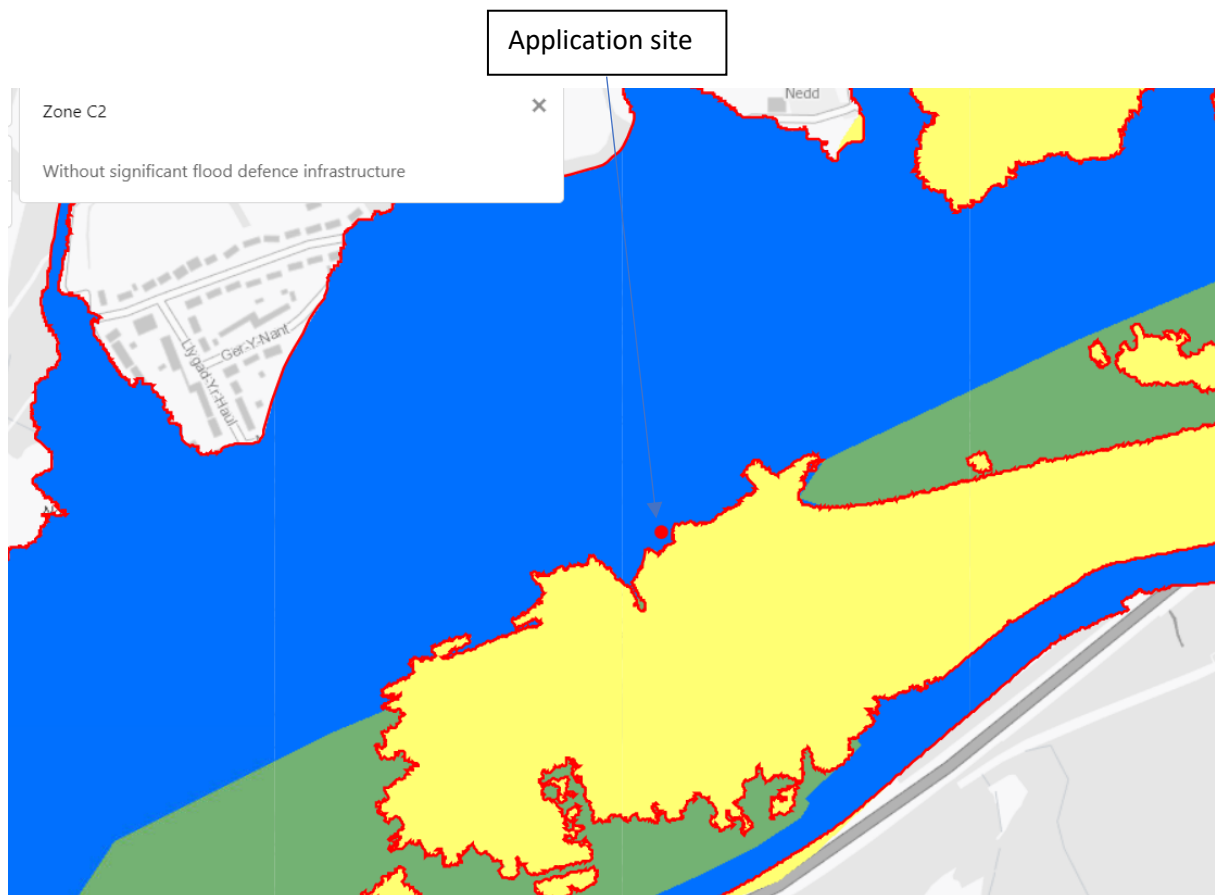


Flood Consequence Assessment

1.0 Background

- 1.1 Planning permission is sought for the change of use of the former Maesffynnon Care Home, Glynneath from a former nursing home (Class C2) to a storage yard (Class B8). No external alterations are proposed to the site.
- 1.2 Having regard for the provisions of NRW Development flood risk map the site is located in a Flood C2 Zone:



- 1.3 The application property is located in a Flood C2 Zone. TAN 15 state non-vulnerable development such as a storage yard is an acceptable form of use within a Flood C2 Zone area.
- 1.4 TAN 15 serves as a framework for planning decisions in areas at risk of flooding. Application of this framework is based on the use of flood zones within the DAM and on the vulnerability classification of particular types of development. The proposed development consists of the use of a former nursing home as a storage yard (Class B8). No physical development is proposed. The proposed use will utilise the existing site characteristics and the proposed storage use is not considered to be an unacceptable form of use in principle.
- 1.5 As discussed above, no external alterations are proposed. The application site is currently vacant and the proposal will find an alternative use for this brownfield site.

2.0 Project Objective

- 2.1 The objective of the Flood Consequences Assessment is to assess whether this development would have an unacceptable impact on flooding.

3.0 Impact of Flooding on Proposed Development

- 3.1 Reference to the Assembly's TAN 15 Development Advice Map, indicates that the site lies within Flood Risk Zone C2, defined as an area where vulnerable development is prohibited but non-vulnerable uses such as a storage yard are considered appropriate.
- 3.2 It is clear that the principal flooding mechanism at the site is that of fluvial flooding and a Flooding Consequences Assessment (FCA) prepared in order to determine the potential risk of flooding
- 3.3 The proposal will result in no external alterations and the scheme will find an alternative use for this brownfield site. Therefore it is felt that the proposal will have no greater impact on flooding over and above the existing use of the site.
- 3.4 TAN 15 states that an FCA should be proportionate to the development. I would reiterate that the scheme will utilise the existing site and result in no external works which would impact flooding. Therefore, in light of the existing use and the fact no external alterations are proposed, it is not considered the proposal would have an unacceptable impact on flooding.

4.0 Historical Flooding

- 4.1 Following correspondence with Natural Resources Wales, it is confirmed that the site sits within the Flood C2 Zone.

5.0 Likely Mechanisms and Sources of Flood Risk

5.1 Fluvial Flooding

The application is sited in close proximity to the Neath River and would be most likely susceptible to fluvial flooding. It is proposed to utilise the existing ground levels for primarily the storage of vehicles. Therefore, it is felt the nature of the proposed use with vehicles stored above ground level would be acceptable.

5.2 Tidal Flooding

The site would not be affected by Tidal Flooding.

5.3 Ground Water Flooding

Risk of Flooding from Groundwater The local Strategic Flood Consequences Assessment states that there are no specific areas of historical groundwater flooding incidents in this area, where the site is located and overall groundwater is not believed to be a major source of flooding.

5.4 Surface Water Flooding

Risk of Flooding from Surface Water Surface water flooding occurs following intense rainfall events, when water is unable to infiltrate into the ground or cannot discharge to a watercourse. The proposal will result in no external works and as such will not have an impact on surface water flooding. The site falls outside the defined area where there are surface water issues.

5.5 Risk of Flooding from Artificial Sources

The site is located within outside NRW's risk of flooding from reservoirs dataset.

6.0 **Policy Context**

6.1 Technical Advice Note 15 – Flood Risk

TAN 15 identifies storage as being 'low vulnerable' development in terms of flood risk. The proposed development site is located in an area that has been designated to be in category Zone C2. The Zone C2 is an area where the use of land for storage is considered acceptable.

Previously developed land is defined in PPW as that which "is or was occupied by a permanent structure and associated fixed surface infrastructure." PPW also states a preference for the re-use of land and specifies that "many previously developed sites in built-up areas may be considered suitable for development because their re-use will promote sustainability objectives..",

7.0 **Potential Flooding Threats**

- 7.1 As discussed above, the principal risk of flooding to the site is likely to be posed by fluvial floodwater from River Neath which is in close proximity to the site. A description of the flood risk posed to the existing site has been provided above.
- 7.2 The site is not considered to be at significant risk of flooding from tidal, groundwater or surface water flooding.
- 7.3 The property is surrounded by a mixture of commercial uses and residential properties and the proposal will involve no physical development.
- 7.4 Ground levels can be increased slightly and a Flood Management Plan could be produced for the site. The former nursing home could be used in a highly intensive manner which would be far greater than the proposed dwelling. It should also be noted that the risk of flooding will be that arising from an extreme fluvial event from the adjacent river. Floodwaters will subsequently recede in a matter of hours, thus providing an opportunity for workers and visitors to enter/leave the property.
- 7.5 NRW provides a free Flood Warning Service to registered householders. The area is covered by the NRW Flood Warning serviced therefore it is recommended that the future business operators register with this service. The warning and evacuation of customers and workers pre-flooding is considered the primary means of ensuring public safety, which will give people the opportunity to make their own preparations before the onset of flooding. This would allow for the safe and timely evacuation of personnel and preparation of the site for the potential onset of fluvial flooding. However, it is considered that the best course of action in the event of an extreme flood event would be to leave the site in an orderly manner.

8.0 **Conclusion**

- 8.1 The proposed change of use will bring an important building back into a new viable beneficial use. It will also remove a far more intense commercial use from the flood risk area. The proposal will it is considered:

- The site level could be raised to ensure the site remains dry.

- The proposal will involve no external alterations and will remove a more intensive form of use. The development will result in storage only.
- The area of impermeable surfaces within the site will not be affected by the development proposal. Therefore the rate and volume of Surface Water run-off emanating from the proposed development will remain unchanged.
- Registration to the NRW Flood Warning Service would provide sufficient lead time for occupants to evacuate the premises safely if necessary before the onset of flooding, however as the development will be set above the extreme tide level it will provide an appropriate point of containment for inhabitants if necessary. In addition, it is advised that an Emergency Flood Plan is prepared to define emergency response procedures during an extreme fluvial event.
- The proposal will bring a site back into beneficial use and help regenerate this brownfield site.

8.2 In summary, with the mitigation measures outlined above, the proposed storage yard is considered to be in compliance with TAN 15.

8.3 Having regard to the above there is no reason why the development proposals not be accepted by Natural Resources Wales and the Planning Authority on the basis of flood risk.