

Outline Flood risk Assessment

Site Address:

Central House Takeaway

83 Windsor Road, Neath, SA11 1NS

Site Designation:

The property lies within an established commercial area of Neath.

Nature of development:

The proposed development comprises strictly minor external alterations .New ventilation ducting mounted to the rear wall & on top of the single storey flat roof. It does not involve the creation of any new floor space, sleeping accommodation, or a change of use that would increase the vulnerability classification of the site.

Impact on Flood Flow & Storage:

Because the ducting is elevated on the external rear wall of the building,it will have zero footprint at ground level.Consequently it will not impede surface water flow paths,local flood storage capacity or deflect flood waters onto neighbouring properties.

Resilience & Design Measures:

Materials - All proposed external ducting,fixings & associated housings will be constructed from durable corrosion- resistant materials such as powder coated or stainless steel capable of withstanding moisture & weathering.

Electrical Safety- Any associated externally mounted extraction motors, isolator switches or power supplies will be appropriately weather sealed (minimum IP rating for outdoor use) and where practicable installed at a height safe from low level surface water proofing.

Conclusion:

The proposed installation of rear ventilation ducting is a minor operational upgrade to an existing commercial premises. Due to its elevated, wall-mounted nature, the development will have no impact on local flood dynamics, nor will it increase the vulnerability of the property or its occupants to flood risks. Therefore, the proposal is considered acceptable in flood risk terms.