

Superseded

Robert Bowen Planning & Development LTD

Flood Consequences Assessment

**Former Bus Depot
Tawe Terrace
Pontardawe**

**Retention of use of premises as Engineering Workshop
(Class B2) from Bus Depot
(Sui Generic) and retain the siting of porta-cabins for the
manufacture
of surgical masks for a period of 2 years.**

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1.0 Introduction

- 1.1 This statement has been prepared to accompany a planning application to retain the of use of the premises as an Engineering Workshop (Class B2) from Bus Depot (Sui Generic) and retain the siting of porta-cabins for the manufacture of surgical masks for a period of 2 years.
- 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>

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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 in the settlement of Pontardawe. The development is approximately 180m west of the River Tawe
- 3.2 The site consists of a large former bus garage with open car parking to the front side and rear 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>

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4.0 The Application

- 4.1 The development consists of two distinct operations. The retention of the use of the premises as Engineering Workshop (Class B2) from Bus Depot (Sui Generic) and the retention of porta-cabins for the manufacture of surgical masks for a period of 2 years.
- 4.2 Following the acquisition of the site the applicant began using the building as a precision engineering workshop not realizing that planning permission was required.
- 4.3 In 2020 the applicant obtained Welsh Government Funding for the production of face masks to assist the requisition of PPE following the outbreak of COVID 19. The applicant placed the cabins on the site having read Westminster Government advice that such works did not require planning permission.
- 4.4 Hours off operation/ Staff.

	Hours of operation	Staff
Engineering Works	07:00-18:00 (Mon-Fri) 07:00-12:00(Sat)	10
Mask Production*	07:00-18:00	3

* It is hoped that Mask production will increase to 24 hours with 3 shift and a total of 20 staff

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- 4.5 Other than the placing of the cabins on the site, which are 250mm above ground level, the surface and level of the site will remain unchanged and there are no internal or external alterations proposed.

5.0 Appraisal

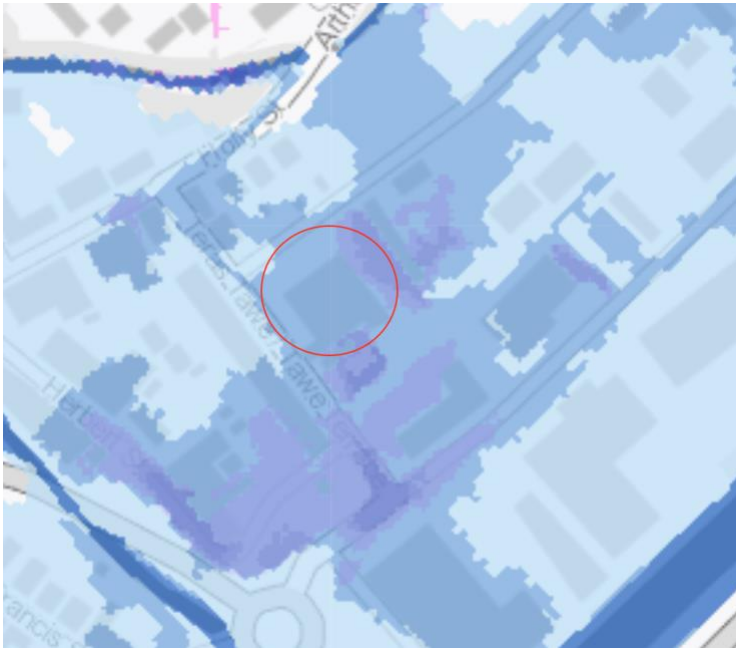
- 5.1 The site is within Zone C1 of the Development Advice Maps (DAM) with the nearest water course (River Tawe) approximately 180m to the east. **Figure 2.** The building and car park, are within the medium risk flood zone as identified within the Flood Risk Assessment Maps Wales. The medium risk zone identified possible flooding within a 1:100-year or a 1:1000-year flood event. **Figure 3**

Figure 2



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Figure 3



- 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. There are no internal or external alterations proposed within the existing building.
- 5.3 Whilst the porta-cabins are additional structures on the site they are on adjustable legs 250mm above ground level. Moreover, temporary consent if sought for these structures for a period of 2 years for the production of masks during the COVID pandemic. As such it is considered that they are unlikely to increase flood risk.

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5.4 The application is within a flood alert zone and registering with Floodline will assist mitigating against risk.

6.0 Summary

6.1 The application does not seek to introduce a new highly vulnerable use.

6.2 The proposed uses are not likely to increase flood risk

6.3 The proposed cabins are for a temporary period.

6.5 Registering with flood line will assist in reducing risk