

FCA/ Flood Management Plan

The Whittington Arms

Park Street

Tonna

Neath

SA11 3JF

December 2025

PHONE

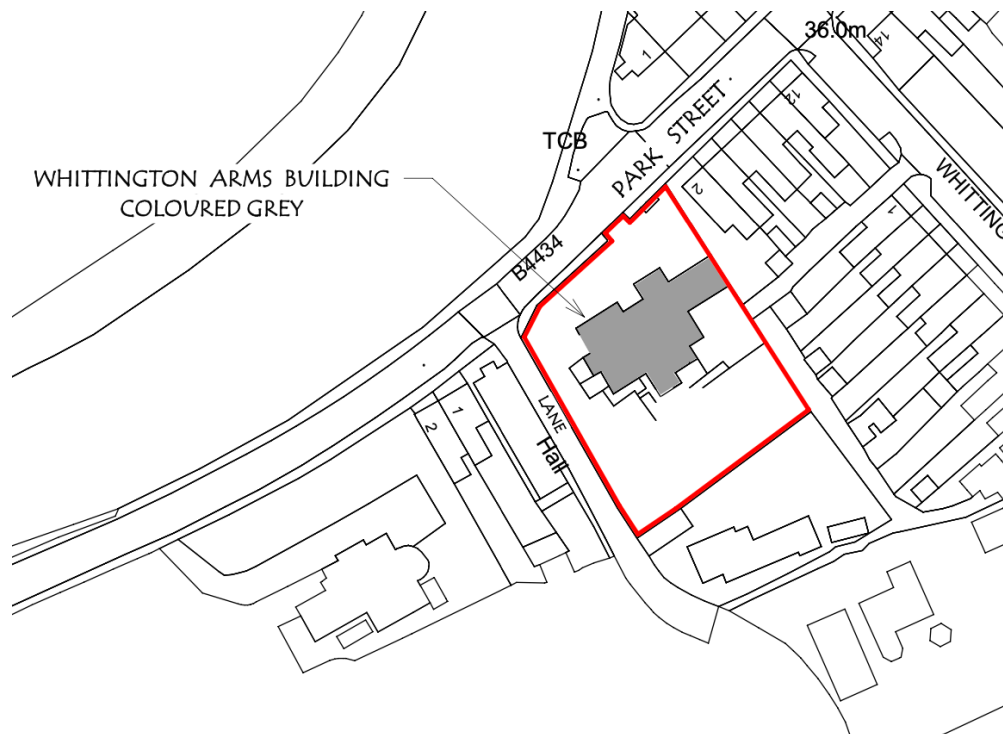
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1.0 Scope of the Report

- 1.1 This document has been prepared in support of a planning application for the conversion of first floor living accommodation to 2 Nos 2 bed flats.
- 1.2 The application site was previous a pub and the ground floor is currently being converted to shop without the need for planning permission.
- 1.4 The objective of the FCA is to consider the risk of flooding in the location specified below.
- 1.5 The location covered by this Plan (Location plan) is set out in **Figure 1** below

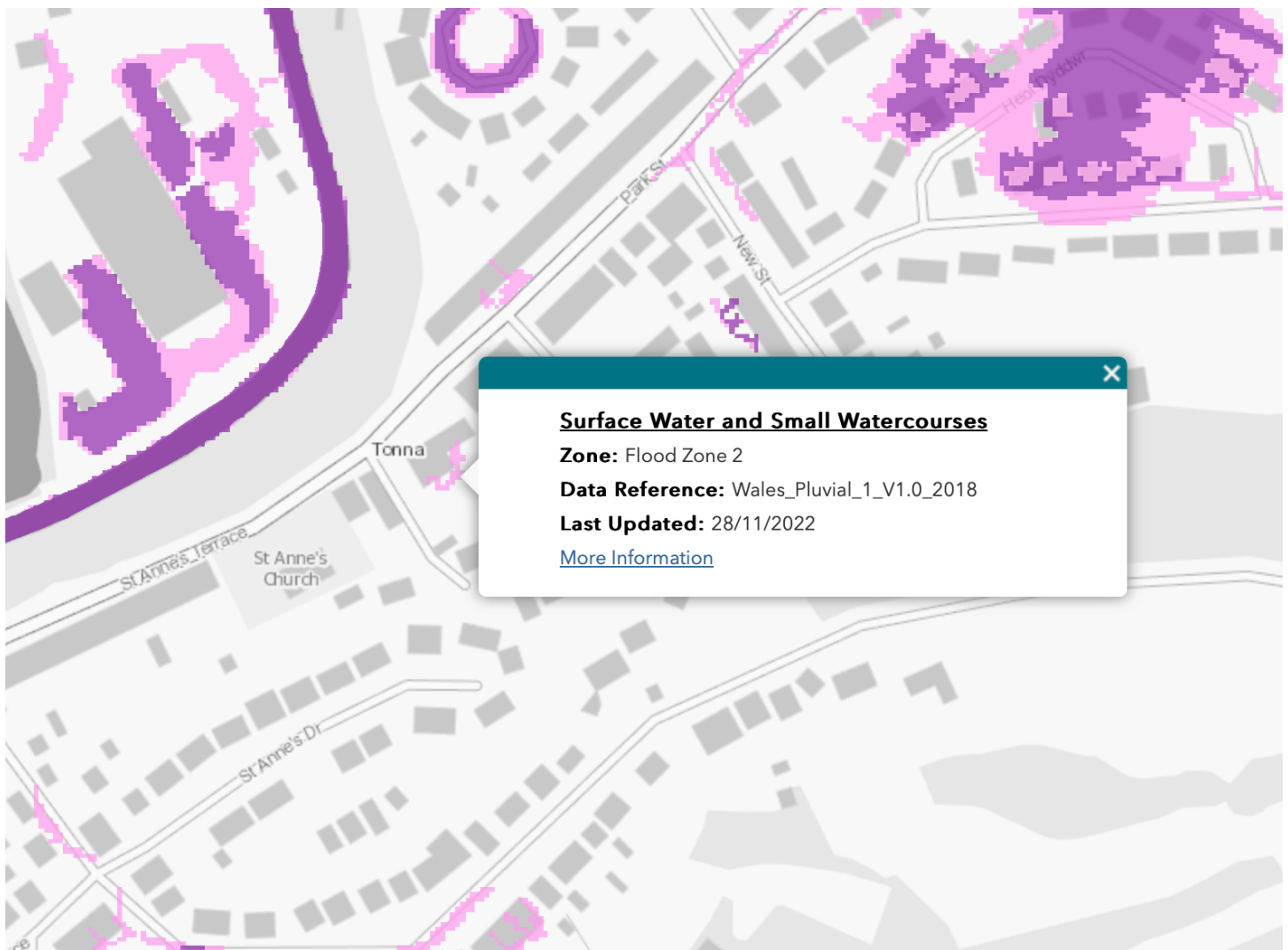
Figure 1



2.0 Flood Risk

- 2.1 NRW Flood Maps for Planning (FMP) indicates that a small portion of the site at the rear of the building is with Zone 2 surface water and small water courses. **Figure 2**

Figure 2



- 2.2 There have been no recorded flood events at the site.
- 2.3 The existing use of the site is a pub (Class A3) and therefore falls within the low vulnerable category as set out within TAN 15. The ground floor is currently being converted to shop without the need for planning permission and is also within within the low vulnerable category as set out within TAN 15.
- 2.4 The application seek consent for the conversion of first floor living accommodation to 2 Nos 2 bed flats.
- 2.5 The proposed ground floor use will remain within the low vulnerable category. Residential occupation of the site and will be limited to the first floor, well above flood level.
- 2.6 Given the type and limited nature of flooding it is considered that a suitable flood warning/evacuation plan is not required.
- 2.7 The development will not entail the construction of any extensions. Therefore it is considered that the proposed development will not lead to any additional third-party flooding.