FLOOD CONSEQUENCES ASSESSMENT

PROPOSED CHANGE OF USE OF RETAIL UNIT (A1) AND OFFICES (A2) TO RETAIL UNIT (A1) AND HEALTH AND WELLBEING CENTRE (D2)

AT 77 HERBERT STREET, PONTARDAWE, SWANSEA, SA8 4ED

On behalf of
Miss W. Vickery

Our Ref: 1946.a
Date: January 2026
Prepared by: Rhydian Gore

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1.0 INTRODUCTION

1.1 Evans Banks Planning Ltd. has been instructed by Miss W. Vickery (the Applicant) to prepare a Planning Statement for the '*Proposed Change of Use of Retail Unit (A1) and Offices (A2) to Retail Unit (A1) and Health and Wellbeing Centre (D2)'* at 77 Herbert Street, Pontardawe.

1.2 The site lies within **Flood Zone 3 for River Flooding**, as identified on the Flood Map for Planning set out by Natural Resources Wales (NRW), and as such the Local Planning Authority have requested this Flood Consequences Assessment (FCA) as part of their assessment of the above application.

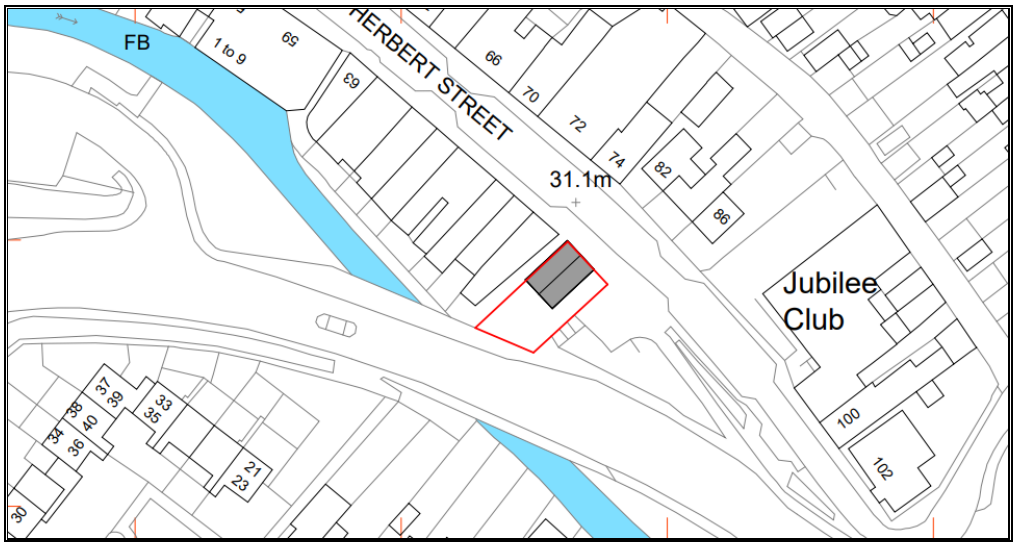
1.3 This FCA has been compiled and subsequently presented to indicate the extent of the extreme risk from flooding at the site, and how the proposal to convert an existing building containing a retail unit and offices to a new retail unit and health and wellbeing centre would **not impact the existing low vulnerability of the building, and it would remain a "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 application site relates to an existing end of street building known as 77 Herbert Street (outlined in red below in Photograph 1 and Plan A), that is located in Pontardawe, Swansea.

Photograph 1



Plan A – Site Location Plan

2.1.2 The application building currently serves as a retail unit at the ground floor, and offices at the first and second floor, although it should be noted that the second floor has been used as a gym in recent years. The building is situated as the last property at the southernmost end of Herbert Street, off its southwestern flank. The Application building in its current form is visible in Photographs 2 (front), 3 (side) and 4 (rear) below.

Photograph 2

Photograph 3

Photograph 4

2.1.3 The site is accessed via the southwestern flank of Herbert Street, just a matter of metres from the A474 and A4067 to the south. It should be noted that there is an existing car parking area to the rear of the building, which will be retained and utilised as part of the proposed development.

3.0 THE PROPOSED DEVELOPMENT

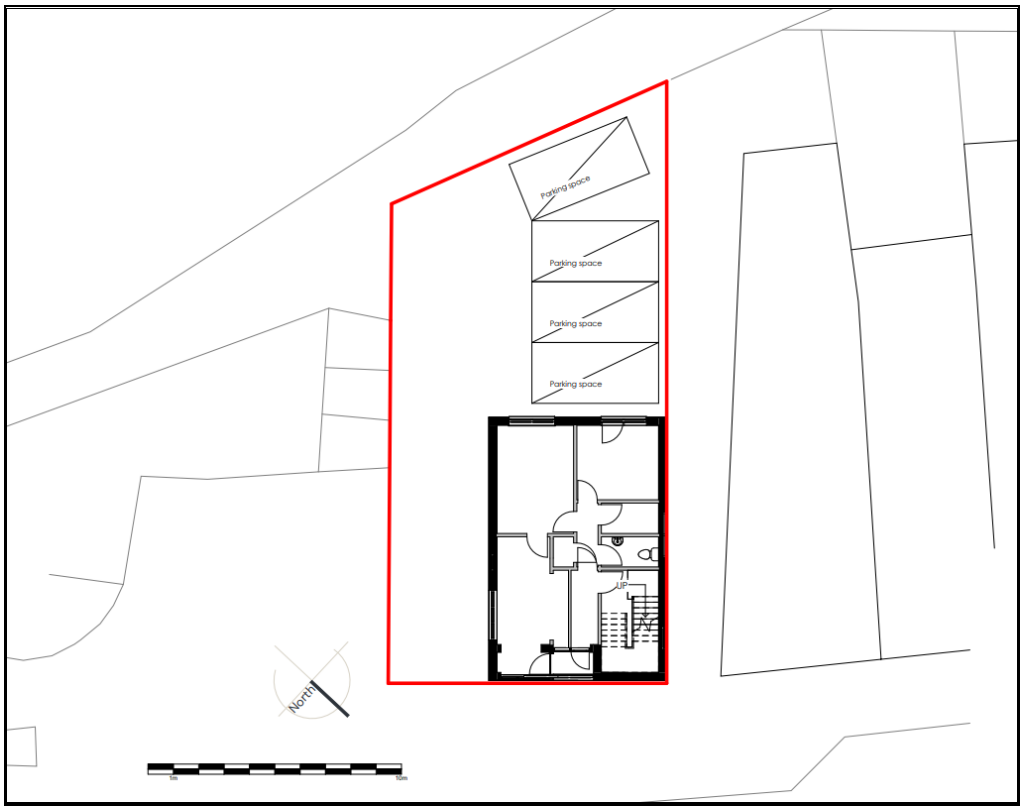
3.1 The development subject of this statement is for the change of use of a retail unit (A1) and offices (A2) to a retail unit (A1) and health and wellbeing centre (D2), at 77 Herbert Street, Pontardawe. The following information therefore provides details of the proposed change of use and should be read in conjunction with the accompanying information.

Project Overview

3.2 The proposal seeks to reuse the existing building with limited external alterations to its overall scale or form. The change of use focuses on internal reconfiguration only, allowing the building's established footprint to be utilised efficiently and sustainably. The ground floor will retain an active retail frontage (A1) at the front of the building, ensuring continuity with the commercial character of Herbert Street, while the rear ground floor will accommodate two dedicated healing and therapy rooms. The core of the building will be converted to a health and wellbeing centre, with the first floor providing individual therapy and treatment rooms and the second floor dedicated to yoga and group-based wellbeing activities. This arrangement has been carefully designed to ensure that the proposed uses are compatible with neighbouring properties and do not give rise to unacceptable impacts on residential amenity.

3.3 The site is located within a highly sustainable town centre location, benefiting from excellent accessibility to local services, public transport and active travel routes. The availability of parking to the rear of the property further supports the suitability of the proposed mixed-use arrangement. The Site Layout Plan below illustrates the internal layout and proposed uses in more detail.

3.4 The Site Layout Plan below illustrates the proposals in more detail below.



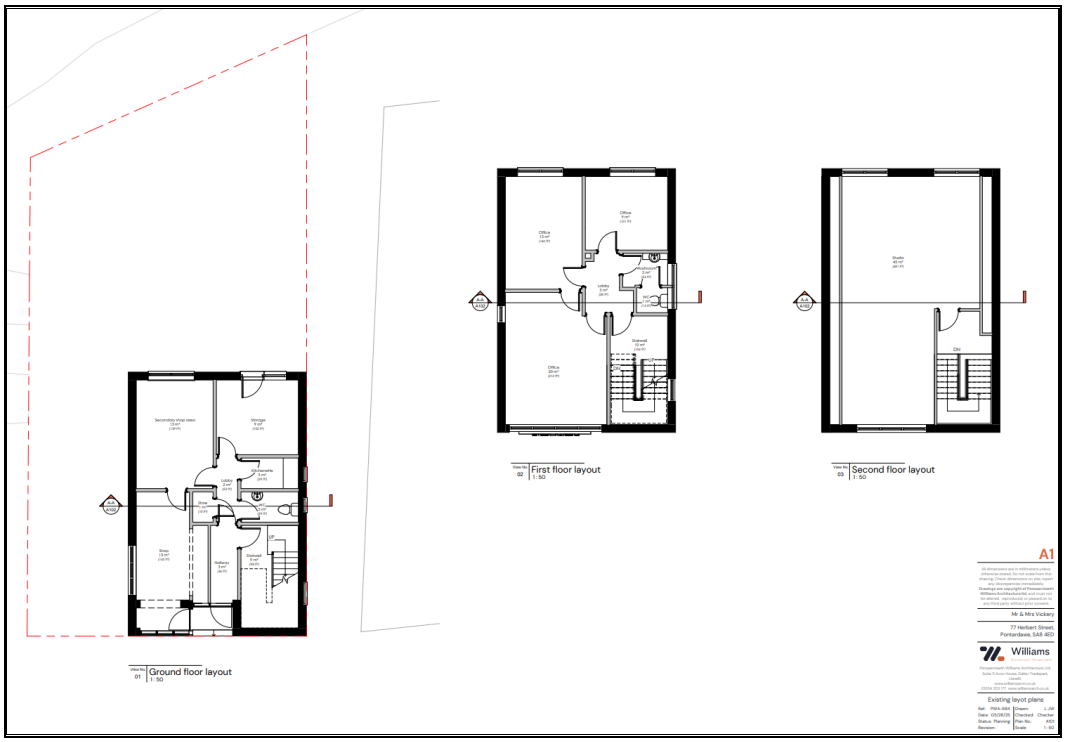
Plan B – Site Layout/Block Plan

Internal Accommodation

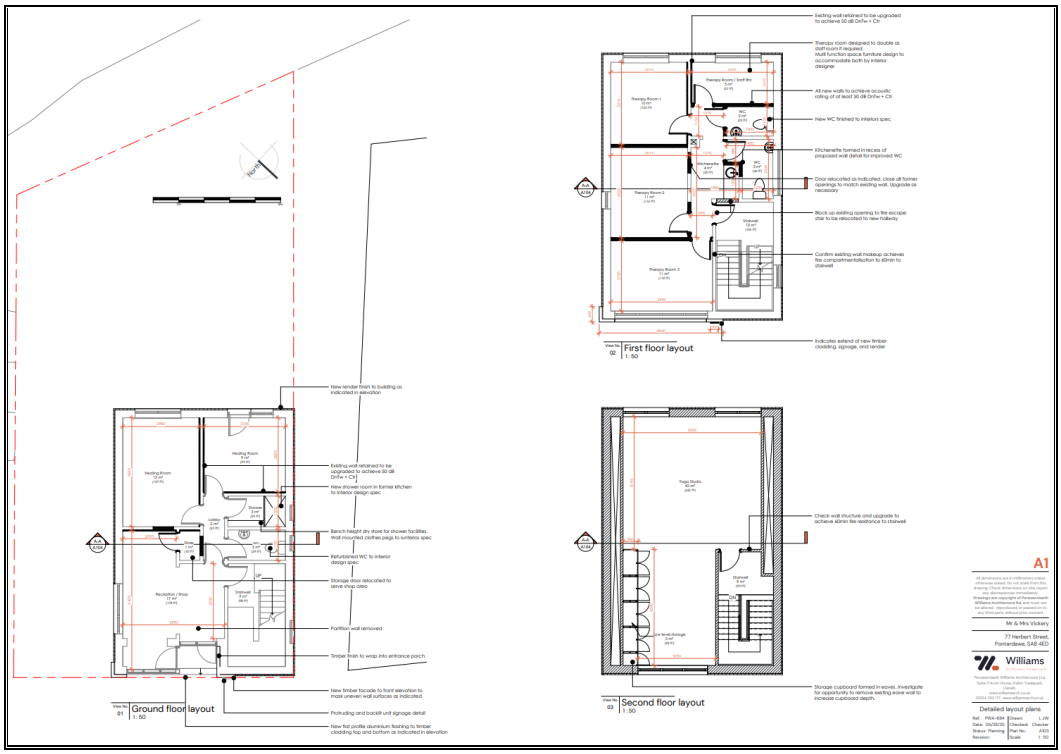
3.5 The internal layout of the building will be as follows:

Ground Floor – Shop and Reception, Two Healing Rooms, Kitchenette, Store, and W/C
First Floor – Four Therapy Rooms, Staff Room, Kitchenette, Two W/C's
Second Floor – Yoga Studio

3.6 Plan C below illustrates the existing Floor Plans at the building, whilst Plan D then shows the proposed Floor Plans as part of this proposal.



Plan C – Existing Floor Plans



Plan D – Proposed Floor Plans

External Finishes

3.7 The external finishes of the building will largely remain as existing, with minor changes such as the replacement of PVC cladding with a brown composite, a replacement slate roof with solar panels, grey PVC weatherboarding and rainwater goods, a new terracotta render finish, pressed aluminium cladding cap in dark grey/black, new vertical backlit signage and replacement signage to rear, manifestation decal to glass to shop front, and the replacement of any windows on a like for like basis and only where required. The existing and proposed elevations are reproduced below in Plans E and F below, showing the inconsequential nature of the minor additions.

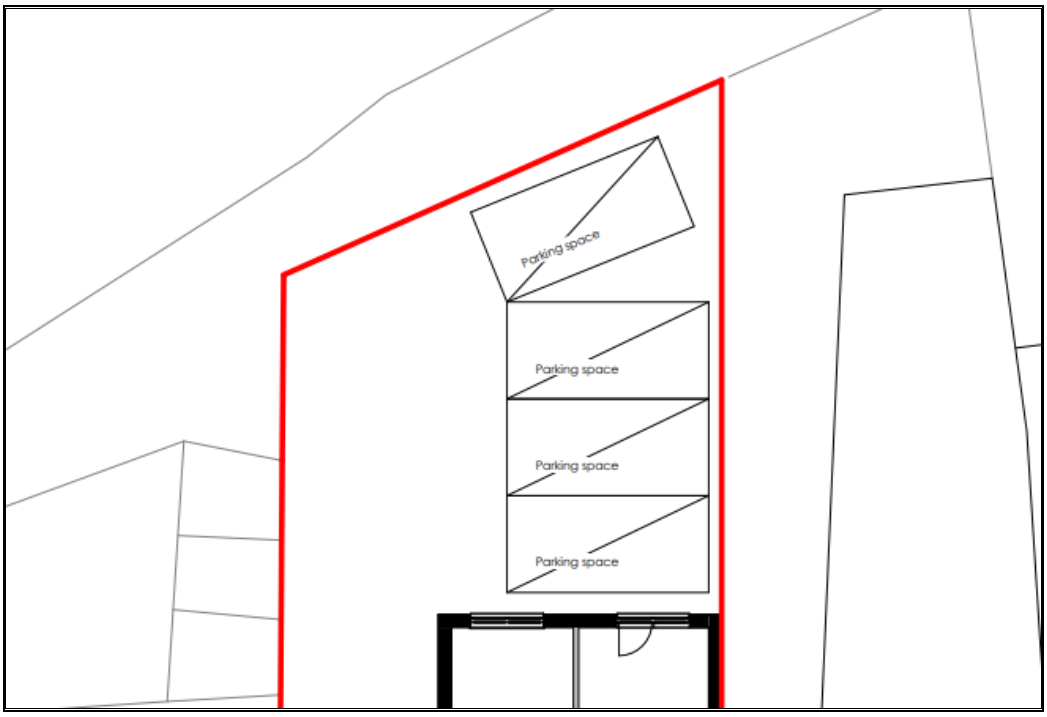
Plan E – Existing Elevations

Plan F – Proposed Elevations

Parking and Means of Access

3.8 The proposed building is to be accessible via its main entrance and vehicular access via the southwestern flank of Herbert Street. It should be noted that this existing access and parking arrangement will be retained and utilised as part of this Application.

3.9 With regards to parking, it is proposed that the parking area can accommodate a total of 4 private spaces to the rear of the property, that are in accordance with the adopted standards of the *CSS Parking Standards Wales*. Plan G below illustrates the parking layout to the rear in further detail, while Photographs 5 and 6 show the location of the proposed car parking area.



Plan G – Proposed Parking Layout

Photograph 5 – Proposed Parking Area

Photograph 6 – Proposed Parking Area

Drainage

3.10 All surface water will be disposed of through utilising the existing means serving the building.

3.11 All foul water will be disposed of as existing.

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.

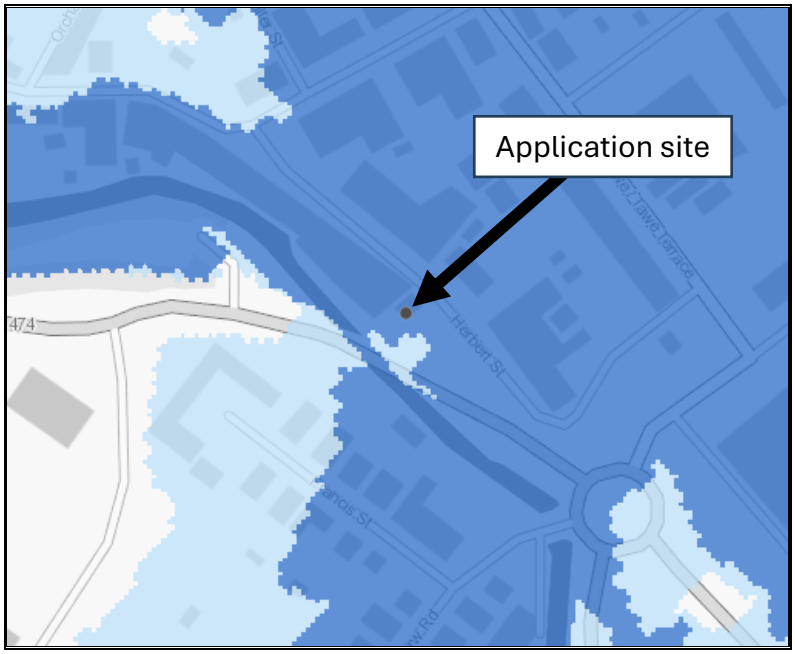


Figure 7

4.1.2 As shown, the site, located at 77 Herbert Street, lies within **Flood Zone 3 for River Flooding**. Notably, the map indicates that a considerable area surrounding the site to the north, south and east is also at risk of river flooding, however the level of risk is decreasing toward the southwest.

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 within the application site. Notably, the rear of the property and car park is positioned within **Zone 2 for surface water risk**, while a small portion of the front of the site is then located within **Zone 3,** however the bulk of the building itself is located **outside of any surface water risk area.** Therefore, the application site is positioned partly within **Zones 2 and 3 for surface water risk**.

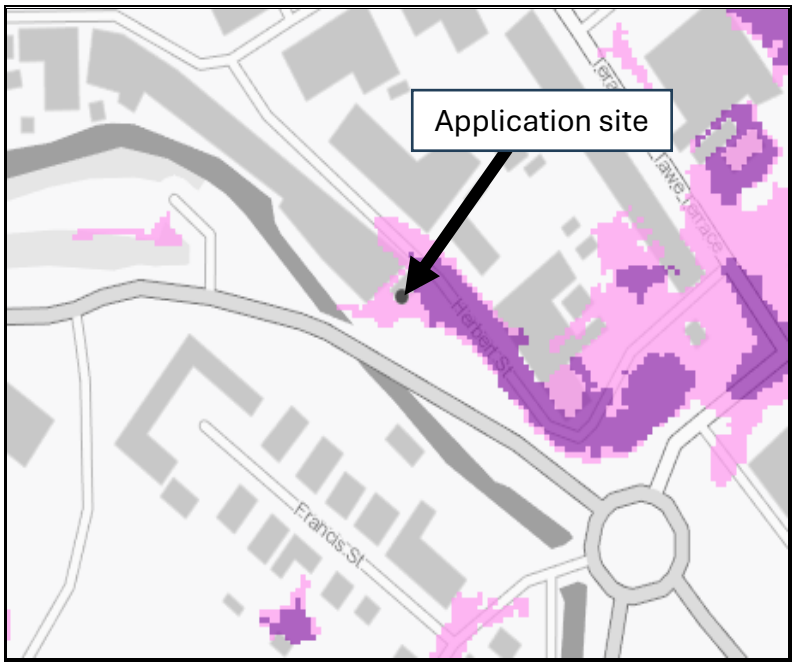


Figure 8

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**.

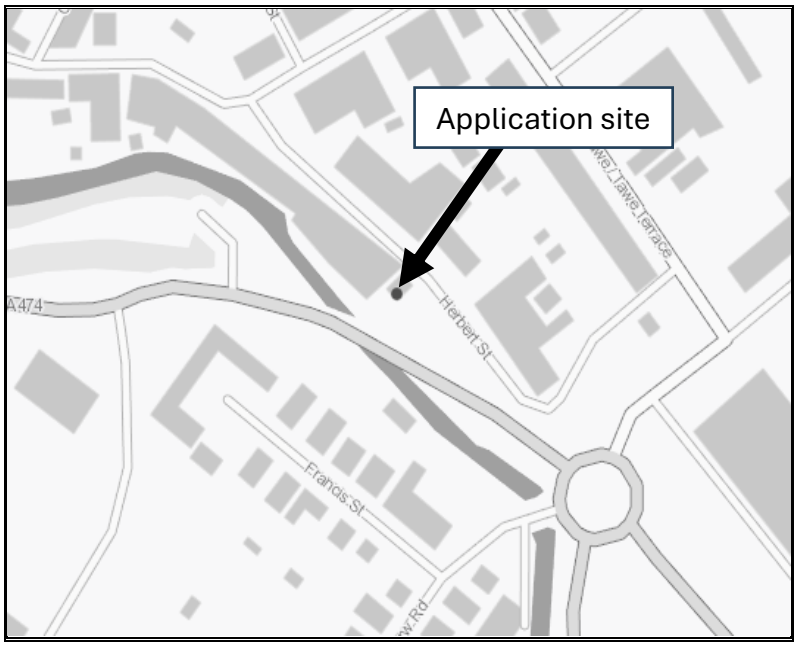


Figure 9

4.4 *Flood Risk from Reservoirs*

4.4.1 Figure 10 illustrates that there is **no flood risk** at the application site from reservoir flooding.

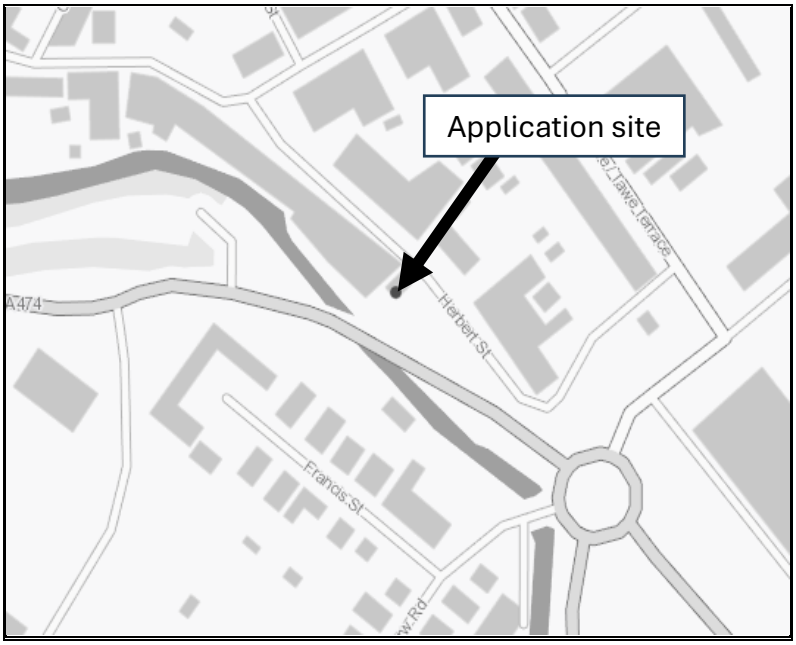


Figure 10

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. The application site at Herbert Street, Pontardawe, is shown affected by River Water Flooding, and in a Zone 3 for such purposes. Table 1 at Section 4 of the TAN 15 report indicates that the probability of such river water flooding to be *"greater than 1 in 100 (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 with no change in its vulnerability as a maintained 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 ground floor retail unit (A1) and upper floor offices (A2), which are classified as ***"Less Vulnerable Development"*** on the basis that all public and community buildings fall within this category.

5.2.2 The proposal seeks to change the use of the building into a retail unit (A1) and health and wellbeing centre (D2). With a continued commercial use, this ensure that the building remains within the ***"Less Vulnerable Development"*** category. The change of use therefore represents no change in vulnerability to flood risk when compared with the existing commercial use. Accordingly, the proposal subject of this application will **<u>not impact the level of vulnerability</u>** to users.

5.2.3 It is also relevant that the entirety of the buildings on Herbert Street already accommodate commercial uses at either the ground or upper floors, with the whole of the street lying in the same designated flood risk zone. This provides a clear precedent for such a commercial 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 a retail unit (A1) and offices (A2) to a retail unit (A1) and a health and wellbeing centre (D2) at this application site that the low level of vulnerability will remain the same. 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**.

5.4 *Flood Prevention Measures*

5.4.1 There are recognised methods to limit and mitigate the consequences of flood damage. However, the application proposes no change to the buildings existing footprint and will maintain a commercial use class. As such, it is considered that the existing flood mitigation methods serving the building will be maintained, however 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.