

Flood Consequences Assessment

**Former Doctors Surgery
Ynys Fach Avenue
Resolven
Neath**

**Change of use from Doctors Surgery (Class D1)
to Offices (Class B1)**

PHONE

MOB PHONE

EMAIL

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1.0 Introduction

- 1.1 This statement has been prepared to accompany a planning application for the Change of use from Doctors Surgery (ClassD1) to Offices (Class B1).
- 1.2 The purpose of the document is to provide the Local Planning Authority (LPA) with relevant background information that will assist in the proper determination of the application.

2.0 Planning History - Planning Context

2.1. Planning History

2.2 None

2.3 Planning Context

- 2.4 The development plan for the site is the *Neath Port Talbot Local Development Plan 2011-2026*. The Council adopted the plan on January 2016.¹

2.5 Policy

National Policy

¹ <https://www.npt.gov.uk/7328>

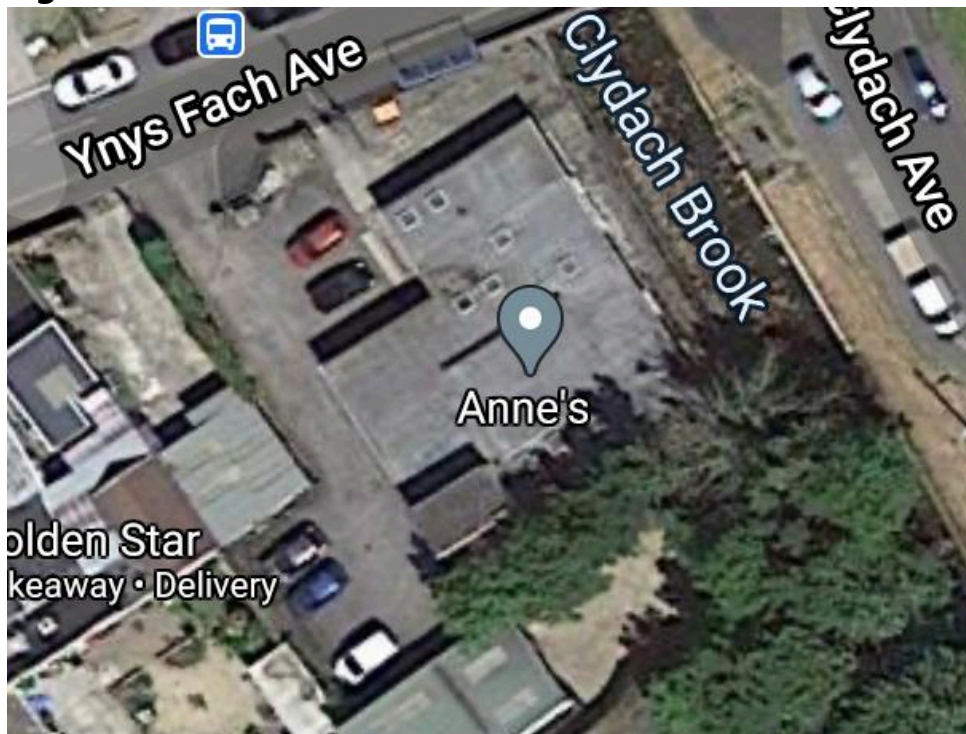
Planning Policy Wales *PPW* (Edition 10 Dec 18)²

Technical Advice Note (TAN) 15 Development and Flood risk³

3.0 Application site

- 3.1 The application site is located on the western fridge of the settlement of Resolven. The development is on the bank of the adjacent watercourse(Clydach Brook) which is approximately 3m north.
- 3.2 The site consists of a small single storey building with open car parking to the south as shown in **Figure 1**.

Figure 1



² <https://beta.gov.wales/sites/default/files/publications/2018-12/planning-policy-wales-edition-10.pdf>

³ <https://gov.wales/technical-advice-note-tan-15-development-and-flood-risk>

4.0 The Application

- 4.1 The development consists of the change of use of the building from a Doctors surgery to an office. The main office hours will be 09:00 – 18:00. Between these hours 5 staff will occupy the building. One member of staff will remain on the site between the hours of 18:00 - 09:00. This member of staff will remain on site for alarm monitoring.
- 4.2 The surface and level of the site will remain unchanged and there are no internal or external alterations proposed.

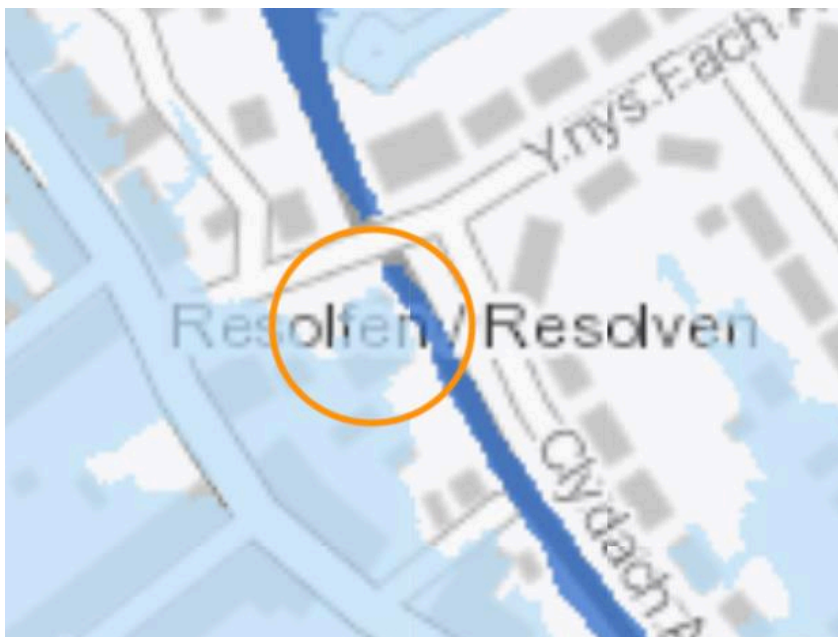
5.0 Appraisal

- 5.1 The site is within Zone C2 of the Development Advice Maps (DAM) with the nearest water course approximately 3m to the north. **Figure 2.** The building and car park but not access and egress, are within the low risk flood zone as identified within the Flood Risk Assessment Maps Wales. The low risk zone identified possible flooding within a 1:100-year or a 1:1000-year flood event. **Figure 3**

Figure 2



Figure 3



- 5.2 TAN 16 seeks to avoid the development of highly vulnerable uses within such areas unless there is justification. In this case the development is a non-vulnerable use. The proposal does not seek to alter the level or the surface composition of the site. There are no internal or external alterations proposed. Importantly in a flood event the access and egress will remain flood free. Given that the Doctors Surgery was open to the public and had a higher occupancy level associated with that use compared with the proposed use. It is submitted that the proposed development may, as a result of lower levels of occupation have a lower level of risk than that associated with the previous use.
- 5.3 It is therefore submitted that the proposed development will not result in any additional flood risk to the occupiers of the site or increase flood risk to third parties off the site.
- 5.4 Notwithstanding the above it is considered that the development will allow an overall betterment to the existing building with the registration of the premises to Flood line and the undertaking of standard flood protection measures as listed below if internal alteration and repairs are undertaken.

Skirting- fit water resistant skirting boards or varnish wooden ones.

Walls- use horizontal plasterboard or lime-based plaster to dry-line (instead of gypsum). Get special draining system for cavity walls.

Internal Doors- fit synthetic or waxed doors to minimise damage from flood water, or make sure wooden doors are easy to remove before a flood so that they do not have to be replaced afterwards.

Commercial Kitchens and Bathrooms- use water-resistant materials such as stainless steel, plastic, or solid wood rather than chipboard. Wherever possible, raise fridges and other appliances on plinths to limit damage

Electrical Works- shallow flooding raise electrical sockets, fuse boxes, controls and wiring to 1.5m above ground level. If re-wiring, bring cables down the wall to the raised sockets so that cabling is not affected by flood water.

External doors and windows- install synthetic or waxed windows and doors, or varnish wooden ones.

6.0 Summary

- 6.1 The application does not seek to introduce a new highly vulnerable use.
- 6.2 The application does not result in the loss of flood storage
- 6.3 In a flood event the access and egress will remain flood free.
- 6.4 Flood protection measurements could be introduced