

Flood Consequences Assessment

**Land at
Seaway Parade
Baglan
Port Talbot**

**Change of use from Car Parking Area (Use Class Sui Generis) to
Storage Yard (Use Class B8)**

Rev A

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 Car Parking Area (Use Class Sui Generis) to Storage Yard (Use Class B8)
- 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 P2020/0581 – Boundary Fence

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

¹ <https://www.npt.gov.uk/7328>

2.5 Policy

National Policy

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

Technical Advice Note (TAN) 15 Development and Flood risk³

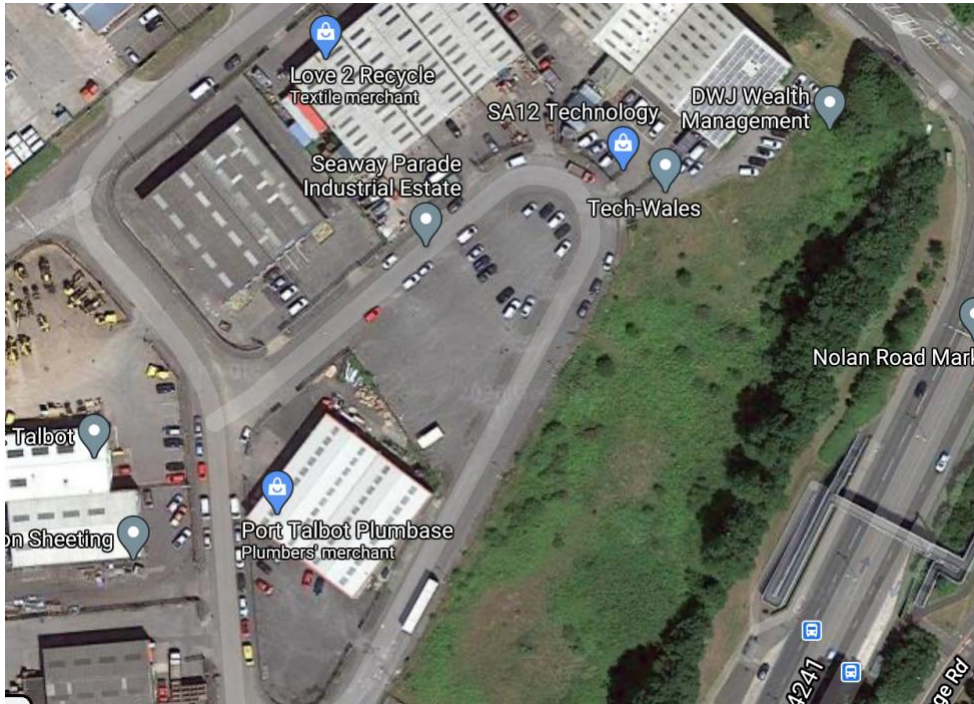
3.0 Application site

- 3.1 The application site is located on the eastern fridge of Baglan Energy Park. The nearest watercourse is approximately 400m north adjacent to the M4
- 3.2 The site consists of an open hard surfaced area of land currently used as an informal parking as shown in **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>

Figure 1



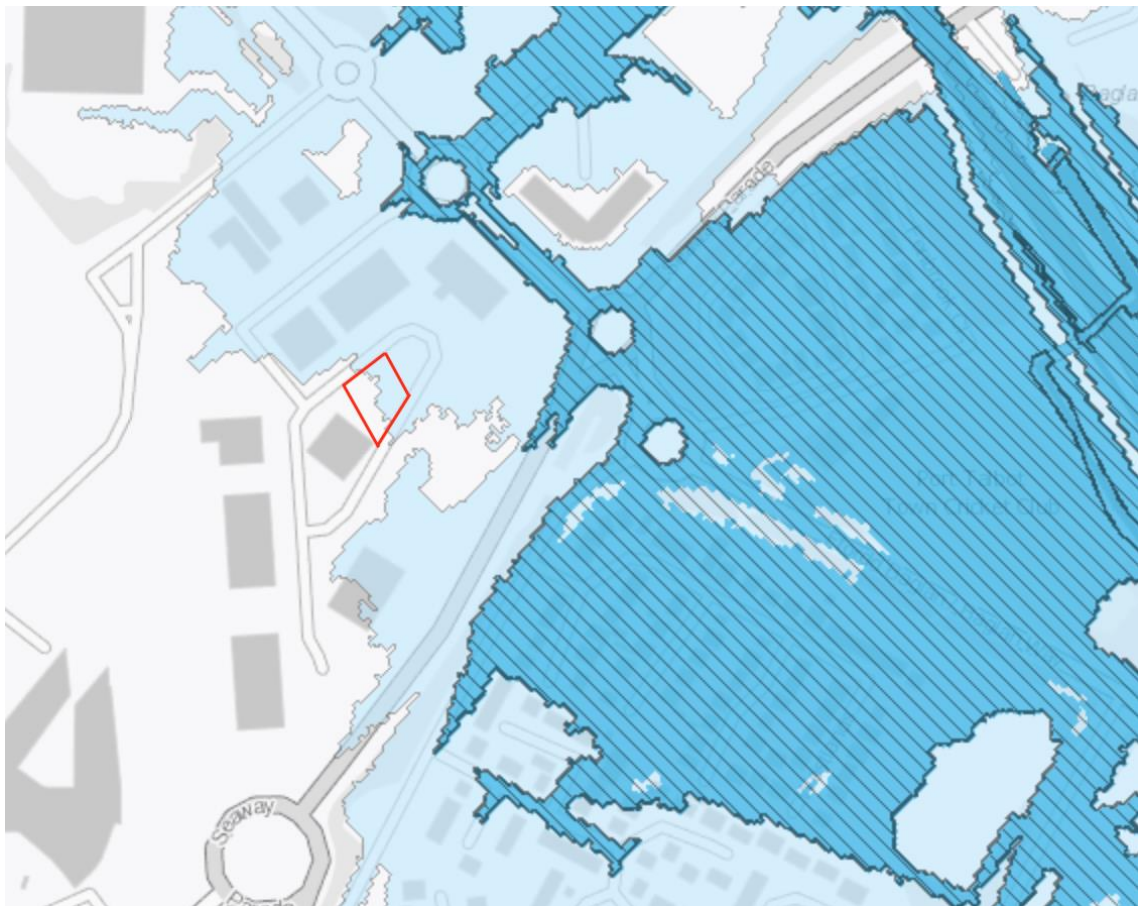
4.0 The Application

- 4.1 The development consists of the change of use of the land. The proposal will provide open storage and will be similar in character to the current use as informal parking.
- 4.2 The surface and level of the site will remain unchanged.

5.0 Appraisal

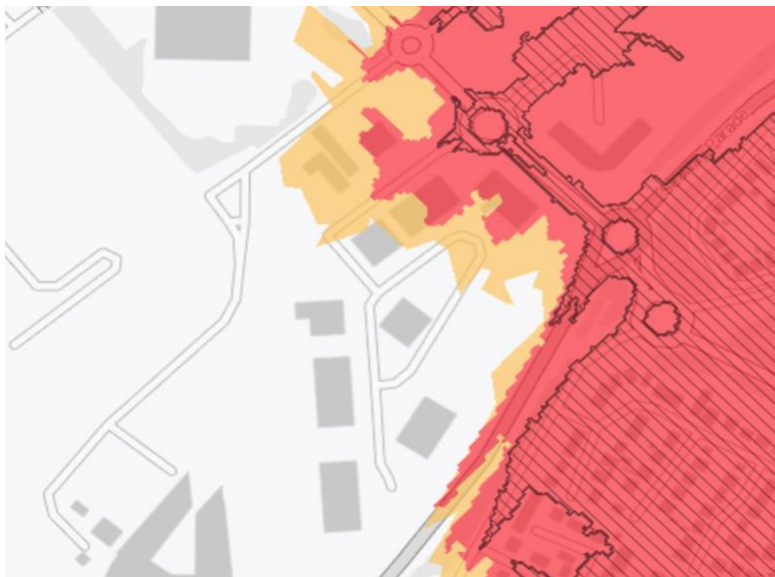
- 5.1 The site is partially within a C1/Zone 2 flood area with the nearest water course approximately 400m to the north. Within a 1:100-year event none of the site is flooded. In a 1:1000-year event flood water covers approximately 50% of the site as shown in **Figure 2**.

Figure 2



- 5.2 TAN 15 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 and the proposed open storage use will be similar in character to the existing informal 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.
- 5.4 Given the character of the development and the nature of the flood risk across the site it is not considered necessary to introduce further flood protection measures. Whilst the site could be registered with Flood line the notification boundary appears to end at the northern edge of the site as seen in **Figure 3**

Figure 3



5.5 Notwithstanding the above the applicant would be prepared to register with Flood line

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 Flood protection measurements could be introduced