

Flood Consequences Assessment (FCA) For:
36A & 36B High Street,
Glynneath
Neath
SA11 5BU

Prepared for:
Gareth Waters Property
19046 – FCA - 01
August 2024

Document Control

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Purpose of the report

Vale Consultancy has been instructed by *The Client* to prepare a Flood Consequences Assessment (FCA) report to accompany a planning application for the proposed change of use from 2 flats to 3 flats at 36A and 36B , High Street , Glynneath , Neath (" The Site ").

The assessment has been undertaken in accordance with the requirements of Technical Advice Note 15 (TAN 15) dated July 2004 and taking into account the revised (draft version) of TAN 15 (January 2023).

1 INTRODUCTION

1.1 Site Location

The site is located south of High Street, Glynneath at Ordnance Survey National Grid Reference SN 880 065. Glynneath is a town located on / alongside the River Neath in the county borough of Neath Port Talbot (NPT).

1.2 Existing and Proposed Development

The existing site is served by 2 flats connected to Glynneath Bakery.

Refer to Figure 1, below, and Site Location Plan, Appendix A.



Figure 1 : Satellite Imagery of Existing Site and Location of Waterbodies

Refer to the Proposed Development Plans, Appendix B.

The proposed site is to increase the number of flats by 2 to 3 by introducing habitable rooms (bedrooms), living room / kitchens and WCs on the ground floor.

TAN15 classifies residential development as Highly Vulnerable in accordance with TAN15 classification in terms of flood risk.

The proposals are consistent and in-keeping with the current surrounding land use occupancy.

1.3 Existing Topography

In the absence of Topographic Survey Data , Topographic levels to metres Above Ordnance Datum (m AOD) have been derived from a 1m resolution NRW composite 'Light Detecting and Ranging' (LiDAR) Digital Terrain Model (DTM). A review of LiDAR data shows that a level directly adjacent to the property of 56.45 m AOD.

This LiDAR information concurs with levels when accounting for a rise in levels from a traditional 100mm kerb, fall in the path. Assuming a min 100mm step up from the external levels, a Finished Floor Level (FFL) of **56.55 m AOD** can be determined and has been used to inform this report. The first floor is assumed to be 2.4 m above the ground floor (Standard ceiling height of UK Homes) , with the second floor being 2.4 m above the first floor.

LiDAR levels for the site area are between 56.20 – 56.80 m AOD with levels decreasing in a southeasterly direction.



Figure 2 : LiDAR Map

1.4 Existing Ground Conditions

According to Soilsmap soils dataset produced by the Cranfield Soil and AgriFood Institute , soil conditions at the site and within the surrounding area are described as freely draining floodplain soils.

British Geological Mapping of surface geology indicates the underlying bedrock formation comprises South Wales Lower Coal Measures Formation - Sandstone , overlain by Alluvium – Clay , silt , sand and gravel.

According to the British Geological Survey and Natural Resources Wales aquifer designation dataset the superficial deposits are described as a Secondary A aquifer whilst the bedrock is also classified as a Secondary A aquifer. The site is not shown to be located in a designated groundwater source protection zone

2 PLANNING POLICY

2.1 National Policy

Future Wales – The National Plan 2040 sets out the national framework for Wales with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate – resilience , developing strong ecosystems and improving the health and well-being of our communities

Policy 8 – Flooding states that “flood risk management that enables and supports sustainable strategic growth and regeneration in National and Regional Growth Areas will be supported. The Welsh Government will work with Flood Risk Management Authorities and developers to plan and invest in new and improved infrastructure, promoting nature-based solutions as a priority. Opportunities for multiple social, economic and environmental benefits must be maximised when investing in flood risk management infrastructure. It must be ensured that projects do not have adverse impacts on international and national statutory designated sites for nature conservation and the features for which they have been designated.”

Planning Policy Wales (PPW) sets out the government’s planning policies for Wales and how these are expected to be applied. TAN15 provides technical guidance which supplements the policy within PPW and

seeks to ensure that flood risk is taken into account at all stages in the planning process and is appropriately addressed.

The general approach of TAN15 is to set out a precautionary framework to guide planning decisions at high risk of flooding by:

- Directing new development away from high-risk areas
- Where development has to be considered in high-risk areas (Zone C) only those developments which can be justified should be located in these areas

In accordance with paragraph 6 of TAN15, development will only be justified if it can be demonstrated that:

- 1) Its location in Zone C is necessary for local authority regeneration
- 2) Its location in Zone C contributes to key employment objectives

And,

- i) It meets the aims of PPW and meets the definition of previously developed land (PPW Figure 2.1; and,
- ii) The potential consequences of a flooding event for a particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and Appendix 1 found to be acceptable

A revised version of TAN15 and updated Flood Map for Planning are due to be published in the near future (albeit the timing is yet to be confirmed by Welsh Government). The Flood Map for Planning currently holds no formal weight as it is not yet national policy, but Welsh Government advise this is the best available information.

National Policy requires that planning applications for new development proposals should incorporate sustainable drainage systems (SuDS) to appropriate operational standards and with maintenance arrangements in place unless there is clear evidence that this would be inappropriate.

Statutory standards for sustainable drainage were published by Welsh Government in October 2018 in relation to the design, construction, operation and maintenance of sustainable drainage systems serving new developments of more than one house or where the construction is equal to or greater than 100m². These standards set out how surface water runoff generated during the present day 1 in 1, 1 in 30 and 1 in 100 AEP rainfall events and for events exceeding the present day 1 in 100 AEP event should be managed, how peak runoff rates should be restricted and how runoff volumes should be controlled. Approval is subsequently required from the SuDS Approval Body (SAB) before construction.

The proposals are limited to internal re-configuration and refurbishment of the property. Therefore, the existing drainage system will be retained and the proposals are not subject to a SAB Application.

2.2 Local Planning Policy

Neath Port Talbot Adopted Local Development Plan (2011-2026)

The LDP is now the development plan for Neath Port Talbot, superseding the Unitary Development Plan, and provides the basis for decisions on land use planning in the County Borough up to 2026. The following policies relate to Flood Risk:

Policy SP 1 Climate Change

The causes and consequences of climate change will be addressed by implementing the following measures. In relation to the causes of climate change:

1. The efficiency and sustainability of the County Borough's settlements will be enhanced through developing more cohesive and efficient settlements and settlement patterns, and consequently more sustainable travel patterns;
2. Greenhouse gas emissions from transport will be minimised through encouraging freight / commercial transport by alternatives to road (e.g. rail or sea);
3. Dependence on the private car and the need to travel in general will be reduced through promoting alternative means of transport and more efficient use of existing facilities, co-location and joint use of facilities;
4. Provision will be made for the County Borough's appropriate contribution to renewable and low carbon energy generation.

In relation to the consequences of climate change:

1. Likely increased food risk will be taken into account and addressed by ensuring that there is greater resilience by avoiding development on land that is at risk from flooding in the first instance in accordance with the sequential approach set out in national guidance or in locations that could increase the risk of flooding elsewhere;
2. The fragmentation of habitats will be minimised and opportunities made for habitat and species change and migration where possible. LDP Objective: OB 1 and OB 2

Neath Port Talbot Replacement Development Plan (2027-2038)

The Delivery Agreement (DA) is a statutory requirement of the Plan preparation process under Regulation 9 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as revised by the Local Development Plan (Wales) Amendment Regulations 2015), and must be approved by resolution of the Council and the Welsh Government (WG).

Neath Port Talbot Council (NPTC) started work on its Replacement Local Development Plan (RLDP) in 2021. Preliminary findings from the 2022 'Call for Sites', alongside information obtained from our Annual Monitoring Reports, and growth projections indicates that there was a requirement for additional housing land to be identified and existing infrastructure and viability matters that require more time to overcome.

Given this, the Council decided to stop the preparation of the RLDP, and to start again. A Draft Delivery Agreement (DA) was approved by Council on the 4th October 2023, and following consultation was submitted to the Welsh Government. The Report of Consultation can be found below:

- Report of Consultation Delivery Agreement - 2023-2038 (PDF 144 KB)

The Delivery Agreement was subsequently approved by Welsh Government on the 26th October 2023, and allows NPT Council to formally commence preparation of the Replacement Local Development Plan (RLDP). The DA sets out a 3.5-year process to anticipated adoption of an RLDP in April 2027, with a plan end date of 2038.

2.3 Water Framework Directive

The Water Framework Directive provides a legal framework for the protection, improvement and sustainable use of inland surface waters, groundwater and coastal waters across Wales and aims to:

- Prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological of waters
- Achieve at least “good” status for all waterbodies by 2025
- Conserve habitats and species that depend directly on water
- Progressively reduce or phase out the release of individual pollutants that present threats and risks to Aquatic biodiversity
- Contribute to mitigating the risk of floods and droughts

The WFD applies to any proposed development which has the potential to impact on a waterbody (ies).

3 SOURCES OF FLOODING AND PROBABILITY

3.1 Historical Records of Flooding

The Flood Map for Planning – Recorded Flood Extents and associated database and indicates that no Historic Flood Events have occurred at or within the vicinity of the site. The River Neath burst its banks during the extreme weather (and flooding) events of 1979 across south Wales. The flood extent is relatively small and did not come within proximity to the site. Flood Defence structures have been put in place since. There are no other records or incidents of historical flooding.



Figure 3 : Historic Flood Map

3.2 Flood Risk from Rivers (Fluvial)

The River Neath is located 260 m south east of the site and flows South-westerly direction.

Nant Y Gwyddyl is located 420m northeast of the site and flows in culvert beneath Heol-Y-Bryn before discharging into falling into the River Neath , approximately 430 m northeast of the site.

Figure 1 of TAN15 defines three development advice zones:

- Zone A: Considered to be at little or no risk of fluvial / coastal flooding
- Zone B: Areas known to have been flooded in the past evidenced by sedimentary deposits
- Zone C: Based on Natural Resources Wales flood outline, equal to or greater than 0.1% (river, tidal or coastal). Zone C is subdivided into two zones:
 - 1) Zone C1: Areas of the floodplain which are developed and served by significant infrastructure
 - 2) Zone C2: Areas of the floodplain without significant defence infrastructure.

The Development Advice zones are shown on the Development Advice Map and are defined by the predicted extent of the 1 in 1,000 (rivers and sea) AEP event (zone C) and the British Geological Survey drift data (Zone B). The zones do not take into account the possible impact of climate change.

The Development Advice Map indicates the site to be located within zone C1 (Figure 4)

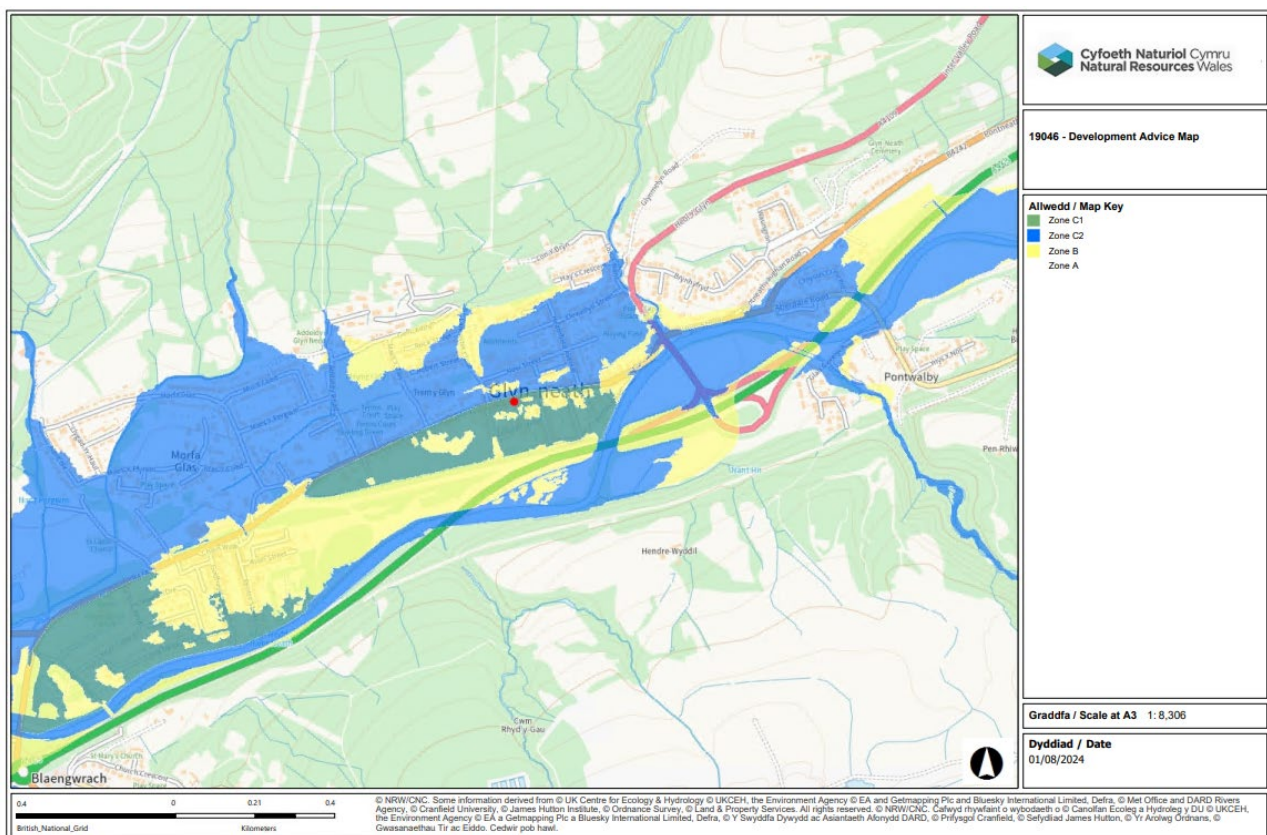


Figure 4 : Development Advice Map

The Flood Map for Planning – Rivers and Sea indicates the site to be located in flood zone 2 (rivers) extending into flood zone 3 in the north of the site. The site is also located within a TAN15 defended zone, supporting the sites current zone C1 designation (Figure 5)

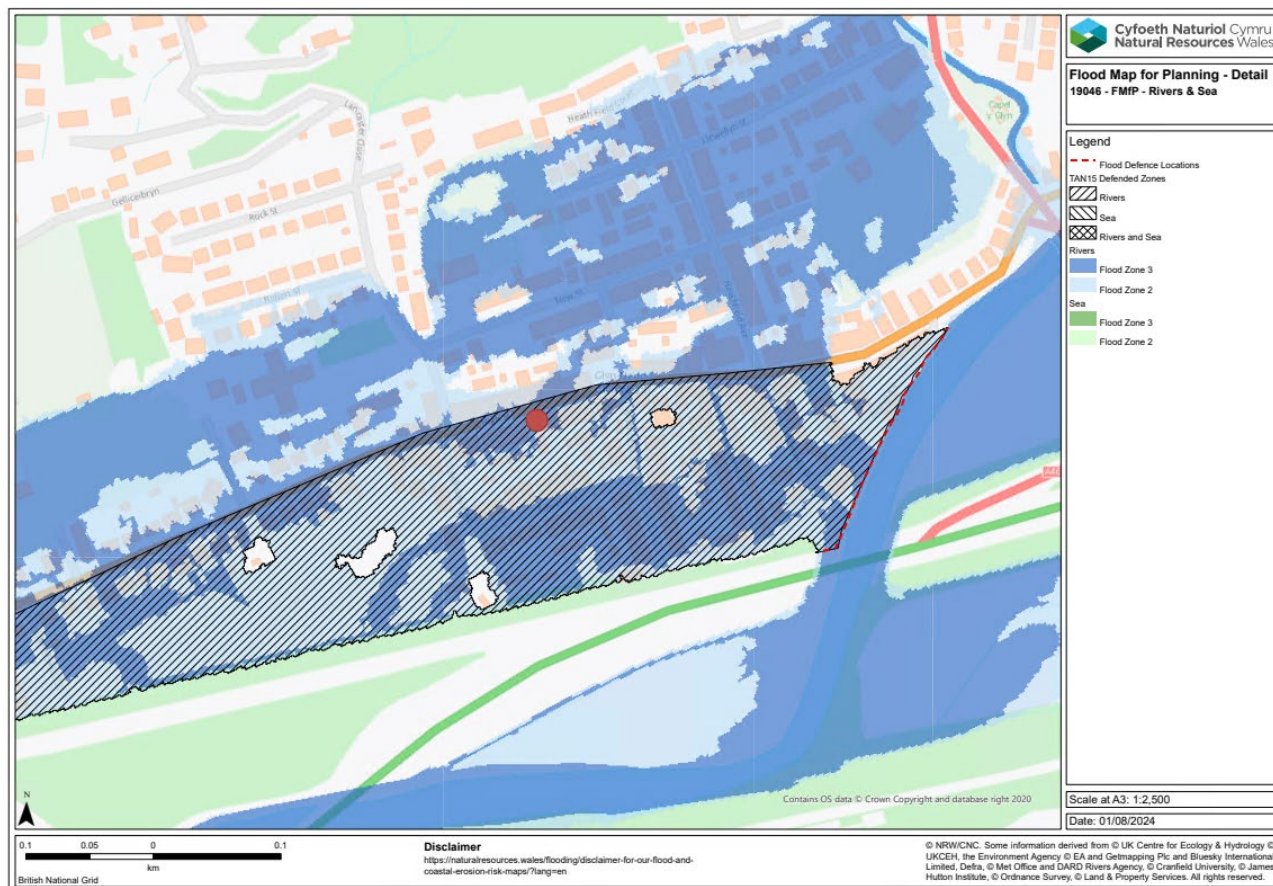


Figure 5 : Flood Map for Planning – Rivers + Sea)

The flood zones are defined as follows and include the effects of climate change:

- Flood Zone 1 (Rivers and Sea): Less than 1 in 1,000 chance of flooding from rivers and the sea in a given year
- Flood Zone 2 (Rivers): Areas with a 1 in 1,000 to 1 in 100 chance of flooding from rivers in a given year.
- Flood Zone 3 (Rivers): Areas with more than a 1 in 100 chance of flooding from rivers in a given year
- Flood Zone 2 (Sea): Areas with a 1 in 1,000 to 1 in 200 chance of flooding from sea in a given year
- Flood Zone 3 (Sea): Areas with more than a 1 in 200 chance of flooding from the sea in a given year
- TAN15 Defended Zones: Areas that benefit from Risk Management Authority flood defences with a present day 1 in 100 and 1 in 200 AEP standard of protection for rivers and the sea respectively.

Fluvial flood defences are located 250m southeast of the site in the form of 2 flood defence wall (s) of length 120.25 m (Asset Ref: Wall1500015) and 64.7m (Asset Ref: 1500470). Asset Ref: 1500015 has a design SOP of

a 1 in 100 AEP event , is in fair condition and has a defence level of 58.86 m AOD. Asset Ref: 1500470 has a design SOP of 1 in 100 , is in good condition and has an actual defence crest level of 59.27 m AOD.

Product 5 and 6 data has been provided by the Environment Agency for The River Neath as part of the Glynneath_5_V1.0_2019 and Chain_Road_Glyn_Neath_V1.1_2022 models. These assess the risk from fluvial flooding in the Q100 , Q100 + CC , Q1000 and Q1000 + CC AEP events.

The following levels , depths and velocities are provided below for the defended scenario:

Q100 – level : 56.413 m AOD, depths: 213 mm on site , depths: 0 mm at the dwelling , velocities : 0.026 m/s on site , 0.00 m/s at the dwelling.

Q100 + CC - level : 56.454 m AOD, depths: 254 mm on site , depths: 0 mm at the dwelling , velocities : 0.316 m/s on site , 0.00 m/s at the dwelling.

Q1000 - level : 56.511 m AOD, depths: 311 mm on site , depths: 0 mm at the dwelling , velocities : 0.534 m/s on site , 0.00 m/s at the dwelling.

Q1000 + CC - level : 56.549 m AOD, depths: 349 mm on site , depths: 0 mm at the building , velocities : 0.546 m/s on site , 0.00 m/s at the dwelling.

The modelled map outputs for the Q100 + CC and Q1000 + CC defended scenario are provided below:



Figure 6 : Q100 + CC (Defended) - Extents



Figure 7 : Q1000+ CC (Defended) - Extents

The dwelling is set at 56.55 m AOD, which results in being flood free in all modelled events up to and including the Q1000 + CC scenario. There could potentially be shallow flooding which occurs along the patio areas to depths between 213 mm – 349 mm with velocities of between 0.026 – 0.546 m/s.

All and any external works are limited exclusively to removal of garage to replace with patio. As a result of these minor alterations in changing the garage to a patio, the risk of flooding at this area will be no worse than existing. If anything, it would provide additional unofficial flood storage compared to the existing arrangement, albeit on an obsolete and localised level. Basically, this area will experience no increase in hardstanding / impermeable area.

Furthermore, the Highly Vulnerable aspects introduced to the existing dwelling will be located above the relevant design flood levels to satisfy TAN15. Therefore, the risk from fluvial sources is deemed to be **Low**. The potential consequences as outlined above are deemed acceptable and manageable across the lifetime expectancy of the development. The developer wholly accepts the potential risks and consequences.

3.3 Surface Water and Small Watercourses (Pluvial)

Surface water (Pluvial) flooding occurs when rainwater does not drain away through the normal drainage system or soak into the ground. It is usually associated with high intensity rainfall events but can also occur with lower intensity rainfall or melting snow where the ground is saturated, frozen or developed, resulting in overland flow and ponding in depressions in topography. Surface water flooding can occur anywhere without warning. However, flow paths can be determined by consideration of contours and relative levels.

The Neath Port Talbot Flood Risk Management Strategy states that “ Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows across the ground. Information on surface water flooding incidents was obtained from a number of sources, the key sources being the County

Borough Council's own day to day records and the CFMPs, which are high-level strategic plans published by Natural Resources Wales that focus on flooding in major river catchments."

The FMfP 'Surface Water and Small Watercourses' Map indicates that the site is in **Flood Zone 1** (Figure 8)

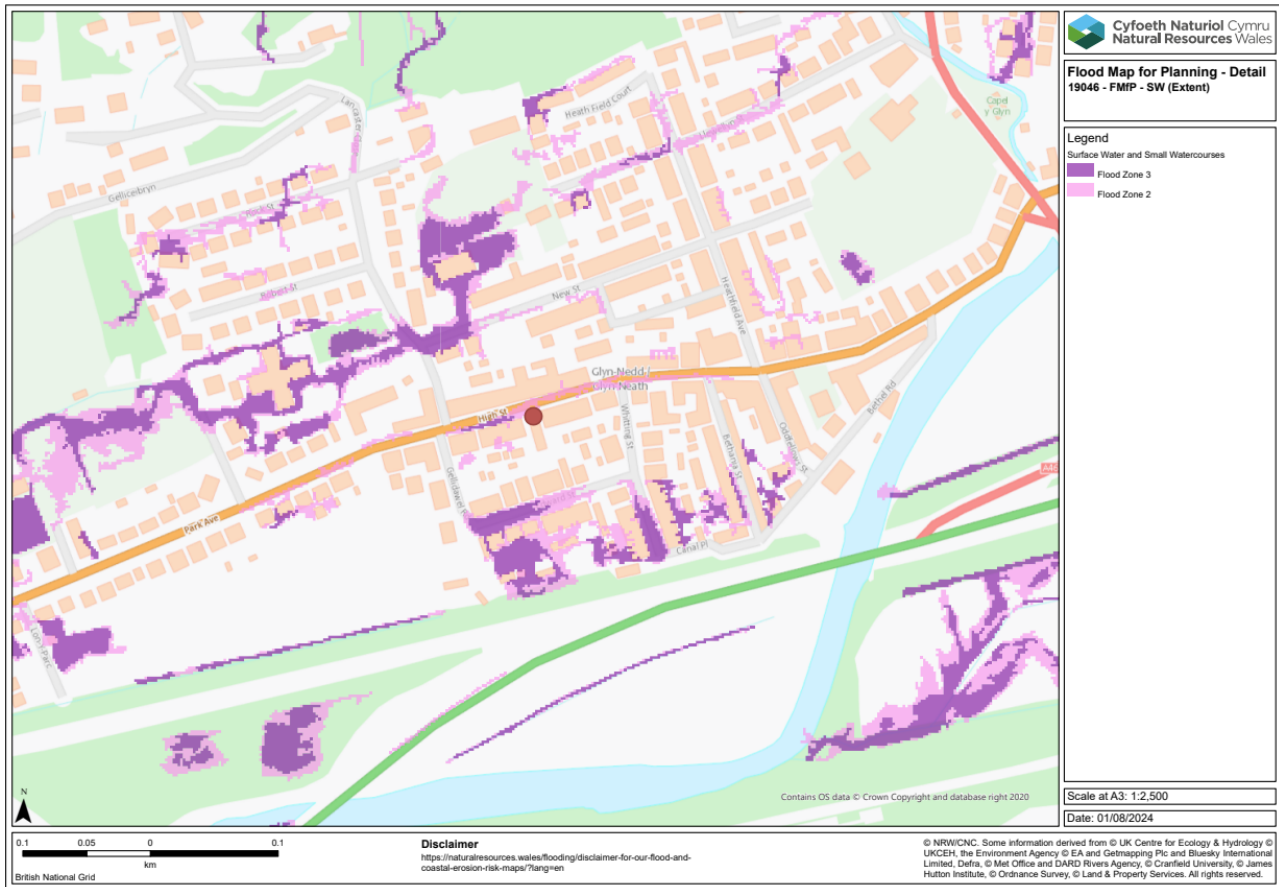
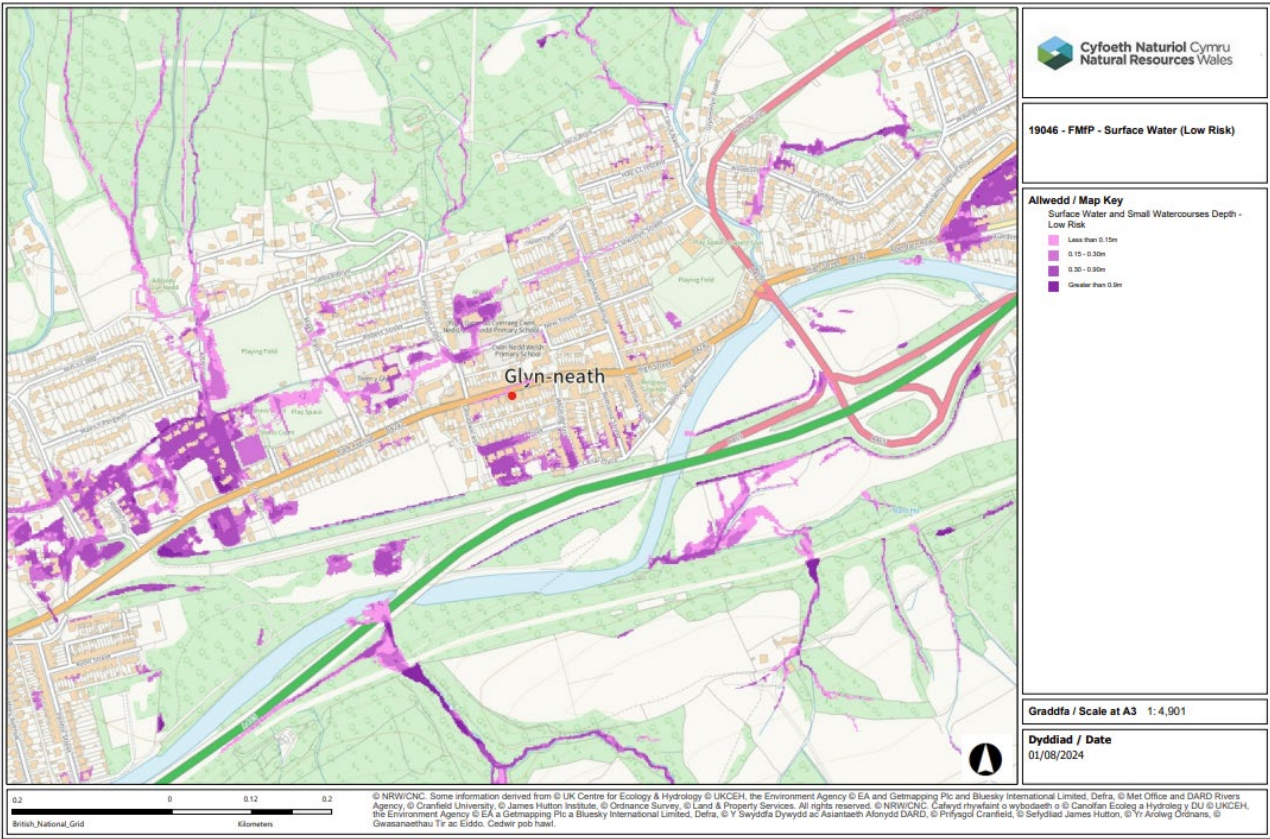


Figure 8: Flood Map for Planning – Surface Water (Extent)

During a low risk AEP event (1 in 1000) , depths and velocities of flooding are not present on site , with depths and velocities of flooding confined to the access on High Street of 0.10 – 0.15 m and 0.27 m/s – 0.51 m/s.

During a medium and high-risk AEP event, the presence of surface water is negligible. Therefore, the risk of surface water is **Low**.

Depth



Velocity

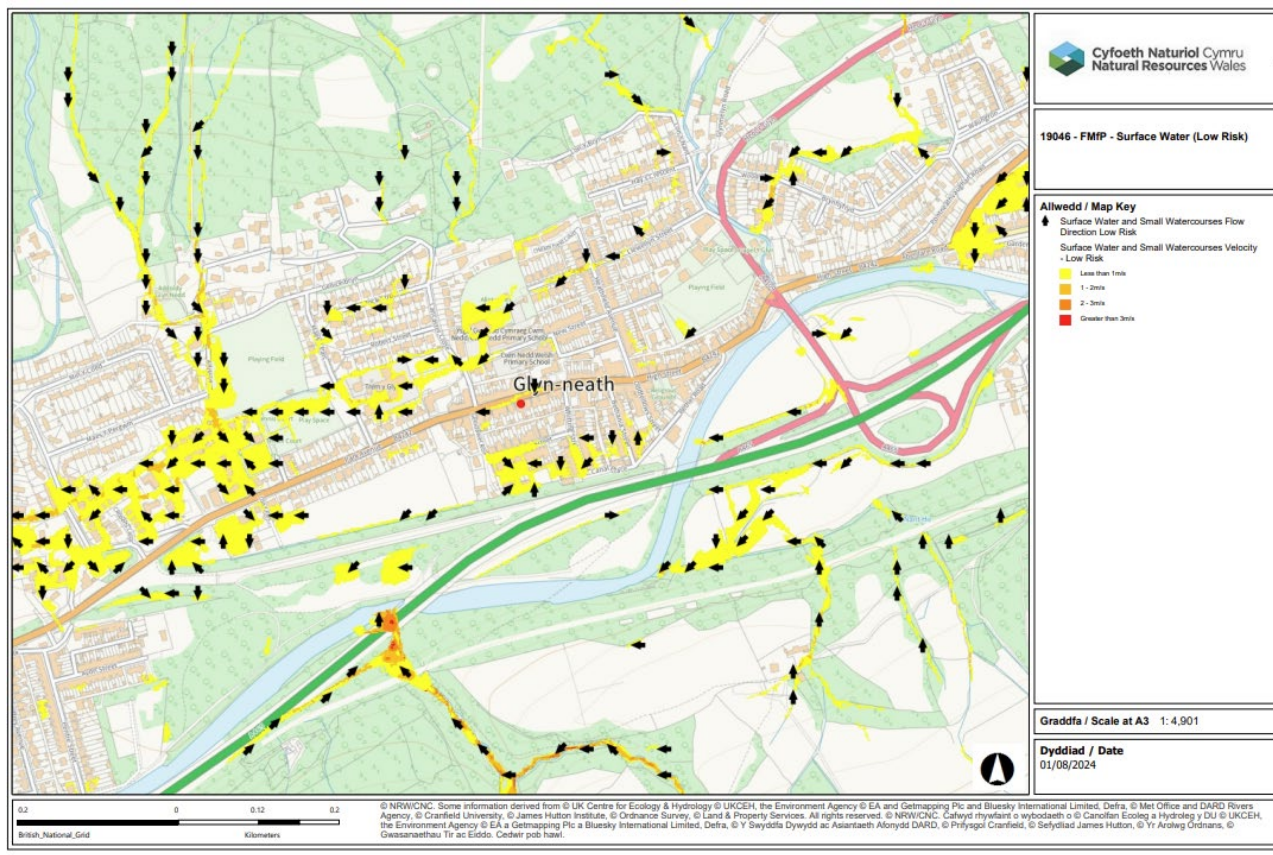


Figure 9 : Flood Map for Planning – Surface Water (Low Risk - 1 in 1000 AEP event)

3.4 Sewer Flooding

Flooding from sewers can occur when a sewer is overwhelmed by heavy rainfall, becomes blocked, is damaged, or is of inadequate capacity. This can occur if there is a blockage in the network causing water to back up behind it or if the sheer volume of water draining into the system is too great to be handled. Sewer flooding tends to occur sporadically in both location and time. As such, any inundation flows emitting from / breaching the local sewer network would be confined to the highways around the development before either re-entering the water cycle via evapotranspiration, flow away from the site following the natural fall in topography, be absorbed by local surface water drainage as and where the capacity of the system is recovered.

There are no known records of notable flooding from sewers at the site or in the near vicinity.

There are no distinct flow routes in the area which would direct any potential flooding arising from the local sewer network.

It can be concluded that the risk of sewer flooding to the site is **Low**.

3.5 Groundwater Flooding

Groundwater flooding occurs when water levels underneath the ground rise above normal levels. Prolonged heavy rainfall soaks into the ground and can cause the ground to become saturated. This results in rising groundwater levels which leads to flooding above ground.

The Neath Port Talbot Flood Risk Management Strategy states that;

“Groundwater flooding occurs as a result of water rising up from underlying aquifers or from water flowing from abnormal springs. This tends to occur after long periods of sustained high rainfall and the areas most at risk are often low-lying where the water table is more likely to be at shallow depth. Groundwater flooding is known to occur in areas underlain by major aquifers, although increasingly it is also being associated with more localised floodplain sands and gravels. Historically, there are no specific areas of groundwater flooding recorded in the Neath Port Talbot area.”

The majority of the proposed development site will be overlain by hardstanding.

It can be concluded that the risk of groundwater flooding is **Low**.

3.6 Artificial Sources of Flooding

There are no canals or other artificial / man-made surface water bodies within the immediate vicinity of the site or surrounding area which would pose a flood risk to the site.

The NRW ‘Risk of Flooding from Reservoirs’ map shows that the site is at risk of flooding from Ystradfelte and Llyn-Fawr reservoirs. However, the probability and likelihood of dam failure and subsequent flooding is incredibly low.

Moreover, all large reservoirs must be inspected and supervised by a reservoir panel engineer, as the enforcement agency the NRW ensure that reservoirs are inspected regularly, and essential safety / maintenance work is carried out.

Therefore, it can be concluded that the probability of flooding from artificial sources is **Low**.

3.7 Justification Test

The proposals will help to sustain the existing development and the site meets the definition of “previously developed land”. Part i and iii of the justification test are therefore considered to have been addressed.

This report addresses part iv of the justification test.

4 FLOOD RISK MITIGATION

4.1 Flood Risk Mitigation

The risk of flooding to the proposed development from all sources is assessed to be **Low**. As such no specific flood risk mitigation measures are proposed. Notwithstanding this, finished floor levels should be raised at least 150mm above adjacent ground levels following any reprofiling of the development area, with ground levels sloping down from the dwelling.

Additional internal alterations that should be introduced where practically possible to the building aspect (office) of the proposed development include:

- Raised electronic control units and sockets;
- Install smart air bricks or air brick covers;
- Provide low level flood guards on all access points;
- Use plastic and stainless-steel fixtures and fittings and avoid wooden alternatives;
- Use solid flooring (tiled, resin, concrete) at lower ground level, where possible;
- Ensure that with the time afforded by advance warning, evacuation of property via safe egress and removal of valuables from the building can be implemented;

- Clearance of the existing surface water drainage system to improve drainage of the site and follow necessary maintenance procedures (to new & existing SW drainage) to ensure that the system functions to optimum capacity;
- The predicted depths, rise, speed of inundation and velocities are likely to satisfy the TAN 15 suggested tolerable conditions for more extreme events;
- Use robust flood resistant construction techniques as detailed the RIBA publication - *"Improving the Flood Performance of New Buildings, Flood Resilient Construction" (May 2007).*

Flood Alerts and **Flood Warnings** cover this area (**Figure 10 below**). Site owners should register to receive Flood Alerts and where possible, Flood Warnings. Flood Warnings Direct is a free service that provides prior warnings of a fluvial flood event. Areas at risk of flooding from rivers (fluvial) and the sea (tidal) are warned, which relies on direct measurements of rainfall, river levels, tide levels, in-house predictive models, rainfall data and information from the Met Office. This service operates 24 hours / day 365 days a year. If flooding is forecast, warnings are issued using a set of easily recognisable codes.

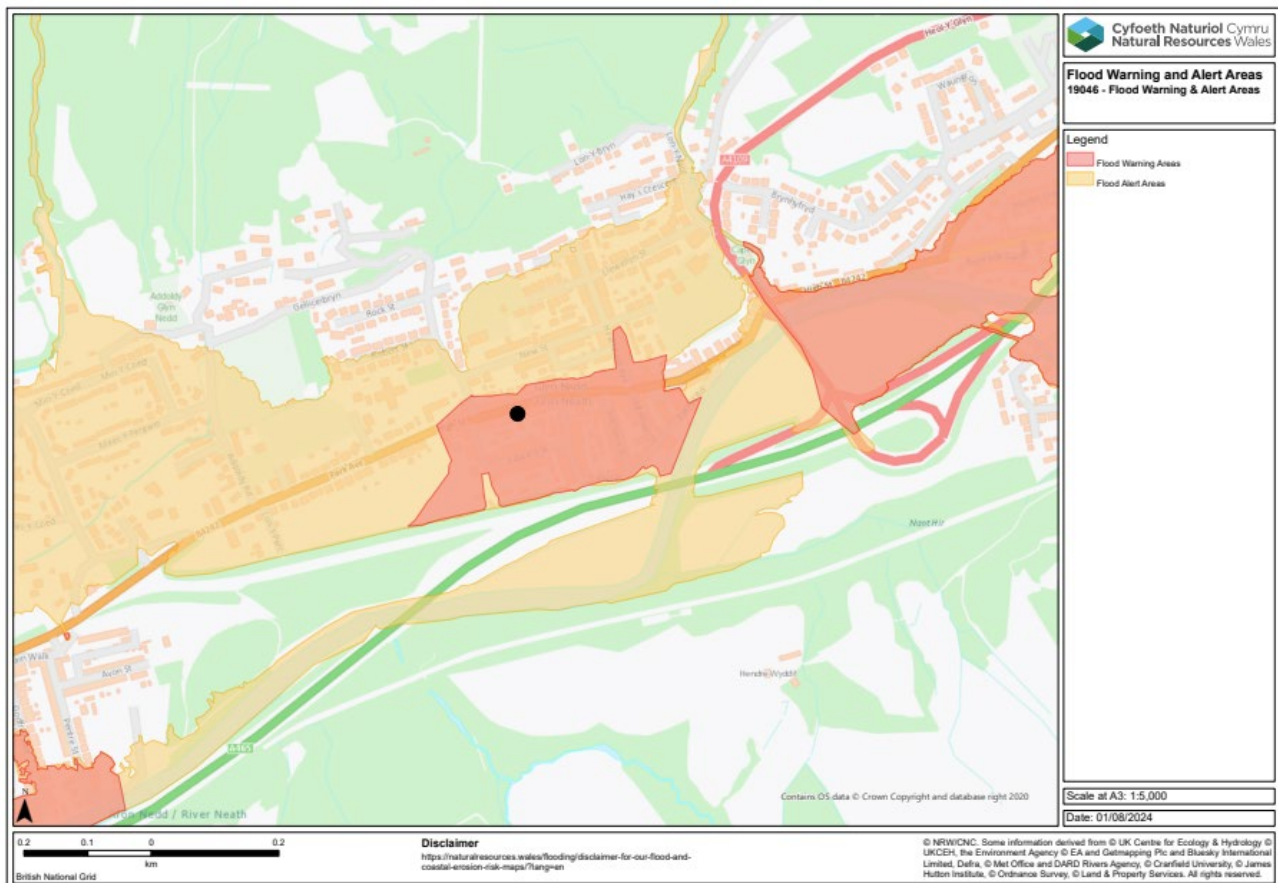


Figure 10 : NRW Flood Warning and Flood Alert Coverage

Appropriate documentation should be displayed to inform any users of the site of the potential flood risk. Documentation will be displayed at an appropriate position. The documentation will indicate the risk of flooding and contain information on how prior warnings will be sent. Further information on the documentation will comprise of the Floodline Warnings Direct telephone number, emergency services numbers and exit plans and egress directions, as identified in the evacuation procedure for the site.

Flood proofing measures should be incorporated as far as is practically possible.

It is proposed that any new building elements will be constructed from materials with inherently good wet proofing performance. Wet proofing is the use of more flood resistant building materials in the floors, walls and doors.

Proper observation and implementation of these Mitigation Measures and Recommendations will mean that the risks and associated consequences of flooding to the site are acceptable, manageable and residual across the lifetime expectancy of the development (100 years).

4.2 Finished Floor Level (FFL)

The finished floor level of the building will be 58.55m AOD

4.3 Flood Risk Elsewhere

In accordance with A1.2 of TAN15 developers must ensure there will be no loss of flood flow or flood storage capacity for floods up to the severity of the 1 in 1,000 AEP event. Whilst not specified by TAN15, Natural Resources Wales generally recommends that this should be the case over the lifetime of the development (i.e should take into account climate change) and should consider breach and blockage where necessary. The site is at risk of flooding in up to a 1 in 100 fluvial event including an allowance for climate change, however the dwelling is located above the 1 in 1000 AEP fluvial event plus climate change. As the proposals are classed as minor development (i.e extension to an existing property) , the impact on flood risk elsewhere is expected to be minimal. The building footprint will remain the same and does not introduce additional areas of hardstanding. Furthermore, the model is a complex catchment wide assessment which is not always appropriate for site specific flood displacement volume calculations. The proposals will not cause or increase flood risk to third-party land / infrastructure.

5 CONCLUSIONS

Vale Consultancy has been instructed by *The Client* to prepare a Flood Consequences Assessment (FCA) report to accompany a planning application for the proposed change of use from 2 flats to 3 flats at 36A and 36B, High Street, Glynneath, Neath ("The Site")

The assessment has been undertaken in accordance with the requirements of Technical Advice Note 15 (TAN 15) dated July 2004 and taking into account the revised (draft version) of TAN 15 (January 2023).

The proposed site is to increase the number of flats by 2 to 3 by introducing habitable rooms (bedrooms), living room / kitchens and WCs on the ground floor.

TAN15 classifies residential development as Highly Vulnerable to flood risk.

The Development Advice Map indicates the site to be located within zone C1.

The Flood Map for Planning – Rivers and Sea indicates the site to be located in flood zone 2 (rivers) extending into flood zone 3 in the north of the site. The site is also in a TAN15 defended zone, supporting the site's current zone C1 designation. The site is located within a TAN15 Defended Area.

The scale and nature of this study is at least commensurate with the scale and nature of the works.

Flooding from fluvial sources poses the greatest risk to flood risk albeit a low risk at the dwelling area. Flooding from all other potential sources have been considered and are deemed to be either ***Low, Residual or Null***.

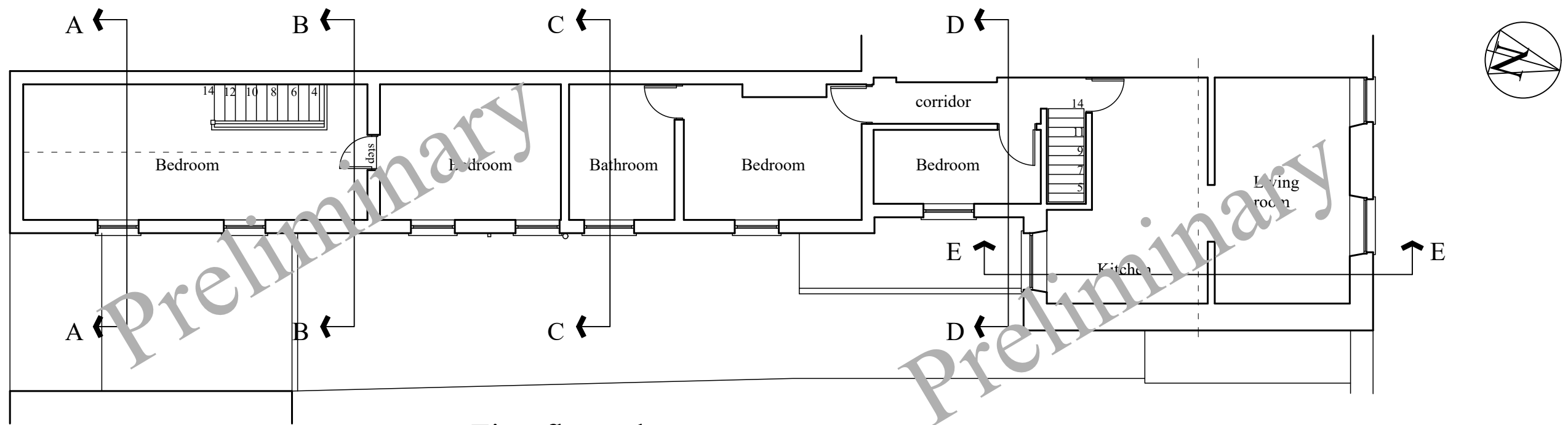
The proposals will help to sustain the existing development and the site meets the definition of "previously developed land". Part i and iii of the justification test are therefore considered to have been addressed.

This report addresses part iv of the justification test.

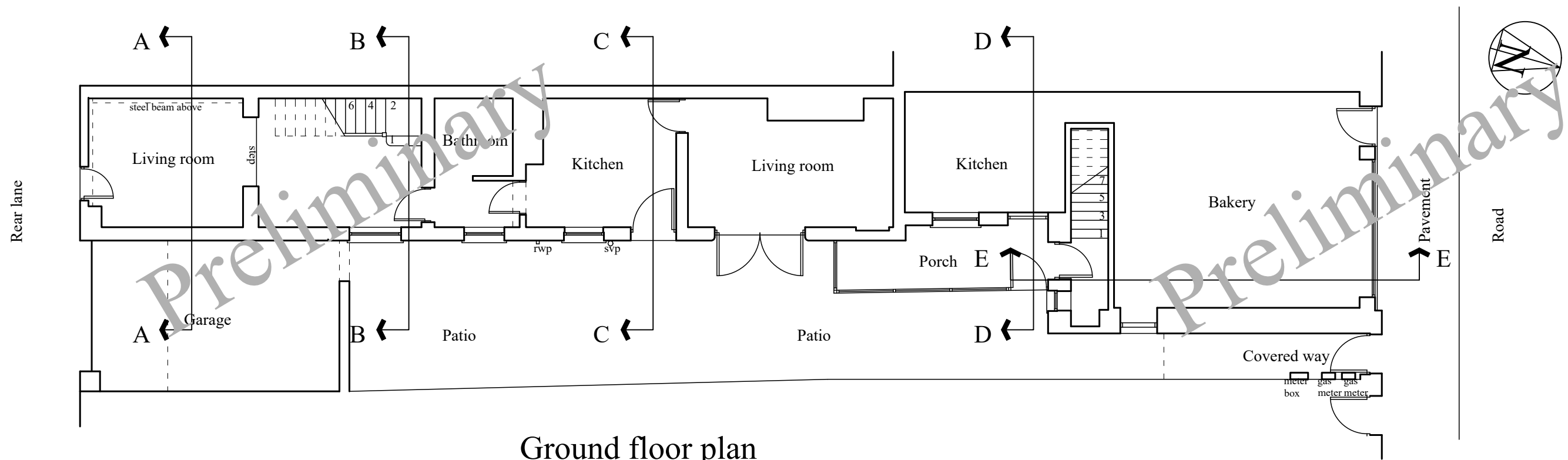
A balanced judgement had been made in accordance with all relevant and up-to-date policy, guidance and legislation.

The consequences of flooding are deemed acceptable and manageable across the lifetime expectancy of the development.

APPENDIX A: Existing Site / Location Plan



First floor plan



Ground floor plan

Note:-

- This drawing is intended for the purposes indicated only.
- All dimensions are approximate and should be checked on site, with discrepancies reported.
- Services searches to be obtained, prior to tendering or works commencing on site.
- Building Regulations to be contacted to check if an application is required, and should advise the contractor accordingly.
- A Party Wall agreement may be required with adjoining neighbours, prior to starting work.
- CDM Regulations 2015 & Health and Safety at work act 1974 apply.

SCALE BAR 1:100

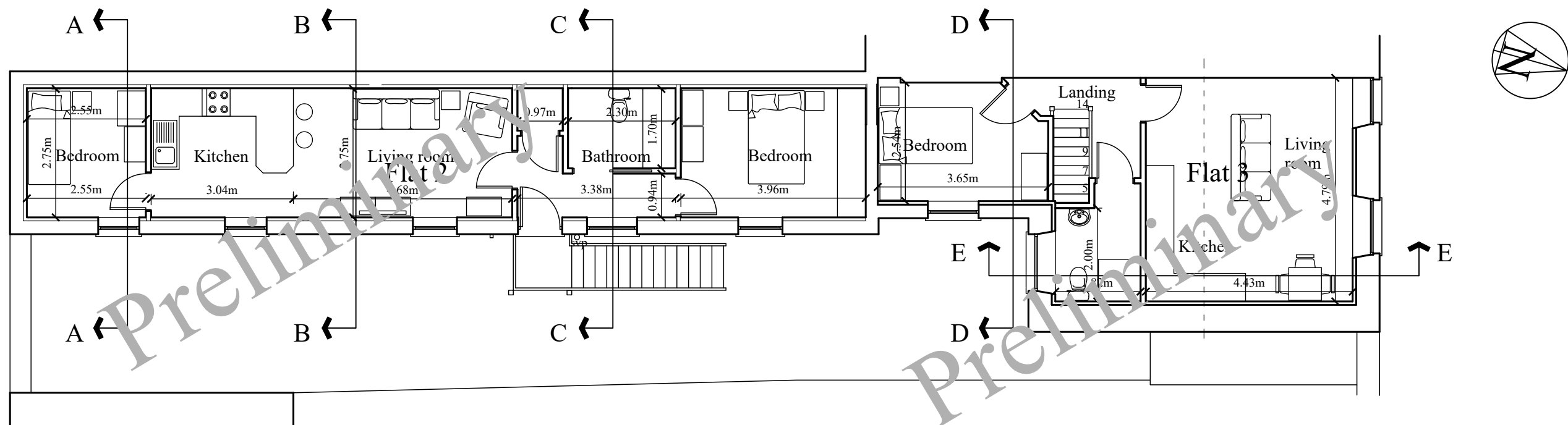


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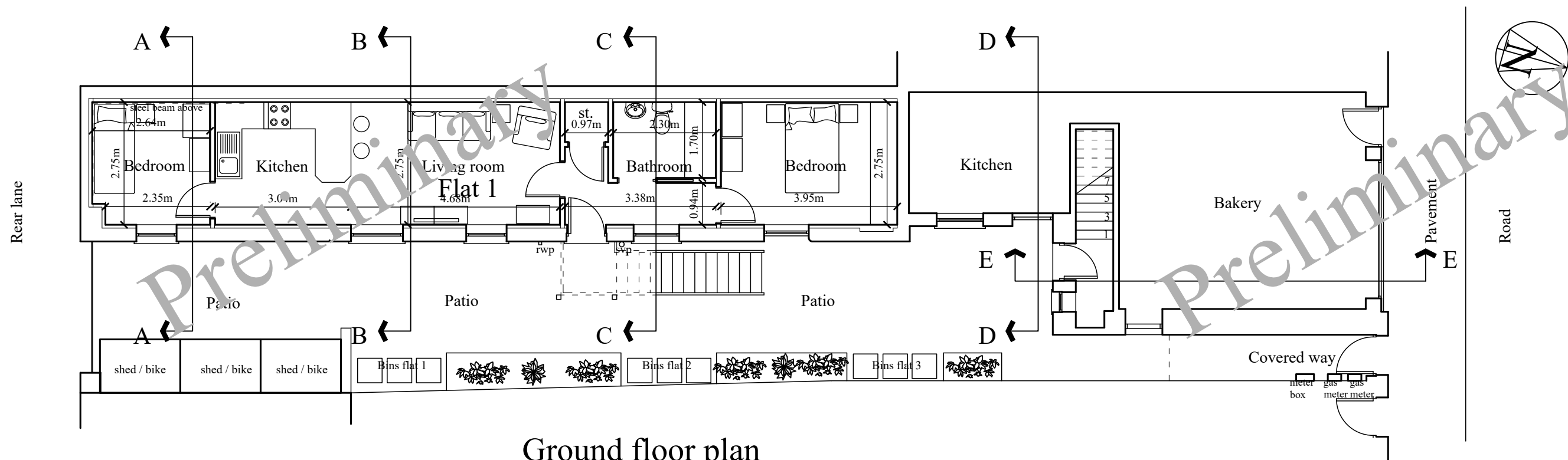
Drawing Services

Client:- Gareth Waters Properties	Job Title :- Change of use from 2 flats to 3 flats and at 36A & 36B, High Street, Glynneath, Neath. SA11 5BU	Dwg Title:- Existing ground & first floor plans
Scale:- 1:100	Date :- April 2023	Stage :- Preliminary
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Dwg No.:- 1225.P02	Rev.:-	A3

APPENDIX B: Proposed Development Plans



First floor plan



Ground floor plan

Note:-

- This drawing is intended for the purposes indicated only.
- All dimensions are approximate and should be checked on site, with discrepancies reported.
- Services searches to be obtained, prior to tendering or works commencing on site.
- Building Regulations to be contacted to check if an application is required, and should advise the contractor accordingly.
- A Party Wall agreement may be required with adjoining neighbours, prior to starting work.
- CDM Regulations 2015 & Health and Safety at work act 1974 apply.

SCALE BAR 1:100



Gary Seymour

Drawing Services

Client:-
Gareth Waters Properties

Job Title :-
Change of use from 2 flats to 3 flats and at
36A & 36B, High Street, Glynneath,
Neath. SA11 5BU

Dwg Title:-
Proposed ground & first floor plans
option 3

Scale:- 1:100

Date :- April 2023

Stage :- Preliminary

Dwg No.:- 1225.P12

Rev.:-

A3

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