

Flood Consequences Assessment

Conversion of existing two vacant units into boutique (Class A1), Hair Dressers (sui Gen) and spa (Class D2) in association with adjacent hotel and installation of 6 air handling units

Units 1& 2 Station Road Port Talbot

PHONE

MOB PHONE

EMAIL

Content

1. Introduction
2. Planning History – Planning Context
3. Application Site
4. The Application
5. Appraisal
6. Summary

1.0 Introduction

- 1.1 This statement has been prepared to accompany a planning application. The application seeks consent for the conversion of the existing two vacant units into boutique (Class A1), Hair Dressers (sui Gen) and spa (Class D2) in association with adjacent hotel. The application also seeks consent to install six a handling units at the rear of the property. There are no other external alterations.
- 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 P2015/0641- Demolition of existing police station and erection of a four storey mixed use development of 30 one bed flats and 3 commercial units (Use class A1 and A3). Re-consultation following receipt of Flood Consequences Assessment addendum and further flood data (April 2016). APPROVED 03/03/2017

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 [SEP]

2.5 Policy

National Policy

Planning Policy Wales *PPW* (Edition 11 Feb 21)²

Technical Advice Note (TAN) 15 Development and Flood risk³

3.0 Application site

- 3.1 The application site consists of two vacant units the total floor area of 409 m². Planning permission for the building, which includes flats, was granted in March 2017 under planning reference number P2015/0641. Works on the development were completed in approximately 2019. Unfortunately, the three units the subject of this permission had been vacant since the completion of the works.

4.0 The Application

- 4.1 This application seeks consent for the conversion of the existing two vacant units into boutique (Class A1), Hair Dressers (sui Gen) and spa

¹ <https://www.npt.gov.uk/7328>

² https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf

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

(Class D2) in association with adjacent hotel. The application also seeks consent to install six a handling units at the rear of the property. There are no other external alterations.

- 4.2 The applicant, who owns the adjacent Grand Hotel, has made the application in order to diversify the facilities offered at the hotel. In recent years there has been a significant growth in activity-based hotel stays. In order to improve the financial viability of the adjacent hotel the applicant is seeking consent for the proposal in order to capitalise on a growing activity based hotel stay market.
- 4.3 The applicant anticipates that approximately 90% of the trade within the spa will be in direct association with spa packages offered at the hotel. Both the boutique and hairdressers will provide complimentary services to the spa in addition to being open for general trade to the public.

5.0 Appraisal

- 5.1 The site is within Zone C1 of the Development Advice Maps (DAM).
Figure 1.

Figure 1



- 5.2 From data provided by NRW Flood Risk Assessment Wales map the site is at low risk of flooding from rivers, surface water and small watercourses as set out in **Table 1** below

Table 1

Summary of flood risk- NRW Flood Risk assessment Wales map

Flood Risk	Risk Level
Rivers	Low (Figure 2)
Seas	None
Surface Water and small watercourses	Low (Figure 3)

Figure 2



Figure 3



- 5.3 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 minor internal alterations and no external alterations proposed within the existing building.
- 5.4 The proposed use falls within the same non- vulnerable category as that considered acceptable during the determination of planning application P2015/0641.
- 5.5 Given the type of development proposed it is considered that the development will not lead to additional flood risk.

- 5.6 The application site is within a flood alert zone and registering with Floodline will assist mitigating against risk. Notices also be placed within the building advising of flood risk and steps to be undertaken in the event of a flood event.
- 5.7 It is also recommended that any internal works should seek to be flood resilient as set out below
- **Skirtings'** fit water resistant skirting boards or varnish wooden ones.
 - **Walls** use horizontal plasterboard or lime-based plaster to dry-line ^[L]_[SEP](instead of gypsum). Get special draining system for cavity walls.
 - ^[L]_[SEP]**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 writing to 1.5m above ground level. If re-wiring, bring ^[L]_[SEP]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 proposed uses are not likely to increase flood risk
- 6.3 Registering with flood line will assist in reducing risk
- 6.4 Internal works should be flood resilient.