flood mitigation measures should be considered.

List of Appendices

Appendix A: Development Proposals

Appendix B: Groundsure Flood Report

Appendix C: Flood Modelling Data

Appendix A: Development Proposals

Appendix B: Groundsure Flood Report

Appendix C: Flood Modelling Data