



5 High Street, Pontardawe

Flood Consequence Assessment

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Abbreviation	Definition
AEP	Annual Exceedance Probability
AOD	Above Ordnance Datum
FCA	Flood Consequence Assessment
FFL	Finished Floor Level
FMfP	Flood Map for Planning
HVD	Highly Vulnerable Development
LLFA	Lead Local Flood Authority
LPA	Local Planning Authority
NRW	Natural Resources Wales
PPW	Planning Policy Wales
TAN15	Technical Advice Note 15: Development, Flooding and Coastal Erosion

Executive Summary

Flume Consulting Engineers Ltd has been commissioned to prepare this Flood Consequences Assessment in support of the proposed conversion of the existing mixed-use building at 5 High Street, Pontardawe.

The proposal retains the existing commercial shop and reconfigures the remainder of the building to provide two self-contained flats. The works are contained within the existing building envelope, with no extension to the footprint and no material alteration to external levels or the site layout.

The Natural Resources Wales Flood Map for Planning indicates that the application site lies predominantly within Rivers Flood Zone 2, with a limited area at the rear within Rivers Flood Zone 3. Surface Water and Small Watercourses Flood Zones are also present in the surrounding area. The site is outside the mapped reservoir flood extents and outside the recorded extent of the October 1998 flood event.

This assessment has been prepared in accordance with Planning Policy Wales and Technical Advice Note 15: Development, Flooding and Coastal Erosion. It considers the potential consequences of flooding from all relevant sources, the proposed internal arrangement, access and refuge, flood resilience and the effect of the development on flood risk elsewhere.

The proposal is the conversion of an existing town-centre building rather than the construction of new development within the floodplain. The building footprint, established floor levels and external arrangement are retained. The development would not reduce floodplain storage, obstruct flood conveyance or increase impermeable area.

The principal issue is therefore whether the consequences of flooding for the proposed residential accommodation can be acceptably managed. This is considered in detail in the following sections, with particular regard to the split-level form of the building, the absence of sleeping accommodation at lower-ground level, internal access to higher accommodation and the use of flood-resistant and resilient construction measures.

Source of risk	Summary position	Risk classification
Rivers	The site lies predominantly within Rivers Flood Zone 2, with a limited area at the rear within Flood Zone 3. The mapped risk is associated with the Upper Clydach River. The proposal retains the existing building footprint and external levels, with no new built form extending further into the floodplain.	Moderate, subject to mitigation
Surface water and small watercourses	Mapped surface water and small watercourse flood extents are present within the surrounding area but do not materially extend within the application boundary. The proposal does not increase impermeable area or alter existing overland flow routes.	Low
Recorded flooding	The site lies outside the mapped recorded flood extent. No evidence has been identified to indicate previous internal flooding of the building.	Low
Groundwater	Medium groundwater vulnerability is mapped. No specific groundwater flooding mechanism has been identified, although the existing lower-ground structure should incorporate suitable protection against seepage and moisture ingress.	Low
Sewers and drainage	Sewer surcharge cannot be ruled out during extreme events. Lower-ground drainage connections should incorporate suitable backflow protection or pumped drainage where required by detailed design.	Low, subject to detailed design
Reservoirs	The site lies outside all mapped reservoir flood extents.	Low
Third-party effects	The proposal does not include an extension, land raising, an increase in footprint or any material alteration to external levels. It would not reduce floodplain storage, obstruct flood conveyance or increase surface water runoff.	Negligible

On the basis of the available evidence, the principal source of flood risk is associated with the Upper Clydach River. The proposal retains the existing building footprint, floor levels and external arrangement and would not increase flood risk elsewhere. Subject to retention of the proposed split-level layout, no sleeping accommodation being introduced at lower-ground level, and incorporation of the flood resilience and occupier awareness measures set out in this FCA, the consequences of flooding are considered capable of being managed to an acceptable level.

1. Introduction

Flume Consulting Engineers Ltd has been appointed to prepare this Flood Consequences Assessment in support of the proposed conversion of the existing mixed-use property at 5 High Street, Pontardawe, SA8 4HU.

The application site is located at National Grid Reference SN 72103 04041 within the established centre of Pontardawe. The proposal retains the existing commercial shop and reconfigures the remainder of the building to provide two self-contained flats.

The Natural Resources Wales Flood Map for Planning indicates that the site lies predominantly within Rivers Flood Zone 2, with a limited area at the rear within Rivers Flood Zone 3. An assessment is therefore required to consider the potential consequences of flooding and whether the development would increase flood risk elsewhere.

The purpose of this report is to identify the relevant flood mechanisms, assess the consequences for the proposed development, consider access and refuge arrangements, identify appropriate resistance and resilience measures and assess the proposal against the relevant requirements of TAN15.

The assessment has been informed by the NRW Flood Map for Planning, recorded flood extent and reservoir mapping, available topographic information, published groundwater vulnerability mapping, the submitted architectural drawings and the existing physical characteristics of the site.

Hydraulic modelling has not been undertaken as part of this commission. The assessment is based on the published flood extents and the other available evidence described above. No model-derived flood level, depth or velocity has been inferred from the mapped zone boundaries.

2. Site Description and Location

The application site is located on High Street within the established urban centre of Pontardawe. The surrounding area comprises a mixture of commercial and residential properties, roads and town-centre uses.

The property consists of an existing mixed-use building arranged over lower-ground, ground and first-floor levels. The existing drawings show a commercial shop at ground-floor level, residential accommodation above and storage within the lower-ground floor. The building occupies an established position within the High Street frontage and the proposal does not extend beyond the existing envelope.

The Upper Clydach River passes through the lower-lying part of Pontardawe to the south and east of the site. Available topographic information indicates that the ground falls from High Street towards Herbert Street and the river corridor. This change in level is reflected in the split-level form of the existing building.

The location plan identifies a spot level of 38.1 m in the immediate High Street and James Street area. The wider contour mapping shows lower ground towards the river corridor, although it does not provide a reliable basis for deriving property-specific flood levels.

The site forms part of the established urban drainage catchment. The proposal does not increase the building footprint or impermeable area and is not expected to materially alter the existing surface water drainage arrangement.

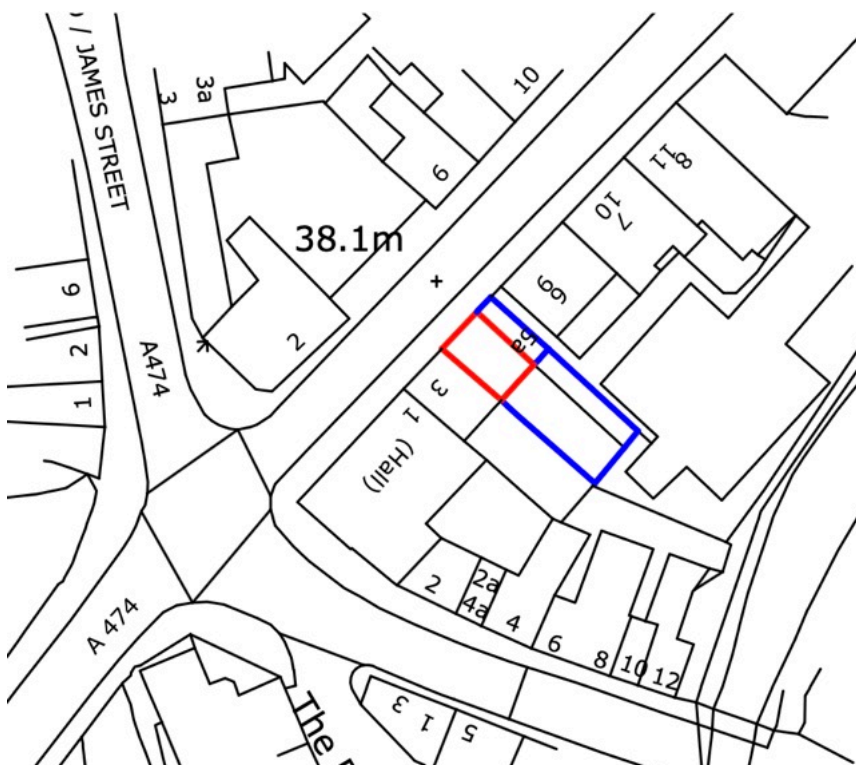


FIGURE 1. SITE LOCATION

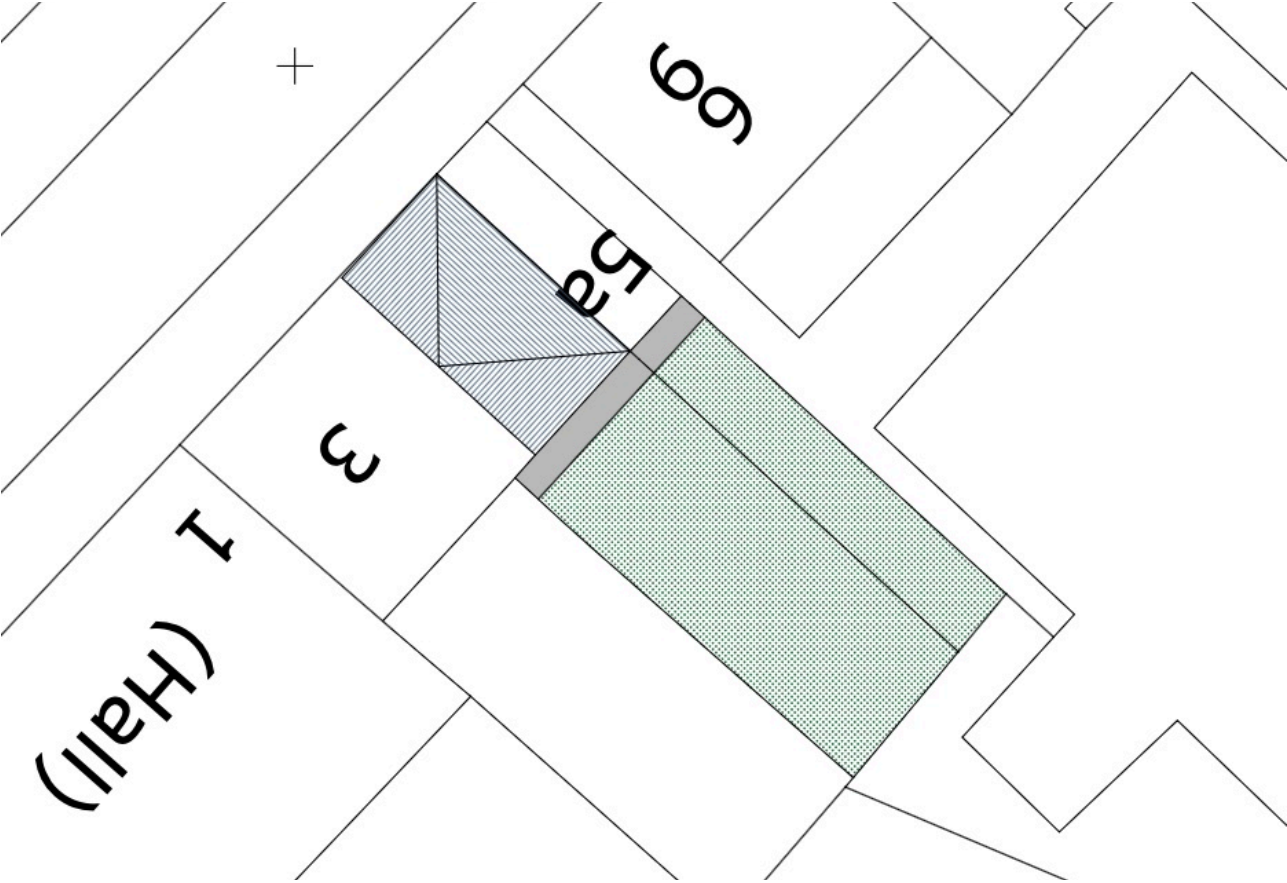


FIGURE 2. EXISTING SITE PLAN



FIGURE 3. LOCAL TOPOGRAPHIC CONTEXT

3. Development Proposal

Planning permission is sought for the conversion and reconfiguration of the existing mixed-use property to provide two self-contained flats while retaining the commercial shop.

The proposed arrangement uses the existing lower-ground, ground and first-floor levels. Flat 1 is arranged within the ground and first floors, while Flat 2 extends across the lower-ground and ground floors. The lower-ground part of Flat 2 contains kitchen and dining accommodation, with its bedroom and shower room located at the higher ground-floor level. No sleeping accommodation is proposed at lower-ground level.

The works are contained within the existing building envelope. No extension, additional footprint, land raising or excavation to create new below-ground accommodation is proposed. The existing split-level form, external levels and relationship with the surrounding streets remain materially unchanged.

The existing and proposed site plans show no alteration to the site footprint. The development would therefore not introduce new built form into the mapped floodplain, reduce flood storage, obstruct an identified flood route or increase impermeable area.

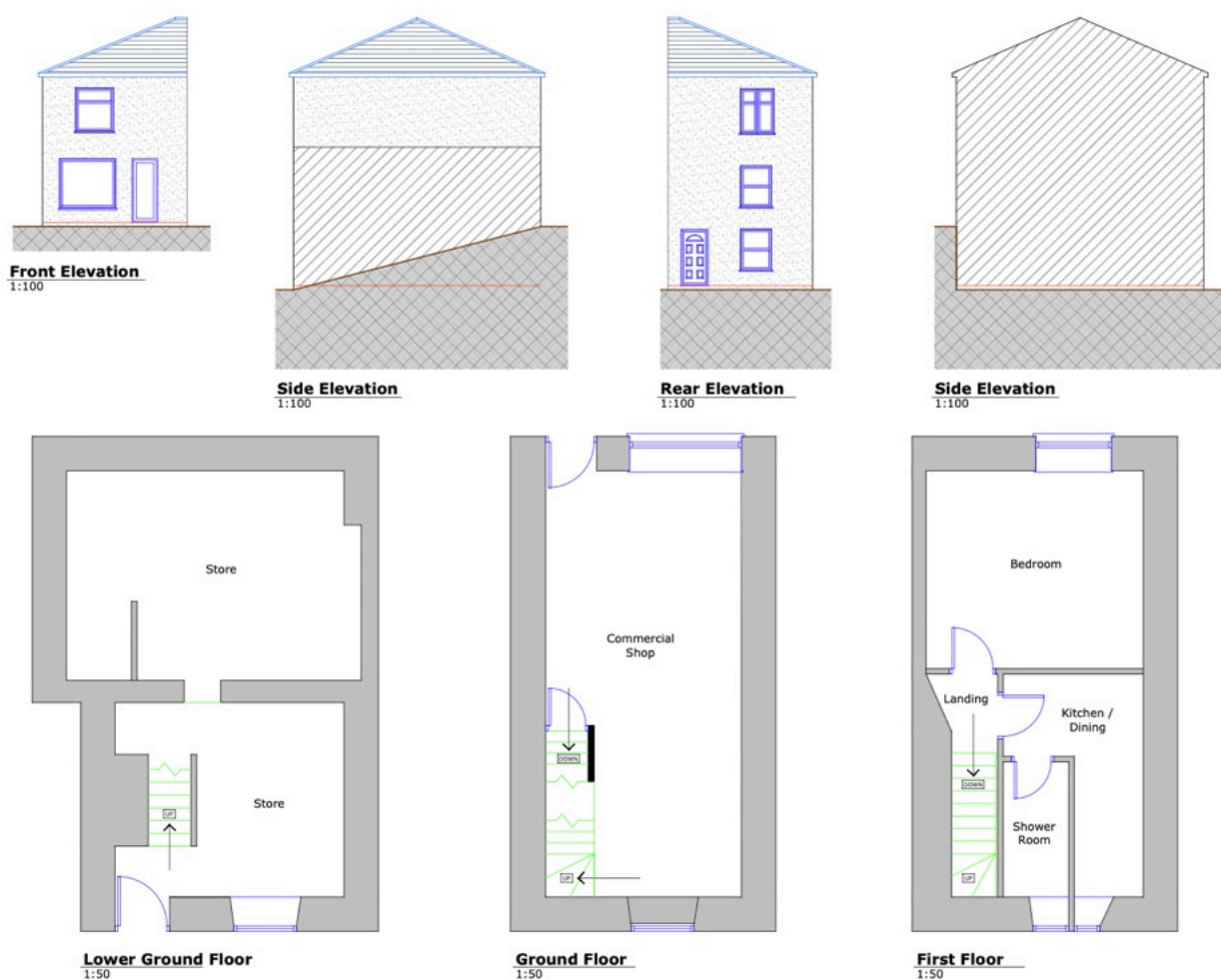


FIGURE 4. EXISTING FLOOR PLANS AND ELEVATIONS

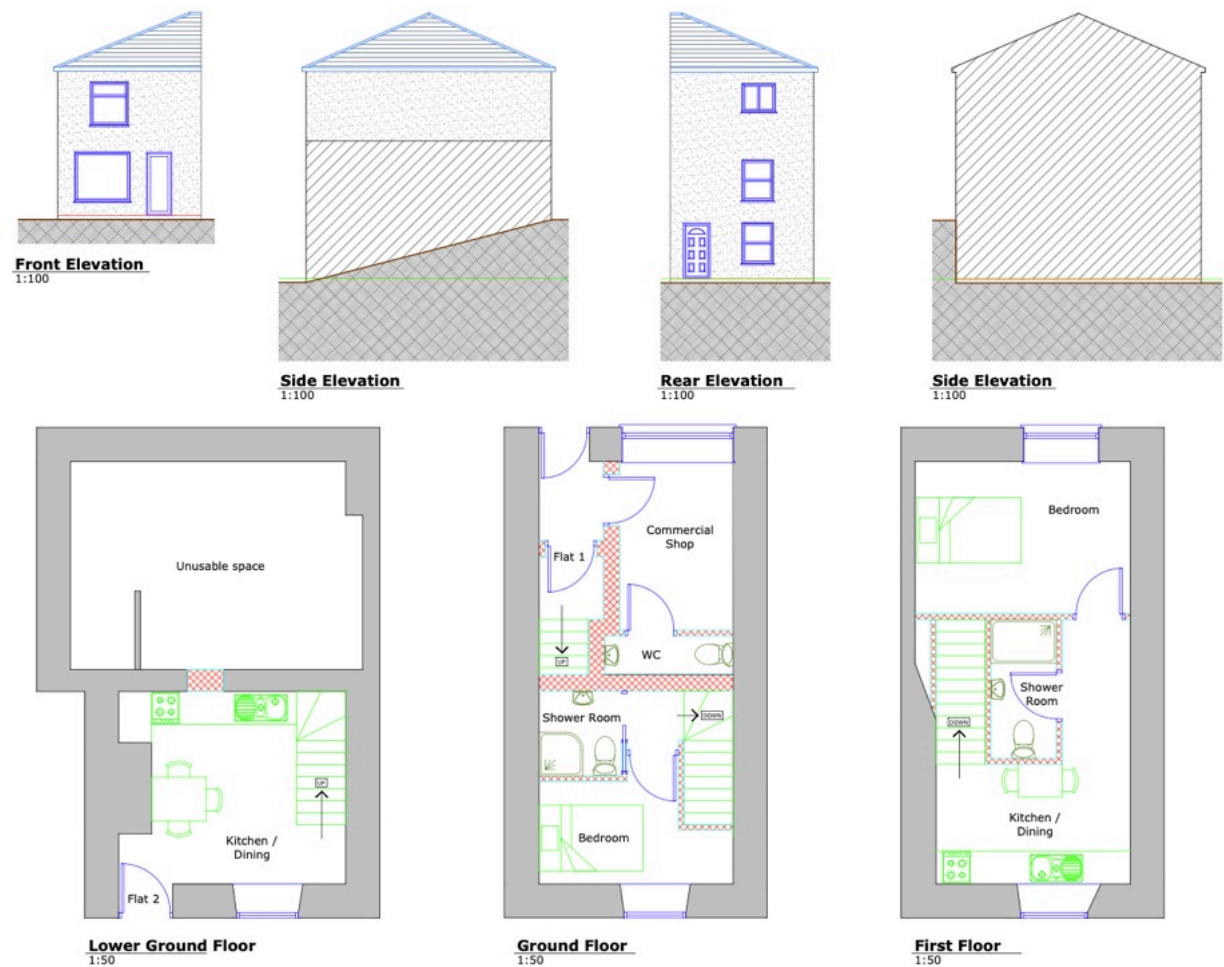


FIGURE 5. PROPOSED FLOOR PLANS AND ELEVATIONS

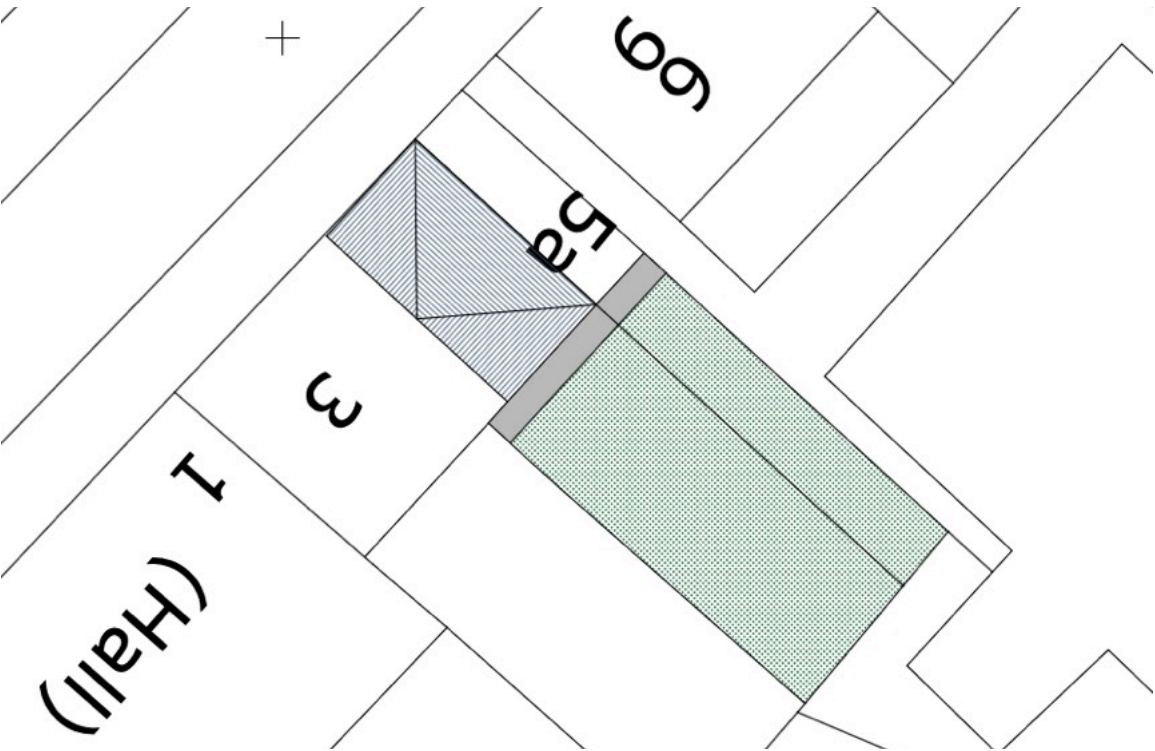


FIGURE 6. PROPOSED SITE PLAN

4. Planning Policy Context

Planning policy relating to flood risk in Wales is principally contained within Planning Policy Wales, Technical Advice Note 15: Development, Flooding and Coastal Erosion and Welsh Government Circular 002/2025.

TAN15 identifies the Flood Map for Planning as the starting point for considering flood risk. It requires planning authorities to consider the likelihood and consequences of flooding and to determine whether those consequences can be safely managed over the lifetime of development.

Residential premises are classified as Highly Vulnerable Development, while commercial and retail uses are classified as Less Vulnerable Development. TAN15 also recognises that mixed-use schemes may contain parts falling within different vulnerability categories.

The proposal relates to the redevelopment of an existing brownfield building rather than new residential development on undeveloped land. TAN15 allows redevelopment proposals within Flood Zone 2 to be considered where they assist and are consistent with the regeneration of an existing settlement or the achievement of key economic or environmental objectives, subject to an FCA demonstrating that the risks are acceptable.

A limited part of the rear of the site lies within Flood Zone 3. TAN15 requires the strongest justification for proposals in this zone but distinguishes redevelopment from new Highly Vulnerable Development on greenfield land. Redevelopment may be considered where it is essential to the Development Plan strategy to regenerate an existing settlement or achieve key economic or environmental objectives and where the consequences of flooding are acceptable.

TAN15 advises that residential uses within redevelopment proposals should not occur at ground-floor level. The application relates to an existing split-level building in which the proposed residential accommodation extends across lower-ground, ground and first-floor levels. The guidance does not define how “ground floor” should be applied to this particular form of building, where the property addresses differing external levels and the residential accommodation is distributed vertically through the established structure.

The proposed arrangement nevertheless places no sleeping accommodation at the lowest level. Flat 2’s lower-ground floor contains kitchen and dining accommodation only, with direct internal access to its bedroom and shower room at the higher ground-floor level. This does not remove the need to assess the residential use against TAN15, but it materially reduces the consequences associated with night-time occupancy at the lowest level.

TAN15 confirms that the ultimate issue is whether the consequences of flooding can be safely managed, including the effect of the development on flood risk elsewhere. It requires consideration of access and escape, occupier awareness, resilient design and acceptable consequences for the proposed use.

The assessment in the following sections therefore considers the actual flood mechanisms, the relationship between the mapped zones and the building, the internal arrangement, access to higher levels and the absence of any increase in flood storage loss, conveyance obstruction or runoff.

5. Flood Risk Assessment

5.1 Rivers

The Natural Resources Wales Flood Map for Planning indicates that the application site lies predominantly within Rivers Flood Zone 2, with a limited area at the rear within Rivers Flood Zone 3. Flood Zone 2 identifies land with between a 1 in 100 and 1 in 1,000 annual probability of river flooding, including an allowance for climate change, while Flood Zone 3 identifies land with a greater than 1 in 100 annual probability.

The mapped flood zones are associated with the Upper Clydach River, which passes through the lower-lying part of Pontardawe to the south and east of the site. The local topography falls away from High Street towards Herbert Street and the river corridor.

The mapping indicates that the greater part of the site is affected by the wider Flood Zone 2 extent, while the more severe Flood Zone 3 extent is confined to a limited area towards the rear. The flood-zone mapping does not, however, provide site-specific information on flood level, depth, velocity or rate of onset. No attempt has therefore been made to derive hydraulic levels from the published contour or flood-zone boundaries.

The proposed development remains within the established building envelope. It would not extend the building further into the mapped floodplain, alter external levels or create an additional obstruction to flood conveyance. There would also be no loss of floodplain storage arising from new construction.

The principal river flood consideration is therefore the potential effect on occupants and the internal accommodation rather than any worsening of flood risk elsewhere. This is considered further in Section 6.

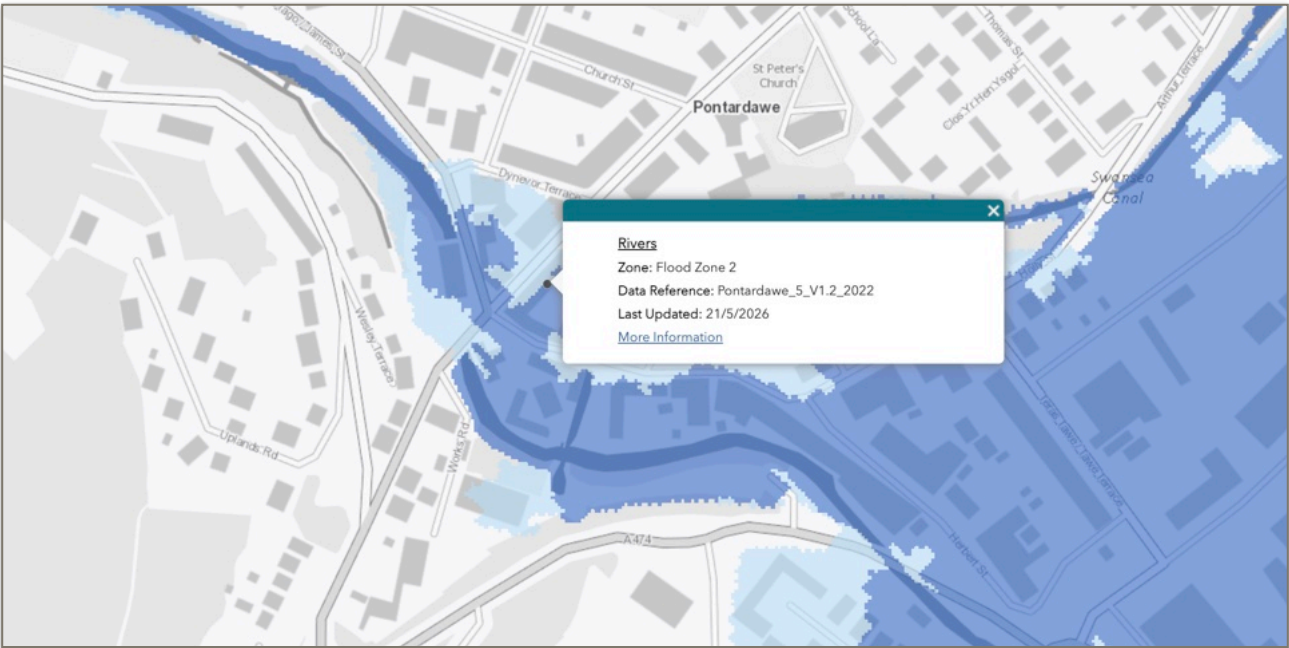


FIGURE 7. NRW RIVERS FLOOD ZONES

5.2 Surface Water and Small Watercourses

The NRW Flood Map for Planning shows areas of surface water and small watercourse flood risk within the surrounding urban area. The mapped extents approach the site but do not encroach materially within the planning boundary.

The local road network and surrounding built development may channel shallow overland flows during intense rainfall. High Street occupies higher ground relative to the river corridor, while the land falls towards Herbert Street and the rear of the property.

The proposal does not alter external levels, increase impermeable area or materially change the existing drainage catchment. It would therefore not be expected to increase the generation or displacement of surface water runoff.

Any localised surface water risk is principally associated with exceedance of the surrounding highway and drainage network during intense rainfall. The retention of the existing building footprint means that the development would not create a new barrier to an established overland flow route.

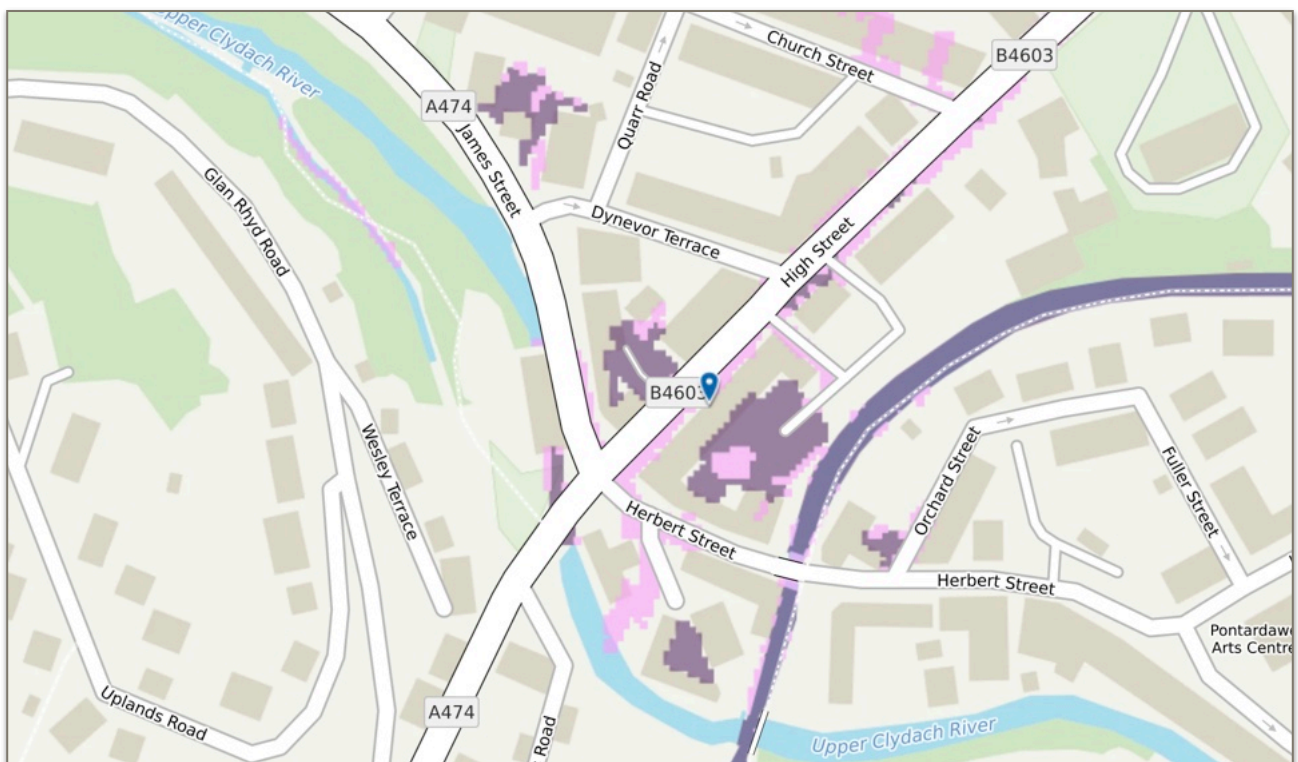


FIGURE 8. NRW SURFACE WATER AND SMALL WATERCOURSES FLOOD ZONES

5.3 Recorded Flooding

The NRW recorded flood extent mapping shows historical flooding within Pontardawe, including flooding associated with the Upper Clydach River corridor. The application site lies outside the mapped recorded flood extent.

The absence of a recorded flood extent does not demonstrate that flooding cannot occur, as historical records are not necessarily complete. It does, however, provide useful supporting evidence when considered alongside the mapped flood zones and local topography.

No information has been identified indicating that the existing building has previously experienced internal flooding. The assessment does not rely on that absence alone, but it is relevant that the building is established and the proposal does not materially alter its external relationship with the floodplain.

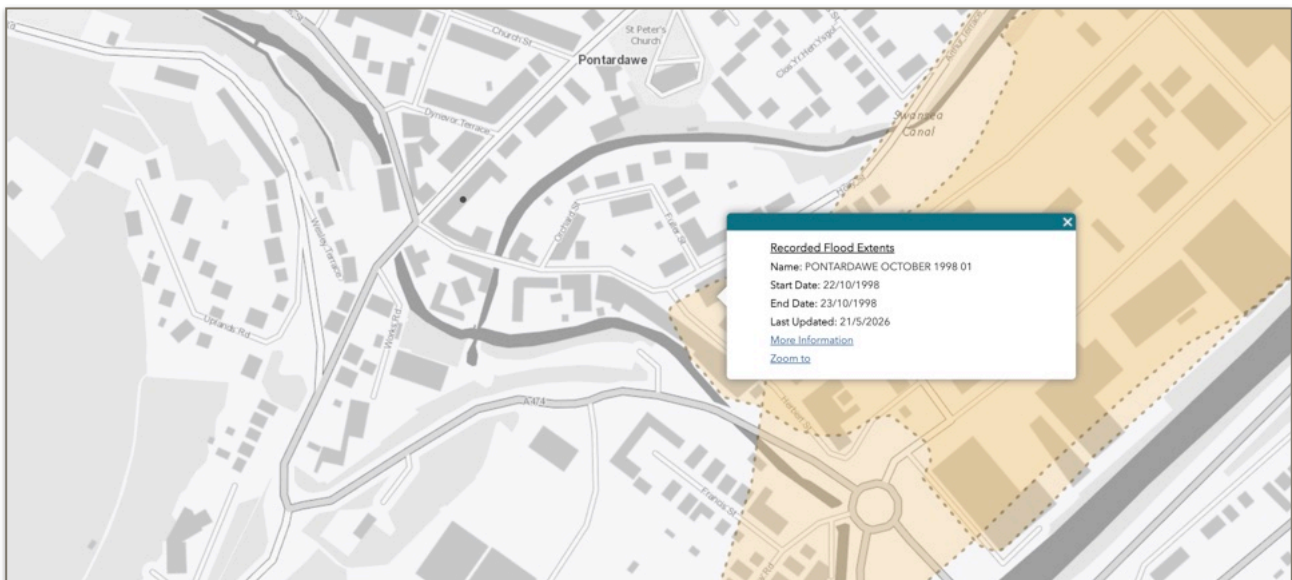


FIGURE 9. NRW RECORDED FLOOD EXTENTS

5.4 Reservoirs and Other Artificial Sources

The NRW reservoir flood mapping indicates that the application site lies outside the mapped reservoir inundation extents.

No canals, raised water-retaining structures or other artificial water bodies have been identified in a position that would represent a material flood risk to the site.

Flood risk from reservoirs and other artificial sources is therefore considered low.

5.5 Groundwater

Published groundwater mapping identifies the site as being within an area of medium groundwater vulnerability, with secondary aquifers associated with the underlying bedrock and superficial deposits.

The lower-ground floor is an existing part of the building rather than newly excavated accommodation. Groundwater ingress through the existing structure cannot be ruled out, particularly following prolonged rainfall or elevated groundwater conditions, but no evidence has been identified to indicate a significant groundwater flooding mechanism at the site.

Any signs of dampness, seepage or groundwater ingress encountered during refurbishment should be investigated and addressed through the detailed building design. Below-ground walls and floors should be reviewed in accordance with the relevant waterproofing standards.

Groundwater is not considered to represent the primary source of flood risk, although the lower-ground structure should incorporate suitable protection against seepage and moisture ingress.

5.6 Sewer and Drainage Infrastructure

The property lies within an established urban area served by existing public drainage infrastructure. Sewer flooding may occur where drainage capacity is exceeded, blockages arise or flows surcharge during intense rainfall.

No site-specific records of sewer flooding have been identified. The proposal does not increase the building footprint or impermeable area and would not materially increase surface water runoff from the site.

The residential conversion will result in alterations to internal foul drainage. These should be designed and connected in accordance with the requirements of the sewerage undertaker and the Building Regulations. Where lower-ground drainage fittings are situated below the potential surcharge level of the receiving sewer, suitable backflow protection or pumped drainage may be required.

Subject to appropriate detailed drainage design, the development is not expected to increase sewer flood risk elsewhere.

6. Flood Consequences

6.1 Nature of the Potential Consequences

In the absence of site-specific hydraulic modelling, the precise flood level, depth, velocity and duration affecting the property cannot be quantified. The consequences have therefore been assessed using the published flood-zone mapping, the local topography, the existing building arrangement and the proposed internal layout.

The mapped risk is greatest towards the rear and lower parts of the site. Should flooding extend to the building, water would be expected to approach from the lower-lying land associated with Herbert Street and the Upper Clydach River corridor rather than from the higher High Street frontage.

The lower-ground floor would represent the most susceptible part of the building because of its elevation relative to the surrounding rear ground. The ground and first floors provide higher accommodation within the same structure.

6.2 Lower-Ground Accommodation

Flat 2 includes kitchen and dining accommodation at lower-ground level. No bedroom or other sleeping accommodation is proposed on this floor.

This does not remove the vulnerability associated with residential occupation at the lowest level, but it reduces the potential consequences during night-time flooding, when occupants are more likely to be asleep and less able to respond quickly.

The lower-ground accommodation is directly connected by an internal stair to the bedroom, shower room and entrance at ground-floor level. Occupants would therefore have immediate access to higher accommodation without needing to pass outside through potentially flooded areas.

The lower-ground floor should not be relied upon as a place of refuge during a flood event. Its use should remain limited to daytime living accommodation, with sleeping accommodation retained at the higher level.

6.3 Ground and First Floors

The ground and first floors provide higher accommodation within the existing building. Flat 1 is arranged across these levels, while the bedroom and principal entrance serving Flat 2 are located at ground-floor level.

The internal vertical arrangement provides a means for occupants to move away from the lowest part of the building should flooding occur. The first floor offers a further level of internal refuge for occupants of Flat 1.

The effectiveness of this arrangement depends on the internal stairs remaining freely accessible and on occupants receiving sufficient warning to act before flood conditions become severe.

6.4 Access and Egress

The principal access is from High Street, which occupies higher ground than the rear of the site and the nearby river corridor.

This provides a preferable direction of escape compared with routes leading towards Herbert Street or the lower-lying land to the rear. However, the safety of external access during a particular flood event would depend on flood conditions across the wider road network and cannot be guaranteed solely from the published mapping.

Occupants should not attempt to leave once floodwater is affecting the surrounding streets unless directed to do so by the emergency services. Where advance warning is available, early evacuation via High Street should be prioritised. Where external evacuation is no longer safe, occupants should remain within the higher parts of the building and avoid the lower-ground floor.

The development should be registered to receive NRW flood warnings where available, and occupiers should be provided with a simple flood response plan.

6.5 Flood Warning and Occupier Awareness

Flood warning and occupier awareness will be important because the proposed use includes residential accommodation.

A building-specific flood response plan should be provided to future occupants. This should identify the lower-ground floor as the most vulnerable part of the property, set out the preferred evacuation route towards High Street and require occupants to move to higher accommodation when a warning is received or flooding is observed.

The plan should also advise occupants not to enter floodwater, not to use the lower-ground accommodation during an active flood event and to isolate electricity serving the lower level where it is safe to do so.

The property manager or freeholder should retain responsibility for maintaining the plan and ensuring that future tenants receive the relevant information.

6.6 Flood Resistance and Resilience

As the precise design flood level is not available, it would not be appropriate to recommend a fixed resistance height based on an assumed flood depth. Measures should instead focus on reducing the rate of water entry where practicable and limiting damage if flooding exceeds those measures.

At lower-ground level, consideration should be given to flood-resistant doors or demountable barriers where these can be safely incorporated without affecting fire escape. Air bricks, service penetrations and other low-level openings should be fitted with suitable flood-resistant details where practicable.

Internal finishes at the lower-ground floor should be selected for ease of cleaning, drying and replacement. Closed-cell insulation, water-resistant wall finishes, tiled or concrete flooring and moisture-resistant joinery should be considered in preference to highly absorbent materials.

Electrical sockets, controls and vulnerable plant should be positioned above the lowest practicable level. Separate electrical circuits for the lower-ground floor would allow that part of the building to be isolated without disabling the higher accommodation.

Any boiler, consumer unit, communications equipment or other essential plant should be located at ground-floor level or above. Drainage connections serving the lower-ground floor should include appropriate protection against surcharge.

These measures should be coordinated with the fire strategy, accessibility requirements and detailed architectural design.

6.7 Flood Risk Elsewhere

The works are contained within the existing building envelope and do not increase the footprint or impermeable area. No land raising, new external walls or other works are proposed that would materially obstruct flood conveyance or displace floodwater.

The development would therefore not result in a measurable loss of floodplain storage or increase flood risk to neighbouring property.

Alterations to internal foul drainage should be designed so that they do not increase the risk of surcharge or backflow. Surface water drainage arrangements will remain substantially unchanged.

6.8 Overall Consequences

The proposal introduces two self-contained flats within an existing building located predominantly in Rivers Flood Zone 2, with a limited area of Flood Zone 3 at the rear. Residential use is highly vulnerable and the inclusion of living accommodation at lower-ground level requires careful consideration.

The consequences are moderated by the existing split-level form of the building, the absence of sleeping accommodation at lower-ground level, direct internal access to higher accommodation, the availability of a higher frontage towards High Street and the absence of any extension or loss of floodplain storage.

The development does not remove flood risk and should not be presented as doing so. Its acceptability depends on retaining the proposed vertical arrangement, providing appropriate warning and response procedures and incorporating flood-resistant and resilient measures within the refurbishment.

Subject to these measures, the consequences can be managed without increasing flood risk elsewhere.

7. Assessment Against TAN15

Technical Advice Note 15 requires that development proposals in areas at risk of flooding demonstrate that the consequences of flooding can be managed to an acceptable level over the lifetime of the development, having regard to the vulnerability of the proposed use, the nature of the flood hazard and the wider effect of the development on flood risk elsewhere.

The proposal relates to the conversion of an existing mixed-use building within the established settlement of Pontardawe. It does not introduce any extension, additional built footprint or altered external levels within the floodplain.

The principal consideration is therefore the acceptability of the proposed residential accommodation within the existing building.

The application site lies predominantly within Rivers Flood Zone 2, with a limited area at the rear within Rivers Flood Zone 3. The published flood mapping does not provide site-specific flood levels, depths or velocities and these have not been inferred within this assessment. Instead, the assessment has considered the available flood mapping, topography, existing building configuration and proposed internal arrangement to evaluate the likely consequences of flooding.

The proposal retains the existing split-level arrangement of the building. Although Flat 2 includes living accommodation at lower-ground level, no sleeping accommodation is proposed on this floor. Bedrooms are located at higher levels within the building and direct internal access is available between all residential floors. Consequently, occupants are able to move to higher accommodation without first leaving the building.

The proposal also retains the existing commercial use at ground-floor level, preserving the mixed-use character of the property.

No extension to the building footprint is proposed and there would be no measurable reduction in floodplain storage, obstruction to flood conveyance or increase in surface water runoff. The proposal would therefore not increase flood risk elsewhere.

The development should incorporate appropriate flood resilience measures during refurbishment together with a simple flood response plan for future occupants. These measures would reduce potential damage and improve occupant preparedness in the event of flooding but should not be regarded as removing flood risk altogether.

Having regard to the scale of the proposal, the continued use of the existing building, the absence of any increase in flood risk elsewhere and the proposed internal arrangement, the consequences of flooding are considered capable of being managed to an acceptable level.

8. Recommendations

The following measures are recommended as part of the development:

- I. Flood-resistant and flood-resilient materials should be incorporated within the lower-ground floor where practicable.
- II. Electrical equipment, consumer units and other vulnerable services should be located at ground-floor level or above wherever reasonably practicable.
- III. Drainage serving lower-ground accommodation should include suitable protection against surcharge where required by detailed design.
- IV. A simple Flood Response Plan should be issued to future occupants, setting out appropriate actions before, during and after a flood event.
- V. Future occupiers should register for the Natural Resources Wales Flood Warning Service where available.
- VI. The lower-ground floor should continue to be used only in accordance with the approved layout, with no sleeping accommodation introduced without further assessment.

9. Compliance with TAN15 Criteria

The preceding sections have assessed the relevant sources and consequences of flooding having regard to the published NRW mapping, the existing building arrangement, the proposed internal layout and the measures available to manage residual risk. The principal TAN15 considerations relevant to the proposal are summarised below.

TAN15 Consideration	Assessment
Nature of development	Conversion and refurbishment of an existing mixed-use building within the established settlement of Pontardawe. No extension to the building footprint or new built form within the floodplain.
Flood risk sources	Site predominantly within Rivers Flood Zone 2 with a limited area of Flood Zone 3 to the rear. Other sources of flooding have also been assessed.
Flood consequences	Consequences assessed using published flood mapping, topography and the existing building arrangement. No unsupported flood levels or hazard values have been assumed.
Residential layout	Residential accommodation extends across the existing split-level building. No sleeping accommodation is proposed at lower-ground level and occupants have direct internal access to higher accommodation.
Access and refuge	Primary access is via High Street. Internal refuge is available at higher levels within the building. Occupants should be registered for NRW Flood Warnings and provided with a Flood Response Plan.
Flood resilience	Appropriate flood-resistant and resilient construction measures are recommended for the lower-ground floor together with resilient service installation.
Floodplain storage and conveyance	No increase in footprint, land raising or obstruction to flood conveyance. Floodplain storage is unaffected.
Flood risk elsewhere	The proposal would not increase flood risk to neighbouring land or property.
Overall assessment	Having regard to the scale of the proposal, the existing building configuration and the recommended mitigation measures, the consequences of flooding are considered capable of being managed to an acceptable level.

On the basis of this assessment, the proposal would not increase flood risk elsewhere and the consequences of flooding are considered capable of being managed through the retained split-level arrangement, the absence of sleeping accommodation at lower-ground level, direct internal access to higher accommodation, appropriate flood resilience measures and occupier awareness.

The proposal should therefore be considered in the context of the redevelopment and continued use of an existing building within the established settlement, rather than as new residential development extending into the floodplain. The final planning judgment remains a matter for the Local Planning Authority, informed by consultation with Natural Resources Wales.

10. Conclusions

Flume Consulting Engineers Ltd has undertaken this Flood Consequences Assessment in support of the proposed conversion of the existing mixed-use property at 5 High Street, Pontardawe.

The Natural Resources Wales Flood Map for Planning indicates that the application site lies predominantly within Rivers Flood Zone 2, with a limited area at the rear within Rivers Flood Zone 3. Other sources of flooding, including surface water, groundwater, sewer and reservoir flooding, have also been considered.

The proposal comprises the refurbishment and internal reconfiguration of an existing building. No extension to the footprint, alteration to external ground levels or works affecting floodplain storage or flood conveyance are proposed.

The principal issue is the consequence of flooding for the proposed residential accommodation. The assessment has therefore focused on the existing split-level form of the building, the proposed internal arrangement and the means by which occupants may respond to a flood event.

Although living accommodation is proposed at lower-ground level, no sleeping accommodation is located on this floor. Bedrooms are positioned at higher levels within the building and are directly accessible by an internal staircase. The proposal also incorporates no increase in flood risk elsewhere and can readily accommodate flood-resistant and resilient construction measures as part of the refurbishment.

The assessment has been prepared using the published flood information currently available. No site-specific hydraulic model outputs were available and no attempt has been made to infer flood levels or depths beyond the available evidence.

Having considered the available information, it is our opinion that the proposal would not materially increase flood risk elsewhere and that, subject to the recommendations contained within this report, the consequences of flooding can be managed to an acceptable level for the proposed development.

Note:

This report has been prepared for submission to the relevant approving authorities, including Natural Resources Wales in relation to flood risk, using the most up-to-date information available at the time of preparation. It has been prepared solely for this purpose and should not be relied upon by any other party or used for any other purpose.

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