

FLOOD CONSEQUENCES ASSESSMENT

UNITS 2 AND 3, PENTWYN ROAD, BAGLAN, PORT TALBOT, SA12 8EB



APPLICATION FOR THE CHANGE OF USE OF THE UNIT FROM NURSERY (CLASS D1(B)) TO A VETERINARY SURGERY (SUI GENERIS) AND INSTALLATION OF EXTERNAL AIR CONDITIONING UNIT

1. Introduction

This Flood Consequences Assessment ('FCA') has been prepared in support of a planning application for the change of use of an existing building from a former nursery to a veterinary practice, along with minor external alterations at 116 Pentwyn Baglan Road, Baglan.

The assessment has been undertaken in accordance with the requirements of Technical Advice Note 15 (TAN15) and Planning Policy Wales (Edition 12), and provides a proportionate appraisal of flood risk associated with the proposed development.

2. Site Description

The application site comprises an existing, vacant nursery building located within an established mixed-use area, characterised by residential properties and local commercial uses. The site benefits from existing access and parking provision from Pentwyn Baglan Road.

The proposal relates solely to the change of use of the building, with no extension to the footprint or alterations to ground levels.

Minor external plant is proposed in the form of a VRF condenser unit, together with the storage of gas bottles associated with the operation of the veterinary practice. These elements are small-scale, ancillary to the use of the building, and do not materially affect flood risk, floodplain storage, or flow routes.

3. Planning Policy Context

National planning policy for flood risk is set out in Planning Policy Wales (Edition 12) and Technical Advice Note 15 (TAN15). These require that development in flood risk areas is justified and that the consequences of flooding can be acceptably managed.

The NRW Development Advice Map identifies the site as being located within Zone C2, defined as an area of floodplain without significant flood defences.

4. Flood Risk Sources

Based on available NRW mapping, the site is at risk of flooding from fluvial and/or tidal sources associated with the wider floodplain.

No detailed hydraulic modelling data has been provided; however, for the purposes of this proportionate assessment, reliance has been placed on available mapping and national datasets.

The site may also be subject to surface water flooding during extreme rainfall events, although this is typical of urban environments and does not represent an unusual constraint.

5. Development Description and Vulnerability

The proposal comprises a change of use from a nursery (classified as a highly vulnerable use) to a veterinary practice (classified as a less vulnerable use).

In accordance with TAN15, this represents a reduction in vulnerability, which is a material consideration in assessing the acceptability of development within Zone C2.

The development does not introduce new built form, sleeping accommodation, or an intensification of use that would increase flood risk.

6. Flood Consequences

6.1 Flood Risk Elsewhere

As the proposal does not involve any extension to the building footprint or changes to ground levels, there will be no loss of floodplain storage and no increase in flood risk elsewhere.

6.2 Impact on the Development

The building is existing and has historically operated as a nursery. The proposed use as a veterinary practice is less vulnerable and does not introduce more sensitive receptors.

The use is non-residential and typically operates during daytime hours, thereby reducing potential risk to life during flood events.

6.3 Access and Egress

Access to the site is via Pentwyn Baglan Road. During extreme flood events, there may be some disruption to access; however, this is consistent with the existing situation and does not represent a worsening of risk.

Given the nature of the proposed use, the absence of sleeping accommodation, and the availability of flood warning systems, the risks associated with access and egress are considered to be acceptable.

7. Flood Risk Management and Mitigation

Given that the proposal relates to the reuse of an existing building, no specific flood mitigation measures are proposed.

8. Justification

In accordance with TAN15, development within Zone C2 must be justified and demonstrate that flood consequences can be acceptably managed.

The proposal is considered justified on the basis that:

- it represents the reuse of an existing building;
- it does not increase flood risk elsewhere;
- it results in a reduction in vulnerability from a highly vulnerable use to a less vulnerable use; and
- the consequences of flooding can be acceptably managed for the proposed use.

9. Conclusion

This Flood Consequences Assessment demonstrates that the proposed change of use of the site to a veterinary practice is acceptable in flood risk terms. We conclude that there will be no adverse impact upon the risk of flooding at the application site, or within the wider locality as a direct result of the development.

Furthermore, there will be no increase in risk of damage to existing buildings at the site or risk to customers visiting the site. Accordingly, we conclude that the development is suitable for the application site and accords with both local and national planning policy.

The development will not increase flood risk elsewhere, represents a reduction in vulnerability, and can be safely accommodated within the existing building. The proposal is therefore compliant with the requirements of TAN15 and Planning Policy Wales.

