



FLOOD CONSEQUENCES ASSESSMENT

**Conversion of a Residential Flat to Provide Additional
Facilities for an Existing Chiropractic Clinic
at 31A Commercial Road, Port Talbot, SA13 1LN**

**On behalf of
Mr Herbert**

Our Ref: 1687.a

Date: August 2025

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1.0 INTRODUCTION

- 1.1 Evans Banks Planning Limited has been instructed by Mr Herbert (the Applicant) to prepare a full planning application for the conversion of a residential flat to provide additional facilities for the existing Chiropractic Clinic at 31A Commercial Road, Port Talbot, SA13 1LN.
- 1.2 The site lies partly in an identified zone for **River Water Flooding**, and as such the Local Planning Authority have requested this Flood Consequences Assessment (FCA) as part of their assessment of the above application.
- 1.3 This FCA has been compiled and subsequently presented to indicate the extent of the extreme risk from flooding at the site, and how the proposal to convert an existing residential flat to provide additional facilities for the existing Chiropractic Clinic at 31A Commercial Road would **reduce the vulnerability of the proposed use from “highly vulnerable development” to “less vulnerable development”**. 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.

2.0 SITE LOCATION AND CHARACTERISTICS

2.1 THE SITE

2.1.1 The site location plan for the proposed development at 31A Commercial Road is presented in Figure 1 below.

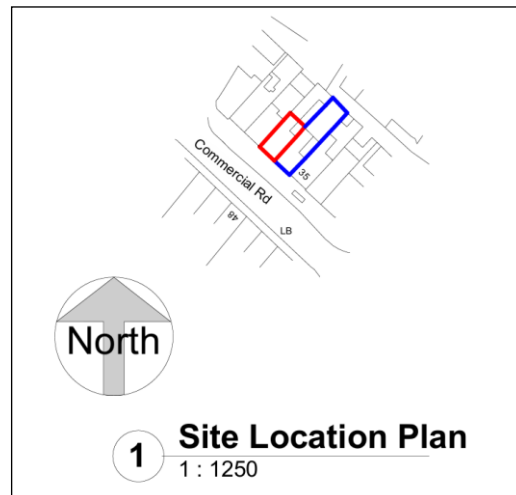


Figure 1

2.1.2 The application site, 31A Commercial Road, comprises solely the first-floor level of 31 Commercial Road in Port Talbot. Photograph 1 below shows a view of the application site as seen from across the street.



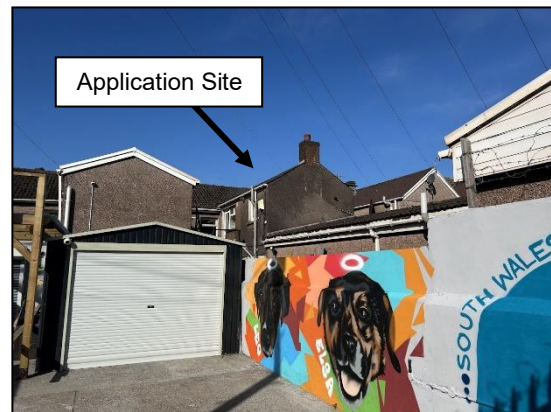
Photograph 1

2.1.3 As can be seen in Photograph 1 above, the application site is situated directly adjacent to the Taibach Chiropractic Clinic and a barber's shop.

2.1.4 Photographs 2 and 3 illustrate views to the rear of the application site. Photograph 2 shows the rear access to the property, while Photograph 3 captures the site from the perspective of the neighbouring chiropractic clinic at 33 Commercial Road.



Photograph 2



Photograph 3

2.1.5 It is noteworthy that 33 Commercial Road, situated immediately southeast of the application site (as seen in Photograph 3), is also owned by the Applicant. The Applicant currently operates a chiropractic clinic at this address. This application proposes the change of use of the first floor of 31A Commercial Road from residential to commercial purposes to support the expansion of the existing clinic.

2.2 THE SURROUNDING AREA

2.2.1 In the immediate sense, the application site lies within the town of Port Talbot, situated within a district centre according to the LDP map. Figure 2 below displays a Google Earth aerial image of the application site, highlighting the application site and illustrating its location within the immediate area (captured in September 2022).



Figure 2

2.2.2 Photographs 4 and 5 below show views along the adjoining highway opposite the application site.



Photograph 4



Photograph 5

2.2.3 As can be seen in the photographs above, the application site is situated along a busy street, surrounded by other businesses. Notably, a bus stop is located directly outside the application site, making this a highly accessible and sustainable location.

2.2.4 An Ordnance Survey Map is shown in Figure 3 below which shows the surrounding areas.

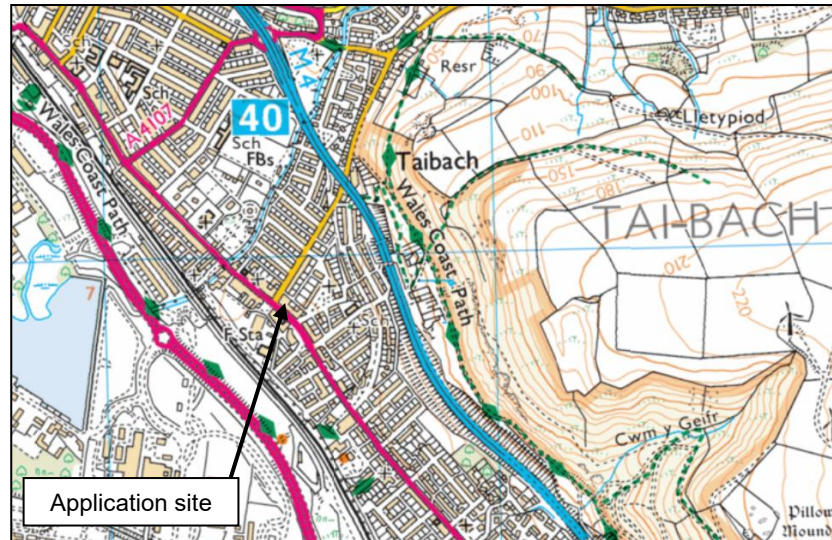


Figure 3

- 2.2.5 As mentioned, the application site is centrally located within a district centre in the town of Port Talbot, benefitting from convenient access to a diverse mix of uses, including commercial, residential and retail premises. These include restaurants, pubs, cafés, takeaways, high street shops, a pharmacy, post office, and an Aldi supermarket.
- 2.2.6 Furthermore, the application site is well served by public transport, with regular bus services providing a variety of connections to nearby settlements such as Neath, Margam, Swansea and Bridgend. Additionally, Port Talbot Parkway railway station is situated 1 kilometre from the pre-application site and provides direct services to Swansea, Carmarthen, Pembroke Dock, Fishguard Harbour, Cardiff Central, Milford Haven, Manchester Piccadilly and London Paddington

3.0 THE PROPOSED DEVELOPMENT

3.1 *Project Overview*

- 3.1 This application seeks permission to change the use of the first floor of 31A Commercial Road from residential to commercial purposes, in order to provide additional facilities for the existing chiropractic clinic operating at 33 Commercial Road, Port Talbot, SA13 1LN.

3.2 *General Scale and Design*

- 3.2.1 Notably, the application site comprises solely the first-floor level of 31 Commercial Road. The proposal does not include any extension or increase in the building's height; consequently, the overall scale, form, and external appearance of the structure will remain entirely unchanged, as shown in the block plan presented in Figure 4 below.

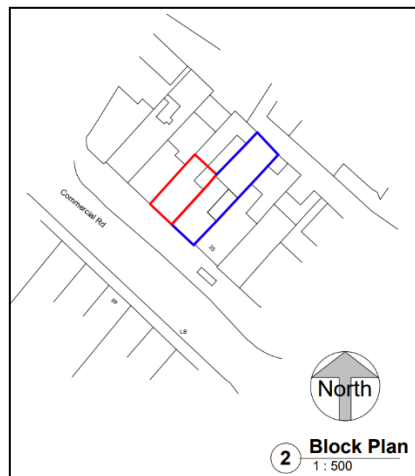


Figure 4

3.3 *External Finishes*

- 3.3.1 No alterations are proposed to the external finishes of the building. The existing rough-textured, light brown concrete render dash on the upper level and the dark tiles on the lower portion will be retained, ensuring consistency with the local architectural character. The large, wooden-framed windows at first-floor level will also be retained as part of this application, as well as the roof which is clad in brown tiles.

3.4 *Internal Accommodation*

- 3.4.1 The existing first-floor residential elements – comprising two bedrooms, a living room, kitchen, and bathroom – will be repurposed to provide additional facilities supporting

the adjacent chiropractic clinic at 33 Commercial Road, as illustrated in Figures 5 and 6 below, which show the existing and proposed floor plans respectively.

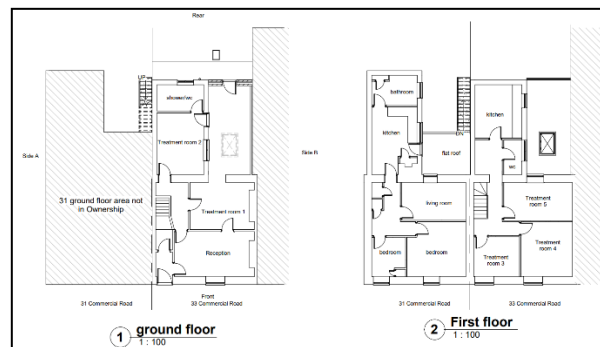


Figure 5

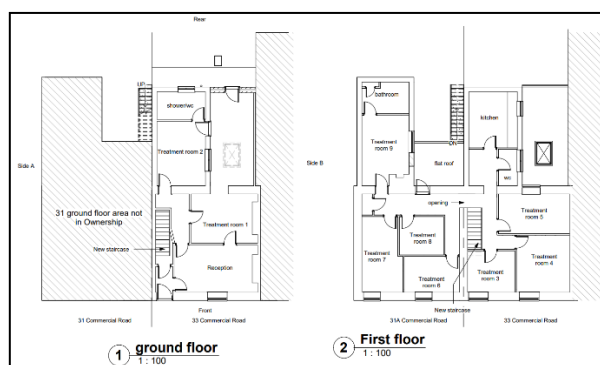


Figure 6

3.4.2 As depicted in the plans, the proposed alterations will reconfigure the first floor of 31A Commercial Road by converting the residential accommodation into additional treatment spaces integrated with the adjoining clinic.

3.4.3 A new staircase will be installed at the front of 31A to provide dedicated access to its first floor. Internally, the existing living and bedroom areas in 31A will be reconfigured to create two new treatment rooms, enabling a seamless extension of the clinical facilities.

3.4.4 A key element of the proposal is the introduction of an opening in the party wall at first-floor level, linking 31A and 33 Commercial Road to allow free circulation between the properties. These changes will effectively integrate the first floors of both addresses into one larger commercial unit, significantly expanding the treatment capacity of the existing clinic while maintaining the external appearance of the buildings largely unchanged.

4.0 EXTENT OF FLOOD RISK

4.1 *Flood Risk from Rivers*

- 4.1.1 Figure 7 presents an extract from the *Flood Map for Planning* prepared by Natural Resources Wales, illustrating the flood risk at the application site from river water sources.

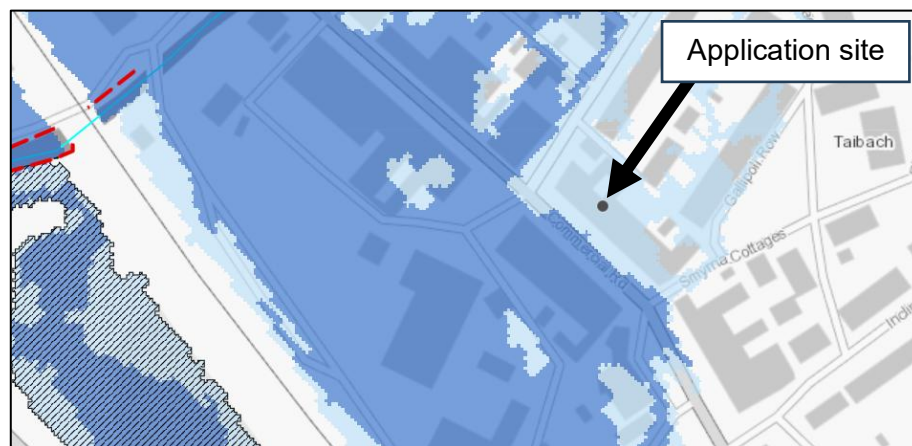


Figure 7

- 4.1.2 As shown, the site, located at 31A Commercial Road, lies within **Flood Zone 2 for river flooding**. Notably, the map indicates a greater risk of river flooding to the southwest of the site, with the level of risk decreasing toward the northeast.

4.2 *Flood Risk from Surface Water*

- 4.2.1 Figure 8 illustrates the extent of predicted and known surface water flooding in the locality. As shown, there are only small areas of surface water flooding present at areas surrounding the application site. Notably, the application site is positioned just beyond the extent of land identified as susceptible to surface water flooding and therefore falls within **Zone 1 for surface water risk**.



Figure 8

4.3 Flood Risk from the Sea

- 4.3.1 Figure 9 shows the flood risk at the application site from seawater. It is noted that **the site is free from tidal flooding.**



Figure 9

4.4 Flood Risk from Reservoirs

- 4.4.1 Figure 10 illustrates the flood risk at the application site from reservoir flooding, indicating that the site is potentially at risk of reservoir flooding due to its close proximity.



Figure 10

5.0 RECOGNITION OF THE EFFECTS OF RIVER WATER FLOOD RISK

5.1 Overview

5.1.1 **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 Commercial Road, Port Talbot, is shown affected by River Water Flooding, and in a Zone 2 for such purposes. Table 1 at Section 4 of the TAN 15 report indicates that the probability of such river water flooding to be “*Less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change*”.

5.1.2 The proposal seeks to retain the building in its current position upon the existing footprint but reduce its vulnerability from residential use to commercial use.

5.1.3 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.

5.2 Classification of Flood Vulnerability

5.2.1 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 application site is currently a residential flat above a ground-floor shop (**Use Class C3**), which is classified as “*Highly Vulnerable Development*” on the basis that all residential premises fall within this category.

5.2.2 The proposal seeks to change the use of the flat into part of the adjoining chiropractor clinic. As a commercial health service, this falls within the “**Less Vulnerable Development**” category. The change of use therefore represents a reduction in vulnerability to flood risk when compared with the existing residential use. Accordingly, the proposal subject of this application will **reduce the level of vulnerability** to users.

- 5.2.3 It is also relevant that the adjoining property already accommodates a chiropractor clinic at first-floor level, and both sites are located within the same designated flood risk zone. This provides a clear precedent for such a commercial health use in this location.

5.3 Acceptability of Flood Risk

- 5.3.1 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”*

- 5.3.2 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.”*

- 5.3.3 It is clear in the case of proposing the change of use from residential to commercial at this application site that the level of vulnerability will be reduced. No increase on building footprint is proposed, nor any changes to the ground levels of the site. Consequently, **the proposal will not increase the risk of flooding elsewhere.**

- 5.3.4 Notably, the proposal does not introduce any dedicated parking provision. As such, there are no implications in respect of flood storage displacement or additional hard surfacing, and no conflict with local parking standards arises. The absence of parking ensures the proposal has a negligible impact in terms of flood risk management and highway considerations.

5.4 Flood Prevention Measures

- 5.4.1 There are recognised methods to limit and mitigate the consequences of flood damage. However, the application site relates solely to the **first-floor level** of the property at 31A Commercial Road. As such, it is naturally afforded protection from the direct impacts of floodwater at ground level and is unlikely to be materially affected in the event of flooding. Nevertheless, precautionary measures could still be considered where appropriate, particularly in respect of maintaining building resilience at ground-floor level.
- 5.10 TAN 15 advises that 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, which the current clinic is part of. As a result, this requirement of TAN 15 is satisfied.