

Flood Consequence Assessment  
and  
Flood Management plan  
For  
5, Heol Y Felin,  
Seven Sisters, Neath

25<sup>th</sup> November 2025

Revision -

Retrospective planning application for  
the demolition of the existing two-storey  
rear annexe and side extension and change  
of use from club and dance hall to residential  
dwelling together with external alterations.

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## Purpose of the Report

This Flood Consequences Assessment (FCA) Report is submitted to support a Retrospective Planning Application. The application seeks approval for the demolition of the existing two-storey rear annexe and side extension, and the change of use of the premises from a club/dance hall to a residential dwelling, including necessary external alterations.

The assessment has been executed in strict compliance with the requirements stipulated in Technical Advice Note 15 (TAN 15).

In addition to evaluating the potential flood risk, this document incorporates a comprehensive Flood Management Plan (FMP). The FMP is designed to:

- Enhance occupant awareness of the site's potential flood risk.
- Detail the flood warning systems and estimated lead times available.
- Define the specific trigger points, responsible parties, timing, and required actions for occupants to execute the plan effectively.



## Project Scope and Proposed Development

The proposed works encompass the following key activities:

- Demolition of the existing rear annexe structure.
- Reprofilng of the rear garden area to establish an extensive private amenity space.
- Conversion of the existing public house into a residential dwelling.

Under the TAN 15 classification, residential development is designated as Highly Vulnerable in the context of flood risk. However, the proposed use is deemed consistent and compatible with the current surrounding land use occupancy.

It is noted that the change of use was previously granted planning consent in 2020, and conversion works were initiated within the approval period. This current application is specifically to seek retrospective approval for the unauthorised demolition of the rear annexe structure, which occurred due to an administrative oversight on the applicant's part.

## Topographical and Risk Assessment Data

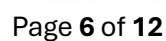
### *Existing Topography and Finished Floor Levels (FFL)*

A detailed topographical survey is included within this document to establish existing ground and property levels.

- The existing Finished Floor Level (FFL) of the ground floor is 200.08m.
- The road level (Heol Y Felin) at the front of the property ranges from 199.15m to 199.25m, positioning the FFL approximately 0.83m to 0.93m higher than the adjacent road.
- The far side of the road matches the nearside level, with the land beyond it dropping sharply.
- While the rear garden area is topographically higher than the house, the existing side access channel functions as a pathway for water to drain toward the road.
- The demolition of the rear annexe is confirmed not to materially alter the overall site levels or hydraulic pathways.

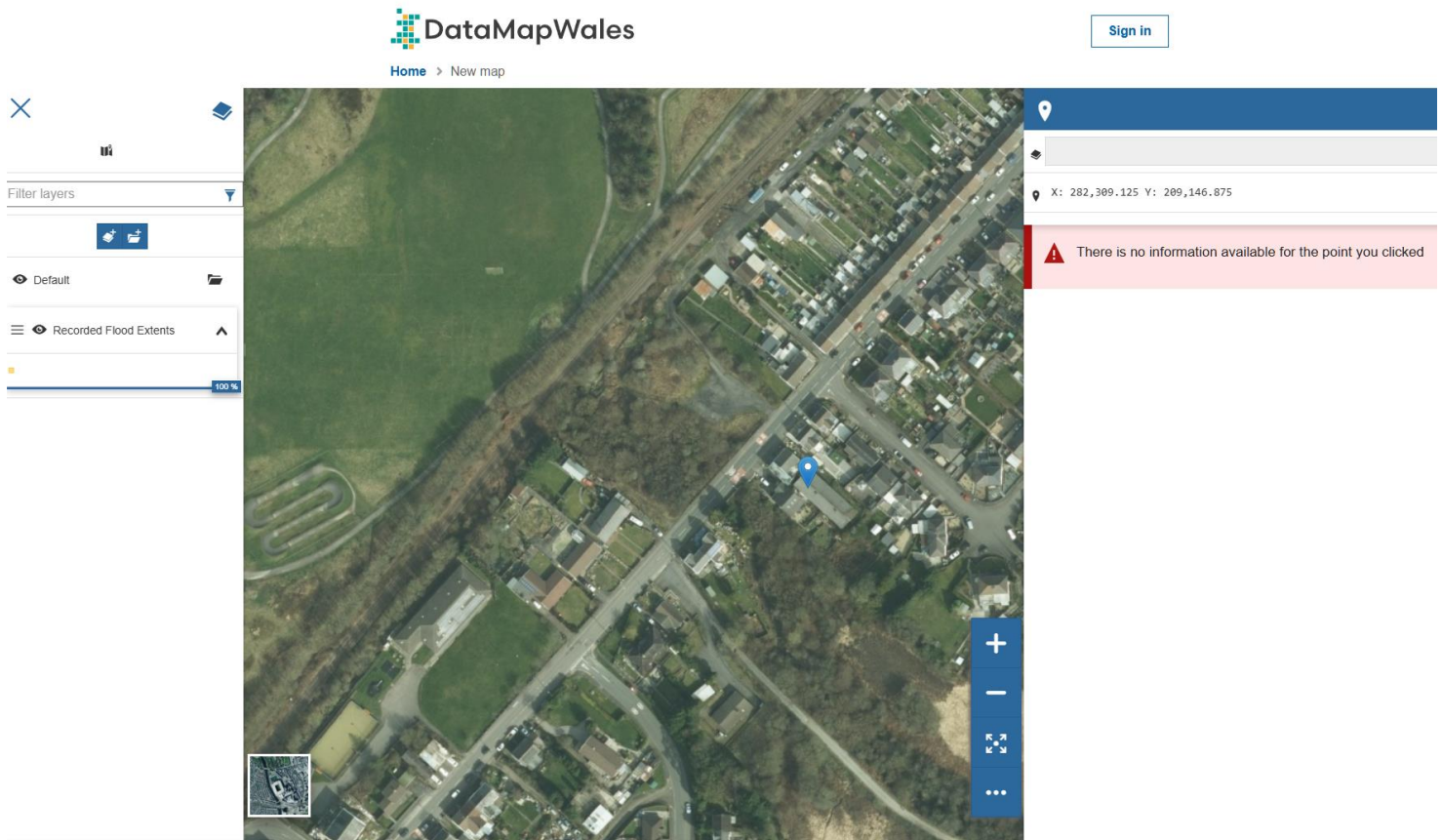
### *Sources of Flooding and Probability*

Review of the recorded flood extent maps, accessed via the DataMapWales website, confirms that no historic flood events have been recorded at or in the vicinity of the site location.



## Sources of flooding and probability

Based on DatamapWales search shows no historic flood events have occurred at or withing the vicinity of the site.

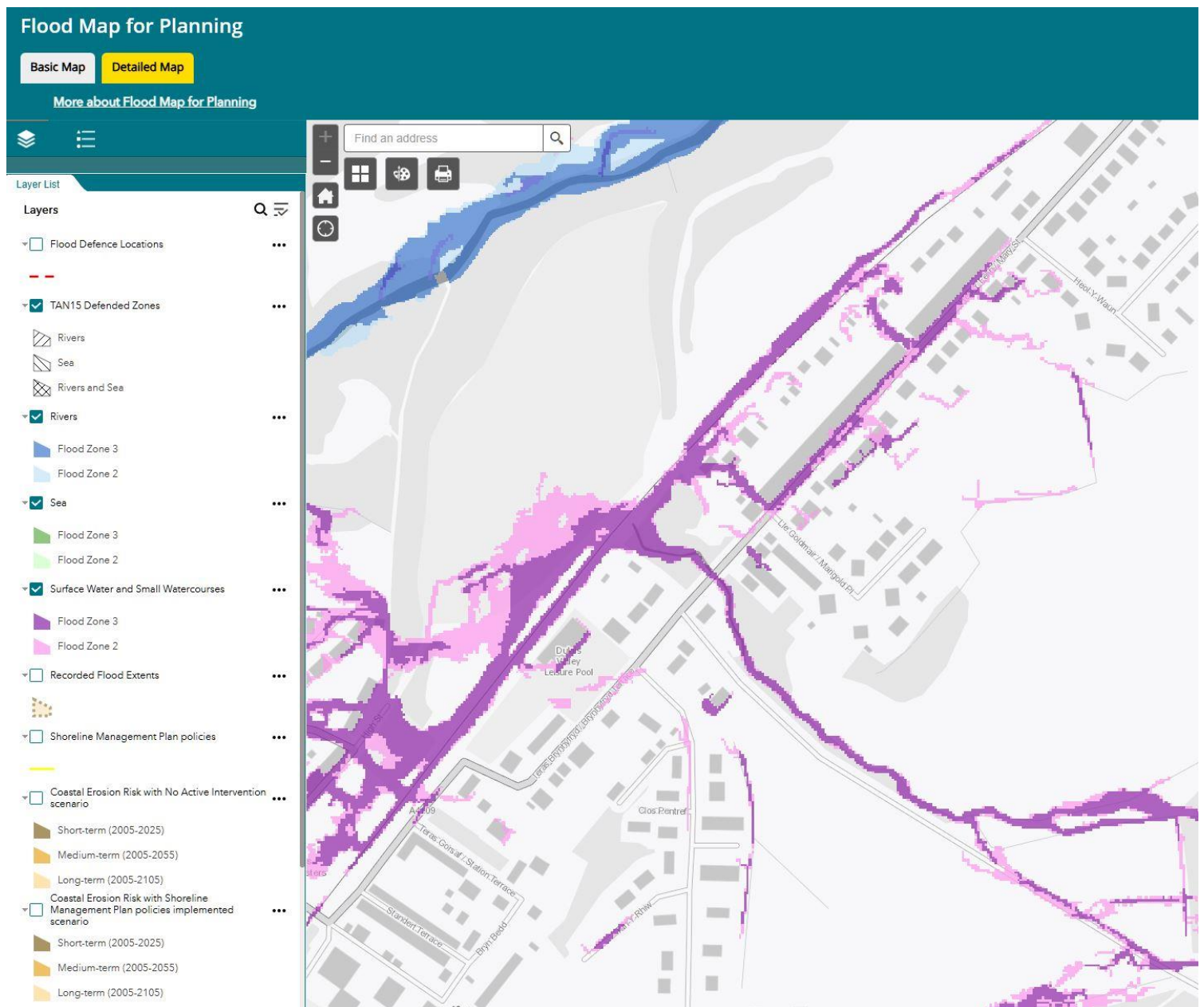


## Fluvial Floor Risk Assessment

### *Risk from Rivers (Fluvial)*

The primary fluvial source, the Dulais River, is situated approximately 350 meters northwest of the proposed development site.

- Risk Evaluation: Given the river's significantly lower elevation relative to the application site, and referencing the official flood maps provided by Natural Resources Wales (NRW), it has been conclusively determined that the Dulais River poses no material fluvial flood risk to the application area.
- Conclusion: The site is positioned outside of the defined fluvial flood zones.



## Surface Water and Small Watercourses (Pluvial) Risk Assessment

### *Risk Definition*

Pluvial (Surface Water) flooding results from rainfall exceeding the capacity of the normal drainage system or infiltration rate of the ground. This is typically triggered by high-intensity rainfall events but can also occur with lower intensity precipitation or melting snow if the ground is saturated, frozen, or heavily developed. This leads to overland flow and the accumulation of water in topographical depressions (ponding). While pluvial flooding can occur rapidly, potential flow paths are generally predictable through the analysis of site contours and relative ground levels.

### *Site-Specific Assessment and Mitigation*

- **NRW Mapping Data:** Natural Resources Wales (NRW) mapping identifies a small section of what will be the proposed driveway area as potentially vulnerable to surface water and small watercourse flooding, categorizing it within Flood Zone 3.
- **Mitigation by Topography:** As detailed in the Existing Topography section, the site's relative levels provide an inherent mitigation measure:
  - The adjacent pavement and land beyond the boundary are at a lower elevation than the property's finished floor level.
  - This topographical differential ensures that any surface water runoff pooling in the identified driveway area will drain away from the building onto the lower-lying public highway and adjacent land before reaching a height that would threaten the property structure itself.
- **Conclusion:** Based on the site's contour and elevation, the potential for surface water to cause internal flooding to the property is determined to be negligible.

## **Justification Test: Compliance and Rationale**

### *Strategic Justification*

The conversion of the existing structure is strategically justified based on the following key points:

- **Prior Non-Use and Market Failure:** The building had been vacant for several years prior to the applicant's acquisition, concurrent with the construction of a neighbouring residential property. Crucially, there was a documented lack of market interest in purchasing or operating the existing building as a social club.
- **Approved Planning Precedent:** The applicant successfully secured prior planning permission for the change of use to a residential dwelling. This establishes a planning precedent for the proposed residential use and confirms its viability and acceptability.
- **Sustainability and Development Classification:** This development contributes to the sustainable reuse of land, as the site meets the definition of "Previously Developed Land" (Brownfield).

### *Conclusion on Justification Test*

The convergence of market evidence, existing planning approval, and the 'Previously Developed Land' classification confirms that the Justification Test requirements have been successfully addressed by this application. The proposed conversion ensures the long-term sustainability of the site.

## Floor Risk Elsewhere and Conclusion

### *Impact on Flood Flow and Storage Capacity*

In accordance with the requirements of Technical Advice Note 15 (TAN 15), developers must ensure that the proposed development results in no detrimental loss of flood flow or flood storage capacity.

- **Footprint Reduction:** The overall building footprint will be significantly reduced by the demolition of the rear annexe structure.
- **Level Maintenance:** The existing ground floor level and the levels of the proposed parking areas will remain unaltered. The majority of the parking area will utilize the existing concrete slab foundation.
- **Off-Site Impact:** Considering the reduction in built area and the maintenance of existing ground levels, the project will result in no measurable displacement of water that could adversely affect adjoining properties or nearby land.

## Conclusion and Risk Synthesis

While the NRW mapping indicates that a small section of the application site falls within Flood Zone 3 (related to pluvial/surface water risk), this assessment concludes that the risk is mitigated.

When the detailed topographical survey levels are taken into account, it is established that:

- The Finished Floor Level (FFL) of the proposed dwelling is significantly higher than the adjacent road and surrounding lower ground.
- Any potential surface water ingress will be directed away from the habitable structure towards the lower-lying areas (the road and land beyond).

Therefore, despite the boundary-level classification, the proposed residential conversion poses an acceptable and negligible flood risk to the occupants, and the development complies with the requirements of TAN 15.

# Flood Management Plan (FMP)

## Flood Risk Mitigation

The FCA shows that the overall risk of flooding to the proposed development from all identified sources has been assessed as Low. Consequently, no substantial structural flood risk mitigation measures are mandated.

Notwithstanding the low-risk assessment, the following best practice recommendations are specified to further enhance resilience:

### *I. Structural Resilience Measures*

- **Finished Floor Levels (FFL):** Following any necessary ground reprofiling, the Finished Floor Levels (FFL) of the dwelling will be a minimum of 150mm above the adjacent external ground levels.
- **Grading:** External ground levels surrounding the dwelling should be graded to slope downwards and away from the structure to promote surface water runoff.

### *II. Internal Flood-Resilient Elements*

The following internal alterations will be implemented, particularly in the lower-ground level areas (such as the proposed office space), where practically feasible:

- **Service Elevation:** Electronic control units and electrical sockets should be raised above potential flood levels to prevent damage and reduce electrical hazards.
- **Material Specification:** Utilize plastic and stainless-steel fixtures and fittings and actively avoid vulnerable materials, such as wooden alternatives, which are prone to swelling and degradation when exposed to water.
- **Solid Flooring:** Employ solid, water-resistant flooring materials (e.g., tiled, resin, or concrete finishes) at the lower ground level to minimize absorption and simplify post-flood cleaning.
- **Drainage Maintenance:** Implement a maintenance schedule for the existing and new Surface Water (SW) drainage system. Regular clearance procedures are required to ensure the system functions at its optimum capacity for site drainage.

## Flood Warning and Emergency Planning

### *III. Flood Warning System Registration*

Owners and occupants must proactively register to receive Flood Alerts and Flood Warnings relevant to the site. The primary source for this information is the Flood Warnings Direct service, which is free of charge and provides advance notification of fluvial (river) and tidal flood events.

- **System Operation:** The service operates 24 hours a day, 365 days a year, utilizing real-time data from direct measurements of rainfall, river levels, tide levels, in-house predictive models, and information from the Met Office.
- **Warning Codes:** If flooding is forecast, warnings are issued using a set of easily recognisable codes to prompt appropriate action.

### *IV. Site Documentation and Evacuation*

Appropriate documentation, designed to inform all site users and occupants of the potential flood risk and emergency procedures, must be prominently displayed.

- **Display Location:** Documentation will be displayed at a conspicuous and easily accessible position within the premises.
- **Documentation Content:** The displayed information will clearly indicate the risk of flooding and detail:
  - How prior warnings will be received (e.g., telephone, text, or email).
  - The Floodline Warnings Direct telephone number.
  - Emergency services contact numbers.
  - Evacuation plans detailing safe egress routes and directions for leaving the site.
- **Evacuation Procedure:** The Flood Management Plan (FMP) must clearly stipulate that the time afforded by the advance warning should be utilized for the safe evacuation of property via established egress routes and the removal of high-value and vulnerable items from the building