

FLOOD CONSEQUENCES ASSESSMENT (FCA)

Client: Dave Ohmahoney

Site: 13 Old Market Street, Neath, SA11 3NA

Local Planning Authority: Neath Port Talbot County Borough Council

Consultant: Atrium Planning

Date: 26 January 2026

1. Introduction

This Flood Consequences Assessment (FCA) has been prepared by Atrium Planning on behalf of Dave Ohmahoney in support of a planning application for minor external alterations at 13 Old Market Street, Neath, SA11 3NA. The proposed development comprises the installation of a new shopfront and alterations to window fenestration to the front and rear elevations, associated with the lawful ground-floor coffee shop use (Use Class E – Commercial, Business and Service). The purpose of this FCA is to demonstrate that the proposed development satisfies the justification and acceptability tests of Technical Advice Note 15 (TAN 15): Development, Flooding and Coastal Erosion, and is acceptable in flood-risk terms.

2. Site Description

The application site is located on Old Market Street within Neath town centre and forms part of an established commercial frontage. The site comprises an existing mixed-use building, with a lawful ground-floor coffee shop use. The proposed development involves minor external alterations only, including a new shopfront and revised window fenestration to the front and rear elevations. No extensions are proposed, there is no increase in the building footprint, no change to internal floor levels and no basement accommodation.

3. Planning Context & Development Vulnerability

The lawful ground-floor coffee shop use is categorised as less vulnerable development under TAN 15. The use is commercial in nature, does not include residential or sleeping accommodation, and involves short-term, managed public occupancy. The proposed development does not introduce a new or more vulnerable use, does not intensify occupation and does not alter internal floorspace. The works are limited solely to external alterations to an existing building.

4. Flood Risk Context & NRW Mapping

The site has been screened against the Natural Resources Wales (NRW) Flood Map for Planning (FMfP), which is used by Local Planning Authorities to support flood risk screening and assessment under TAN 15. The FMfP identifies potential flood extents from rivers, the sea, and surface water and small watercourses, incorporates climate change allowances, and presents flood extents assuming no flood defences are in place. FMfP Basic mapping extracts confirming the site's relationship to relevant flood risk zones are provided at Appendix A. The screening confirms that flood risk must be

considered and that preparation of an FCA is appropriate.

5. TAN 15 Assessment

5.1 Justification Test: The proposal satisfies the TAN 15 justification test. The site is located within a defined town centre settlement and the proposal relates to minor external alterations to an existing commercial building. The lawful coffee shop use (less vulnerable development) is retained. The proposal does not introduce additional floorspace, land raising, basement accommodation or a more vulnerable use. Alternative sites are not relevant as the development is intrinsically linked to this existing premises.

5.2 Acceptability Test:

Risk to People: The proposal does not increase occupancy, introduces no sleeping accommodation and does not increase internal flood exposure. Occupation is short-term and managed, allowing closure during extreme flood events.

Access and Egress: Existing access and egress arrangements remain unchanged. Flood warning coverage is available within Neath town centre and procedures can be implemented to support safe evacuation in advance of extreme flood events.

Flood Resistance and Resilience: Flood-resilient shopfront materials can be used, electrical installations can be positioned above predicted flood levels, and the premises can adopt a clean-down and reopen approach following flooding.

5.3 Impact on Flood Risk Elsewhere: The proposal will not increase flood risk elsewhere as there is no increase in building footprint, no raising of ground levels, no obstruction to flood flow routes and no reduction in floodplain storage.

6. Emergency Planning & Management

The operator of the coffee shop will register for NRW flood warning services, implement a flood response procedure for staff, and temporarily close the premises during extreme flood events where necessary. These measures ensure appropriate flood risk management consistent with TAN 15 guidance.

7. Conclusion

This Flood Consequences Assessment demonstrates that the proposed minor external alterations at 13 Old Market Street, Neath are appropriately justified under TAN 15, do not increase flood risk to people or property, will not increase flood risk elsewhere and are acceptable in flood-risk terms. The proposal therefore complies fully with the requirements of Technical Advice Note 15.

Appendix A – NRW Flood Map for Planning

Figure A1 below shows the NRW Flood Map for Planning identifying the location of 13 Old Market Street, Neath in relation to flood risk extents. The mapping incorporates climate change allowances and assumes no flood defences are in place.



Figure A1: NRW Flood Map for Planning – Basic Map extract (© Natural Resources Wales)