

Robert Bowen Planning and Development Ltd

FCA/ Flood Management Plan

**Salem Chapel Brynawel Crynant Neath Port Talbot
SA10 8SR**

Change of use to residential care home (Class C2)

July 2026

PHONE

MOB PHONE

EMAIL

1.0 Scope of the Report

- 1.1 This document has been prepared in support of a planning application for the change of use of a church (Class D1) to residential care home (Class C2) and to address the comments of the LLFA on the 1 st July 2026

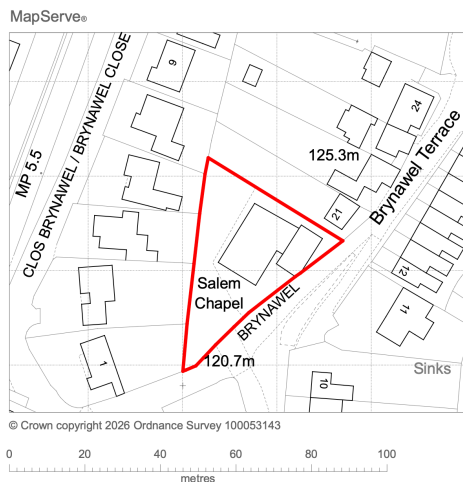
LLFA Comments	Reply
<i>No topographical/ exceedance plan has been provided to demonstrate site levels, identify overland flow routes, and show how surface water will be managed without increasing flood risk elsewhere. This information may be contained within drawing 982b-LvWH-GEM-BC-DR-GEN-1010 Rev B, however this drawing has not been submitted.</i>	Topographical survey with exceedance routes provided. 25.297.02 TOPO & 25.297.02. Exceedance Route Plan 982b-LvWH-GEM-BC-DR-GEN-1010 Rev B was submitted and is available on the LPA portal.
<i>No statement has been provided on historical flooding at the site. If there are no known incidents, a brief statement confirming this should be provided. We don't have any records of flooding at this location.</i>	See paragraph 2.2
<i>Permeable paving is proposed as part of the development; however, there is a lack of site information provided to justify its suitability. The application is missing detailed drawings, calculations, and evidence of ground suitability (if infiltration is proposed).</i>	Permeable paving is proposed to protect adjacent trees, assist in surface water control and to provide a more attractive finish. The applicant is prepared to use other materials. Matters in relation to infiltration and detailed design can be dealt with by a suitably worded condition attached to the planning permission.

Please confirm the future maintenance arrangements for the permeable paving within the site.

These matters can be dealt with by a suitably worded condition attached to the planning permission.

- 1.2 In February 2026 the applicant submitted a pre application enquiry reference Q2026/0046. The response confirmed that the site was within Flood Zone 2 Surface Water & Small Watercourses
- 1.3 In additions to assessing flood risk the document will include a Flood Management Plan(FMP)
- 1.4 The objective of the FMP is to assess and raise awareness of the risk of flooding in the location specified below, to detail the Flood Warnings and estimated lead time available, and to detail how the Plan is triggered by who and when, and what actions are required by those people in the area.
- 1.5 The FMP assesses the evacuation procedure and the need for safe refuge. The location covered by this Plan (Location plan) is set out in **Figure 1** below

Figure 1



Site Location Plan

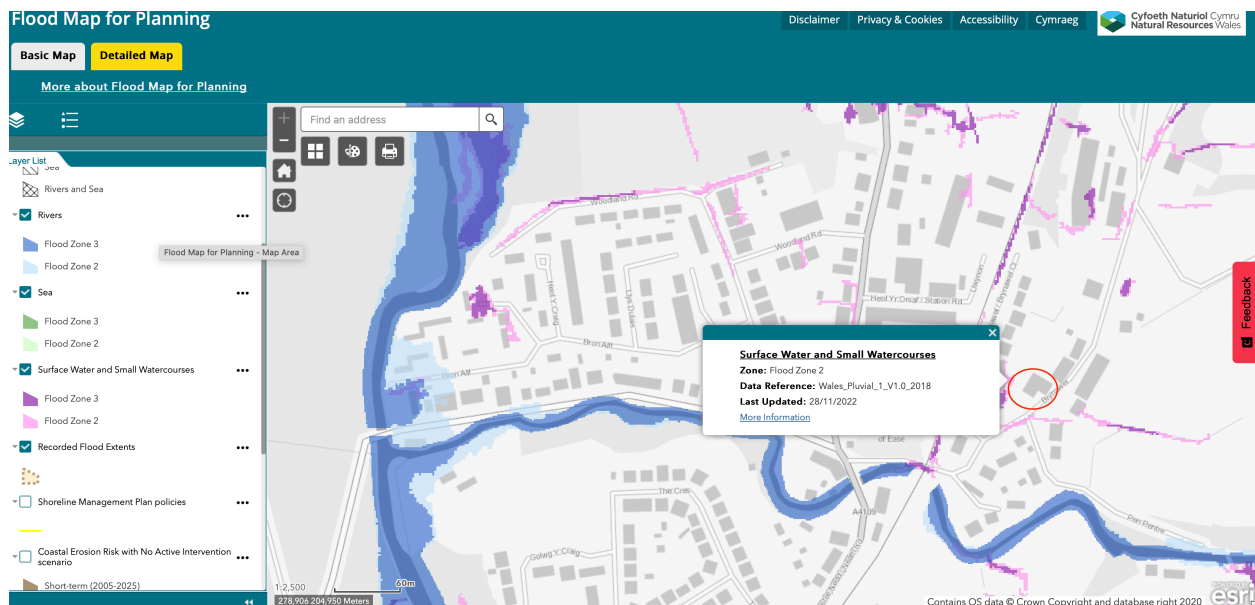
- 1.6 Paragraph 15.3 TAN 15¹ set out the roles of NRW and the Local Lead Flood Authority in relation to sites within a flood zone

*15.3 Natural Resources Wales should provide detailed advice to the planning authority on the findings and conclusions of the Flood Consequences Assessment in relation to flooding from rivers and the sea, including the impact on flooding elsewhere and the impact of flood alleviation works on the environment and other property. **The Lead Local Flood Authority should provide advice to the planning authority on the findings and conclusions of the Flood Consequences Assessment in relation to surface water risks, flooding from ordinary watercourses and coastal erosion.** (emphasis added)*

2.0 Flood Risk

- 2.1 NRW Flood Maps for Planning (FMP) indicates that part of the site is with Zone 2 for Watercourses. **Figure 1**

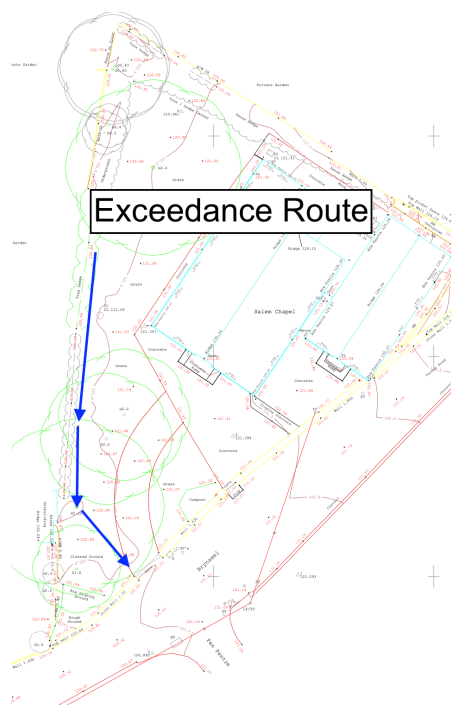
Figure 1



¹ <https://www.gov.wales/sites/default/files/publications/2025-03/technical-advice-note-15-development-flooding-and-coastal-erosion.pdf>

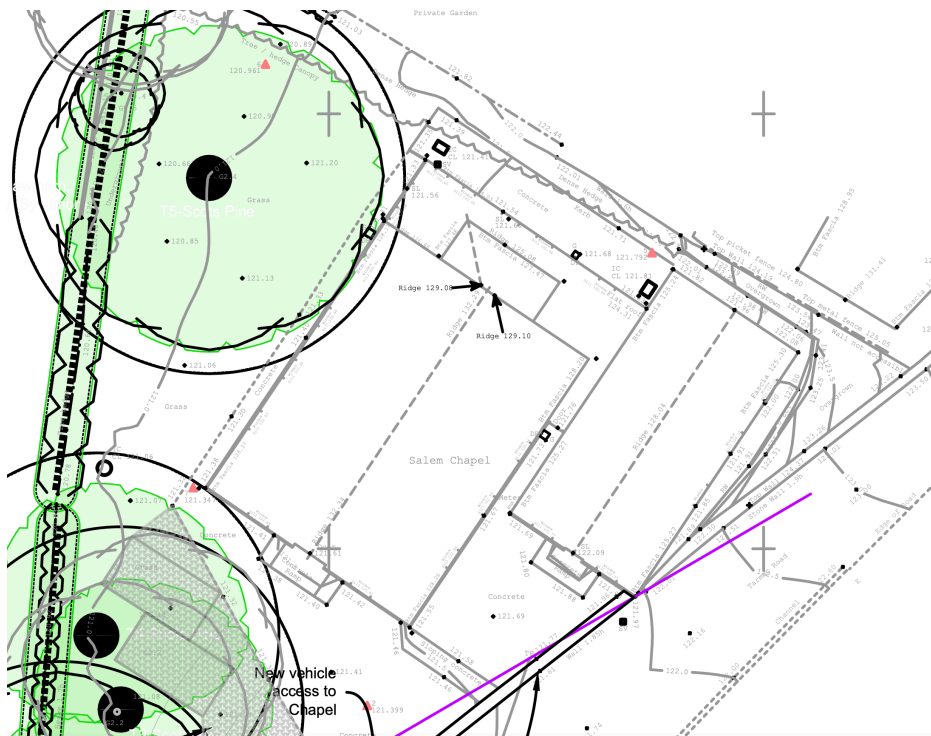
- 2.2 The site is not within a flood zone for sea, river or reservoirs. NRW information (**Figure 1**) indicate that there are been no flood events at the site. The applicant is unaware of any flood events.
- 2.3 The application site is a large church and therefore falls within the low vulnerable category as set out within TAN 15.
- 2.4 The application seek consent for the change of use to a care home which is a highly venerable category
- 2.5 NRW flood maps indicate a small section of surface water flooding on the western boundary. **Figure 1** The submitted plans (*982b-LvWH-GEM-BC-DR-GEN-1010 Rev B and Topographic survey 25.297.03 May 2025*) indicate that the site levels in this area are typically less than 120.85m AOD. The site rises towards the chapel to the east (FL 121.61m AOD) and falls south toward the highway (120.69m – 121.1m AOD). Exceedance routes will therefore flow south away from the building and towards the southern boundary. **Figure 2**

Figure 2



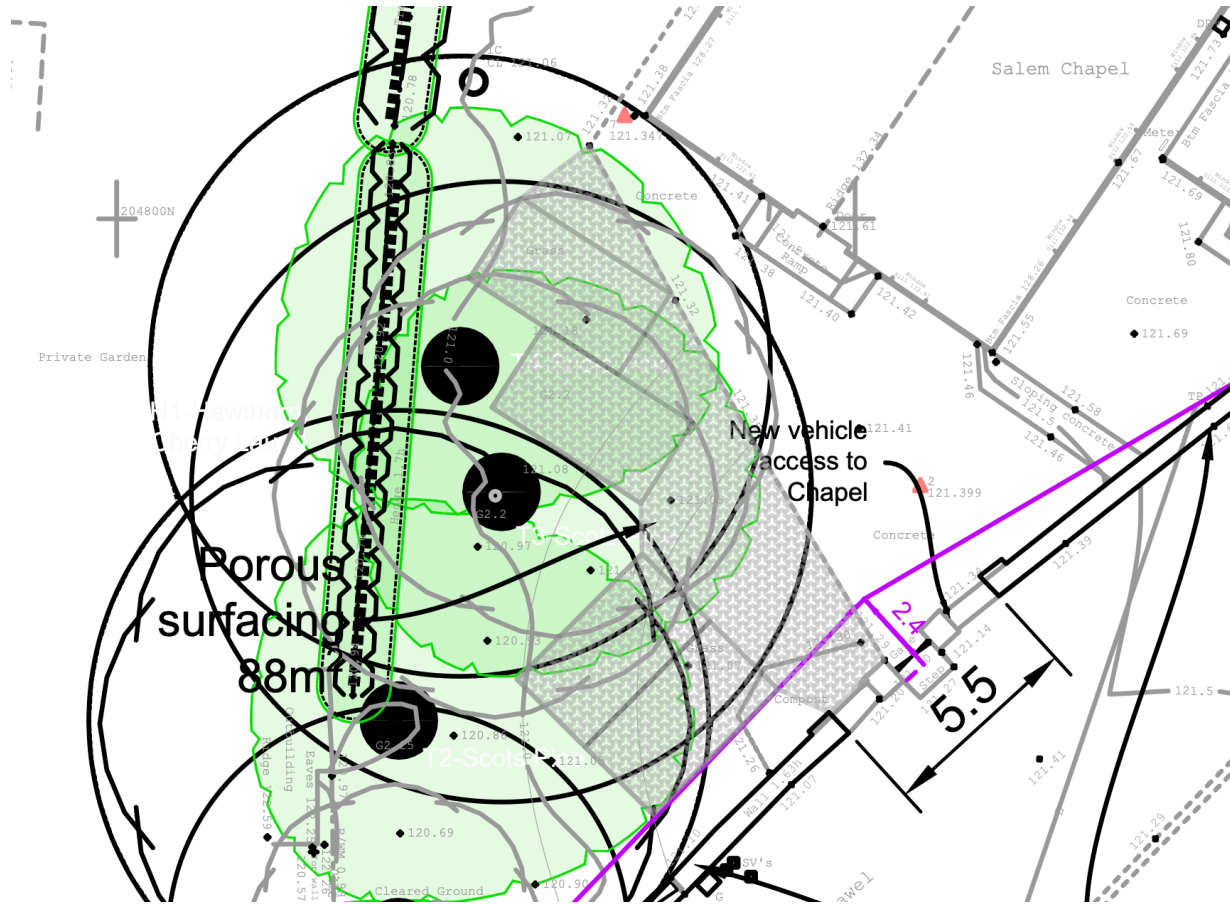
- 2.6 There will be no works in the are subject to flooding and no changes to the in floor levels. At 121.61m AOD the internal floor level of the building will be in excess of 760mm above and localised flooding on the western boundary. **Figure 3**

Figure 3



- 2.7 As such it is consider that the localised flooding will not increase risk to future residents.
- 2.8 There are no extension proposed and development is limited to internal alteration and the creation of a small car park the south west. The car park has an area of 88m² and is constructed from porous paving. **Figure 4**

Figure 4



- 2.9 The parking area is not within the flood areas.
- 2.10 Given the scale, location and nature of the development it is there considered that the proposed development will not lead to any additional third-party flooding.

3.0 Flood Management Plan

3.1 Flood Warnings

- 3.2 Whilst the proposed use is within a highly vulnerable category given the scale and location of the flood areas within the application site it is considered that flood warning, an evacuation plans and a safe refuge are not necessary.

4.0 SAB Application

- 4.1 As indicated previously the development footprint consists of the construction of a car park with an area of 88m².
- 4.2 On 31st March 2025 the Welsh Government issued revised guidance within TAN 15 Development, flooding and costal erosion
- 4.3 Section 7.6 of the TAN requires the submission of drainage statements on development that require SAB approval where simultaneous planning and SAB applications are not made. Details of the information required in the statement are set out at section 7.7.

*"7.6 Simultaneous applications are advised as the best approach but it is not always feasible. **Where planning permission is sought prior to SAB approval, the applicant will be expected to provide a Drainage Statement as part of the planning application.** The Drainage Statement should outline how it is proposed to integrate SuDS into the scheme, to provide the planning authority with confidence the scheme incorporates SuDS appropriately and is subsequently likely to obtain SAB approval. The statement should not generate additional cost or effort to applicants because the information it contains will be required for the subsequent SAB process."*

- 4.4 In this case all works are below the 100m² threshold and therefore SAB approval is not required and a drainage statement is also not required