



FLOOD CONSEQUENCES ASSESSMENT

**Conversion of Industrial Workshop & Yard (Use Class B2)
to Well Being Centre (Commercial Gymnasium) (Use Class D2)
At Oaktree Workshops, Main Road,
Crynant, Neath**

**For: Mr. P. Taylor
Our Ref: 1879a/RAB
Date: August 2025**

1. **Introduction**

- 1.1 Evans Banks Planning Limited has been instructed by Mr. P. Taylor to prepare an application seeking full planning permission for the “Conversion of an Industrial Workshop to a Well-Being Centre (Commercial Gymnasium)” at Oaktree Workshop, Main Road, Crynant, Neath.
- 1.2 A Flood Consequences Assessment be prepared and submitted, despite the fact that the property lies outside a recognised flood zone as identified by **Flood Zones 2 and 3 of the published “*Flood Maps for Planning*.”** The site lies partly in an identified zone for Surface Water Flooding, and as such the Local Planning Authority have requested this FCA as part of their assessment of the above application.
- 1.3 This Flood Consequences Assessment has been compiled and subsequently presented to indicate the extent of the extreme risk from flooding at the site, and how the proposals to convert an existing industrial workshop and associated yard with a well-being centre / commercial gymnasium with an existing building and yard with no changes in finished floor levels. The retention of floorspace and associated ground levels for a continued non-residential use will not pose any increased risk to site users, nor place any increased detriment upon third parties in the immediate locality.

2. Site Location & Characteristics

- 2.1 The application site consists of an existing industrial workshop, formerly used to serve The Lodge Workshop, which is located in Crynant, Neath. The site lies off the eastern flank of the A Road known as Main Road with an access then leading to the building and its large yard with associated parking areas. The building, its yard and existing interior are illustrated in Photographs 1 to 4 below.



Photograph 1 – View of Front Elevation of Existing Building



Photograph 2 – View of Front Elevation of Existing Building and Yard



Photograph 3 – View of Side Elevation of Existing Building



Photograph 4 – View of Northern Portion of the Yard

- 2.2 The site comprises some 0.15 hectares in total, enclosed by a mixture of boundary fences and perimeter vegetation, with further residential buildings then situated from all directions from the site.
- 2.3 Figure 1 below provides an extract from the Ordnance Survey Explorer map with the application site identified by a red arrow. Figure 2 provides a Google Earth image from May 2023, which is typical of the current urban setting within Crynant. Figure 3 is an extract from a more detailed OS plan, with the site edged in red for ease of identification.

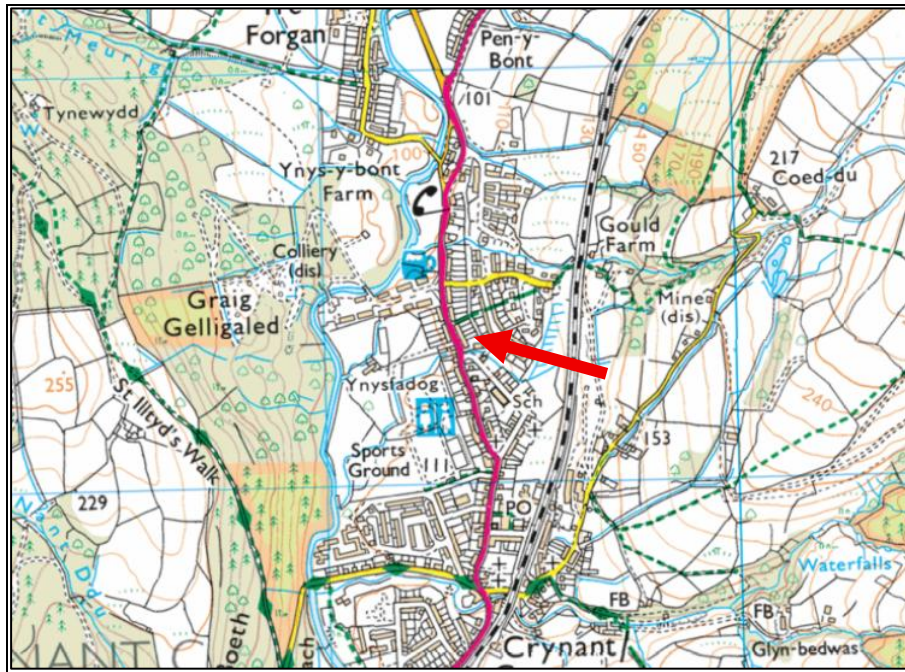


Figure 1 – location of application site at Crynant



Figure 2 – Google Earth aerial image of site

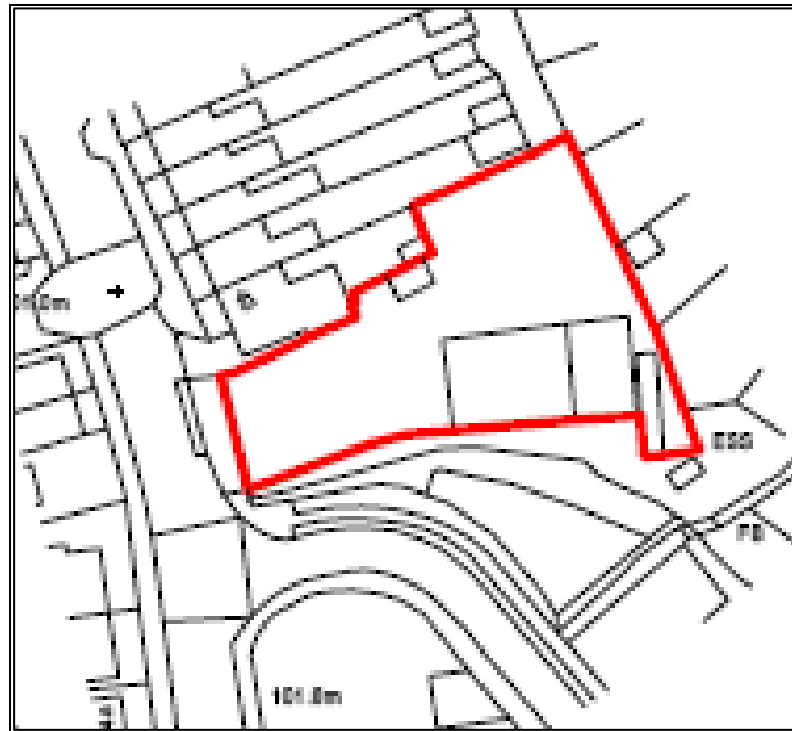


Figure 3 – Ordnance Survey Map of application site

- 2.4 The existing workshop form is shown in Figure 4 below, occupying a total footprint of 325 square metres. The part first floor accommodates a mezzanine floor used as a workshop and office space

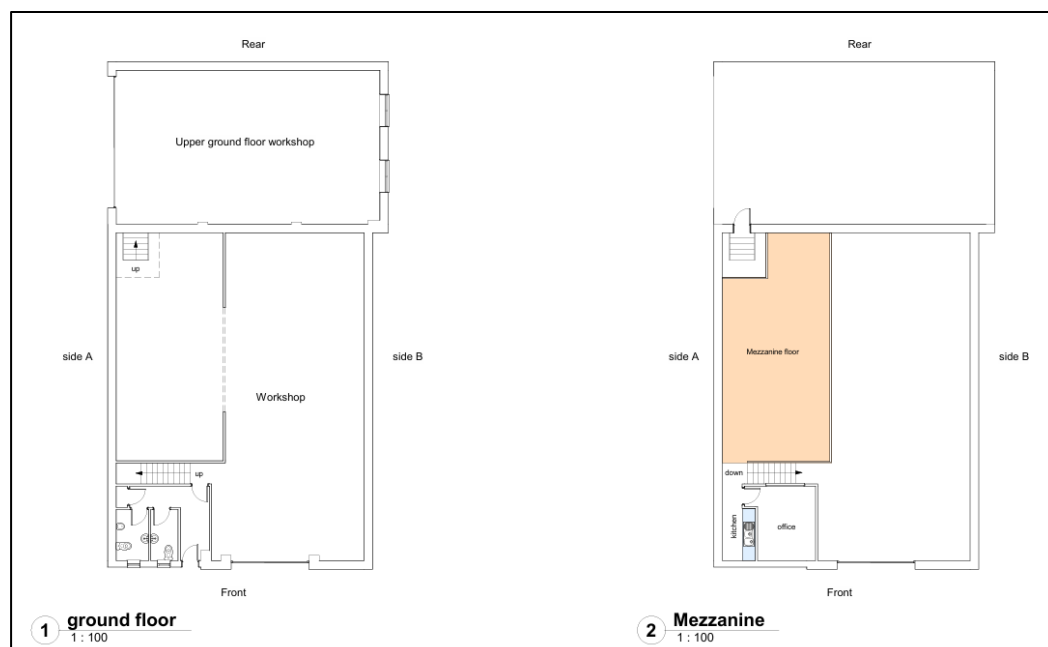


Figure 4 – existing floor plans

3. **PROPOSED DEVELOPMENT**

- 3.1 The proposals seek to change the use of the existing industrial workshop to a wellbeing centre / commercial gymnasium, in order to fully capitalise on a growing demand for health and wellbeing opportunities in the area. The existing building at the industrial yard last served as a workshop for 'The Lodge' business, and it should be noted that the mass and scale of the building **will remain as existing** with no external alterations, but with internal alterations in order to facilitate its use as a wellbeing centre. The detailed Site Layout Plan of the site is illustrated below in Figure 4.

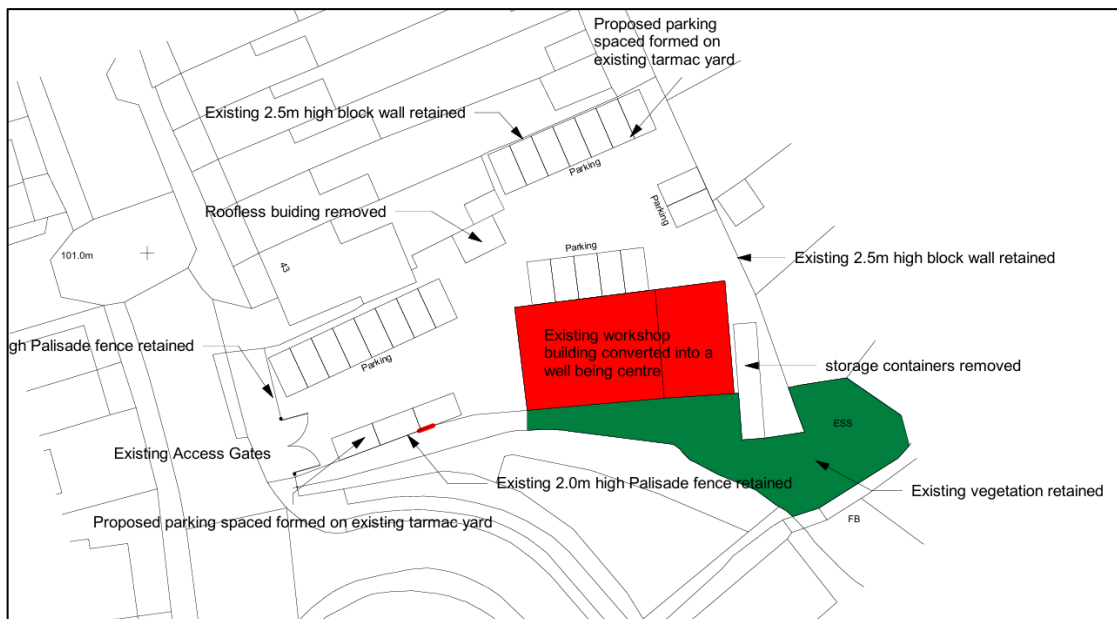


Figure 4 – proposed site layout with no building external alterations proposed

- 3.2 Internally, the wellbeing centre will remain over split levels, with the lower ground floor being split between an area for free weights, and one for treadmills and rowing machines. The upper ground floor will consist of a dedicated area for aerobics, while the mezzanine floor will be raised up 250mm and will accommodate an office and a kitchen area.
- 3.3 The proposed Floor Plan of the health and wellbeing centre is illustrated in greater detail at Figure 5 below.



Figure 5 – proposed floor plan

- 3.4 Staff and visitor car parking to the property will remain set over the existing surfaced yard, lying off the side and foreground of the property. The existing vehicular access to Main Road will be unchanged.

4.0 EXTENT OF FLOOD RISK

- 4.1 The Flood Map for Planning Map is reproduced below at Figure 6 being an extract from that produced by Natural Resources Wales. The existing Oaktree Workshop at Main Road is highlighted being set just **OUTSIDE** the extent of land susceptible to fluvial flooding, and thus **within Zone 1**. The extent of flooding at Crynant to the west of Main Road from the River Dulais is categorised as Zone 3, indicating there is no defence from the ingress of floodwaters. The Flood Map shows that the western extremity of the Crynant Business Workshops and agricultural and to its south are susceptible to fluvial flooding, but as the topography of the land rises eastwards to Main Road, the properties on the A4109 road are found well outside any identified flood risk.



Figure 6 – Extract from Flood Map for Planning for Crynant with site highlighted

- 4.2 An examination has also been carried out to ascertain the form of flooding and from which source, be that fluvial, tidal or surface water flooding. It reveals the following:

Risk from Fluvial Flooding

Figure 7 reveals the extent of risks from fluvial flooding only at this location. It is noted that **the site is free from fluvial flooding**.

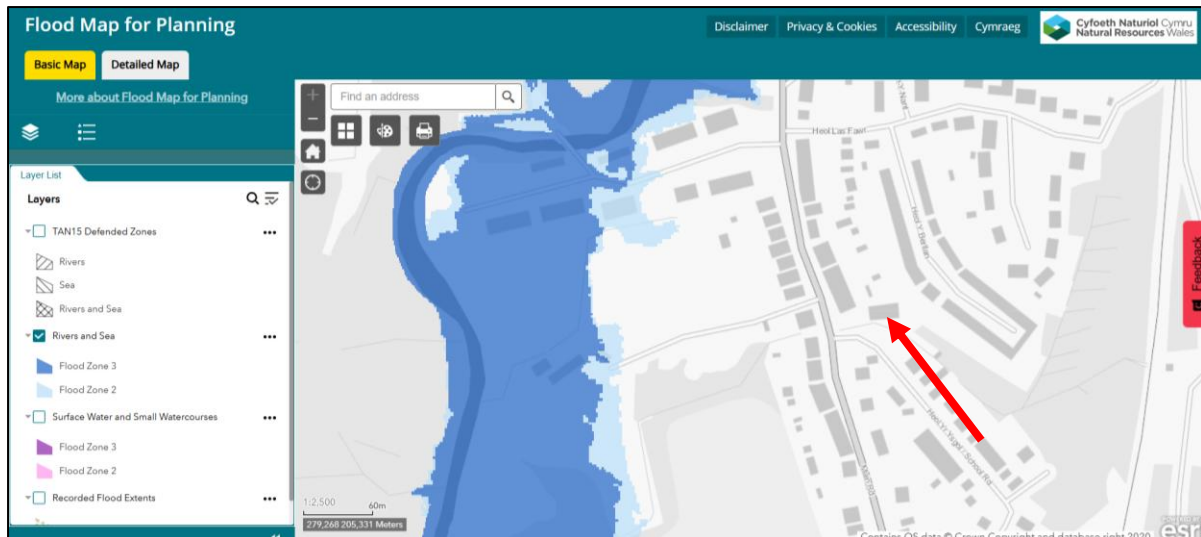


Figure 7 – extent of fluvial flooding extracted from Flood Map for Planning

Risk from Tidal Flooding

Given that Crynant is located geographically some 12 kilometres from the sea, and the mouth of the River Neath at Briton Ferry, the settlement is firmly regarded as free from any tidal flood risk.

Surface Water Flooding

Figure 8 below illustrates the extent of predicted and known surface water flooding in the locality. The site is shown lying immediately alongside a culverted watercourse, which descends along the southern perimeter of the site, with the carriageway of School Road to be found off the southern side of that channel. The channel is culverted to the rear of the workshop buildings having flowed from higher ground to the east and south-east, being to the rear of residential properties at Heol-y-Berllan, and a dense copse of woodland off the rear curtilages of those properties.

That channel has been the subject of significant engineering work in recent years as evidenced in the photographs overleaf, with concrete gabion walls to assist in strengthening the watercourse which accordingly runs west to culvert under the Main Road carriageway. It is clear that the surface water flooding anticipated from this existing channel is considered vulnerable to partly overtop onto the application site during extreme conditions. **However, the majority of the site lies unaffected, including the two external openings at front and side elevations of the building.**

As can be seen from Photo 5, the channel is fenced off with 2.0 metres high palisade fencing off both flanks to avoid Workshop users and the general public accessing its route.



Figure 8 – extent of surface water flooding as extracted from Flood Map for Planning



Photo 5 – extent of watercourse running parallel off the southern fenced perimeter of application site

5.0 Recognition of the Effects of Surface Water Flood Risk

5.1 Technical Advice Note 15 : “Development, flooding and coastal erosion” was revised and formally adopted as updated National Planning Policy in June 2025. Part of the application site at Main Road, Crynant is shown affected by Surface Water flooding, and in a Zone 3 for such purposes. Table 1 at Section 4 of the TAN indicates that the probability of such surface water flooding to be “*a greater than 1 in 100 (1%) chance of flooding in a given year, including climate change.*”

5.2 The proposal seeks to retain the building in its current position upon the existing footprint, with associated yard retained for staff and customer parking without any changes in finished ground levels.

5.3 Paragraph 6.4 of the TAN indicates that the prime objective of a Flood Consequences Assessment is to develop a full appreciation of:

- The risk and consequences of flooding on the development; and
- The risk and consequences (i.e. the overall impacts) of the development on flood risk elsewhere.

5.4 Classification of Flood Vulnerability

Section 9 of the TAN outlines the types of development which are considered to either fall under consideration as “*Highly Vulnerable Development*” or “*Less Vulnerable Development*.” The existing property is an Industrial Workshop and yard, falling under Use Class B2, which is defined as less vulnerable development, specified as “*General industrial, employment, commercial and retail development.*”

Accordingly a commercial gymnasium is also regarded as “Less Vulnerable Development,” and therefore the proposal subject of this application will **not** lead to a proposed use which is considered to **increase the level of vulnerability** to users both that being staff, customers or visitors.

5.5 Acceptability of Flood Risk

Paragraphs 11.3 and 11.4 of TAN15 provide indications of where the effects of development in flood zones can be regarded as acceptable, indicating that:

“Whether a development should proceed or not will depend upon whether the consequences of flooding can be safely managed, including its effects on flood risk elsewhere.”

There are requirements that must be in place for any development that is permitted to be located in flood risk areas. In all circumstances, developers and planning authorities should ensure the following conditions are met:

- *No increase in flooding elsewhere*
- *Occupiers aware of flood risk*

- *Escape/evacuation routes present*
- *Flood emergency plans and procedures agreed and in place*
- *Flood resistant and resilient design*
- *Acceptable consequences for type of use*

5.6 Paragraph 11.5 indicates that a “*Flood Consequences Assessment should establish if suitable avoidance and mitigation measures can be incorporated...within the site design to ensure that development is safe and there is:*

- *minimal risk to life;*
- *minimal disruption to people living and working in the area;*
- *minimal potential damage to property;*
- *minimal impact of the proposed development on flood risk generally; and*
- *minimal disruption to the sustainable management of natural resources.”*

5.7 It is clear in the case of proposing a commercial use within this building that the level of vulnerability will not increase. No increase on building footprint is proposed, nor any changes to the ground levels of the surfaced yard to allow for staff and visitor parking. Consequently, **the proposals will not increase the risk of flooding elsewhere.** Figure 9 below illustrates the extent of surface water ingress over the submitted site layout plan, and it is clear that the building remains largely flood free as does the majority of surfaced parking areas.

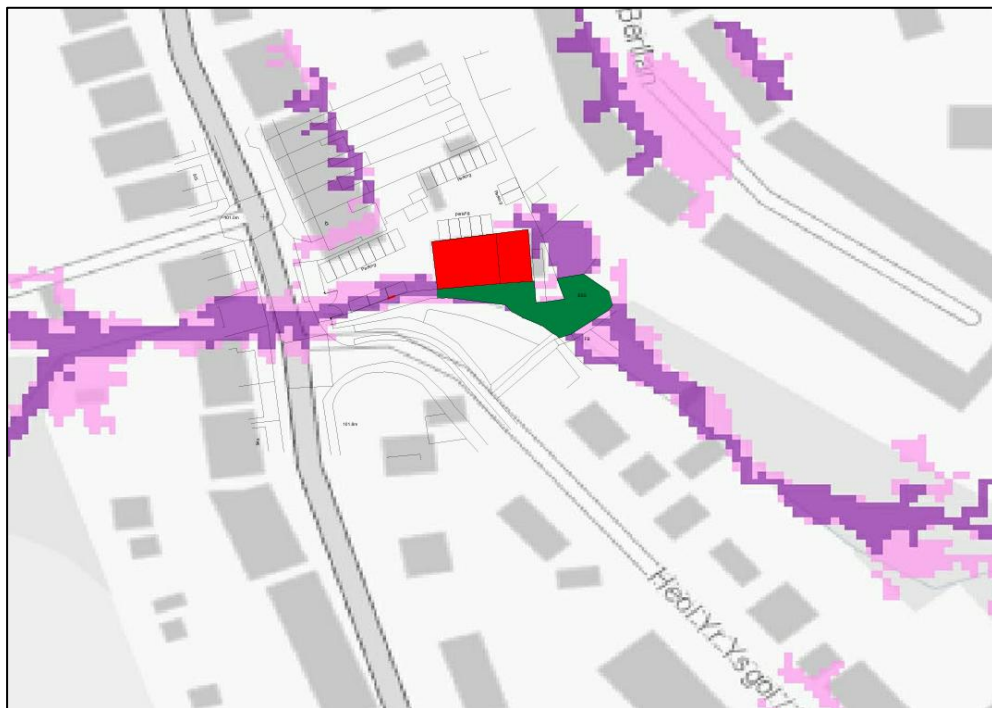


Figure 9 – site layout proposals overlaid by surface water map

5.8 The majority of the open frontage yard is deemed unaffected by surface water flooding, and thus visitors to the site have means to walk, cycle or drive from the site should the adjoining ordinary watercourse breach its channel and water enter the site as predicted. A means of escape is accordingly readily available.

5.9 Flood Prevention Measures

There are methods to limit and mitigate against the consequence of flood damage. However, the **surface water flood map clearly shows the building footprint to be free from surface water ingress**. Nevertheless, precautionary measures could be considered as part of the development where applicable.

Floodwater can enter a building:

- Around the edges of closed doors;
- Through any airbricks;
- Seepage through walls especially cracks;
- Seepage through the ground;
- Around cable / services entrances into the building.

Preventing the water from entering the building. In the first instance it is possible to take measures to prevent the ingress of water, known as “dry proofing.”

- It would be appropriate to ensure that the walls of the building are able to act as a barrier themselves. Care should be taken to ensure that the pointing and any external plastering are kept in good order and that all cracks and gaps around a single / sole point of cabling and ducting entering the building are sealed;
- Ensuring that any external air vents are positioned to be avoid being low in level compared to existing ground levels.
- Erecting a temporary barrier in front of any external doors or installing flood protection doors;

Limiting the damage once any floodwater has entered a building, and where appropriate the following could be considered, which is known as “wet proofing”:

- Move furniture, electrical items and valuable possessions items to first floor level;
- Have a solid concrete floor throughout the building.
- Have tiled floors on the ground floor;
- Use water resistant render for walls;
- Ceramic tiles can be used for wall coverings in the toilets;
- Use non water absorbing insulation;
- Use corrosion resistant fittings such as galvanised or stainless steel;
- Ensure that the ground floor electrics are fed from above with the ground floor sockets kept high;
- Use an appropriate damp proof course;
- Install any equipment with motors high up from the floor;
- Install solid internal and external doors effectively sealed;
- Avoid electricity storage heaters;
- Ensure a heating boiler is installed off the ground.

- 5.10 A flood response plan should be prepared and regularly maintained. All future occupiers should be made aware of the flood risk and what actions are to be undertaken during an event. It is important to also have as much warning as possible to allow the flood response plan to be followed safely. This can be achieved by registering on the flood warning scheme provided by the Local Drainage Authority. The Applicant will register to the Flood Warning service.