

Supporting information to Address TAN 15 and Flood Consequences Assessment (FCA)

Project: Change of Use of the ground floor to restaurant and 1st, 2nd and third floors to 2 self-contained flats

Site Location: 114 High Street Merthyr Tydfil CF47 8PA

Local Planning Authority: Merthyr Tydfil County Borough Council

Prepared by Mr Ken Bateman

Date: September 2026

The following has been requested by the Planning Officer to support the application. NRW have been consulted and have offered no objection

1. Site Location and Context

This Flood Consequences Assessment (FCA) supports a planning application for the change of use of the ground floor to a restaurant and the upper floors to 2 self-contained flats. This is an existing building with the current planning use of Offices.

2. Proposed Development

The proposal involves a change of use from an office/training to restaurant and self-contained flats

Under the provisions of Technical Advice Note 15 (TAN 15), we acknowledge that the building is within a flood Zone 2 & 3 as shown on the NRW floor risk plans for Planning

However, it should be noted that, that the existing usage is that of an office/training to all floors and accessible to members of the public and staff alike.

3. Flood Consequence Assessment

The Site-specific Flood consequence assessment has been carried out to assess the existing and proposed risk and the consequences of flooding to a developed site.

4. The Flood Map for Planning

The Flood Map for planning indicates four new zone areas- Flood Zone 1, Flood Zone 2, Flood Zone 3 and a defended Zone

The existing property is within both within Zone 2 and 3 front and rear Which is classified as Flood Zone 2: Medium Probability - Less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, and Flood Zone 3 Areas with more than 1% (1 in 100) chance of flooding from rivers in a given year, including the effects of climate change to the front classed as including climate change. (as shown on NRW Flood Map for Planning)

The front and rear of the property is also at risk from flooding from surface water and small water courses. However, it should note that both of the above affects most of the commercial area of the town centre and the proposed usage is no different to many of the properties within the town centre. if the property was not subject to a change of use and continued within A1 usage then the above would not be considered.

5. Technical Constraints.

- **Footprint Expansion:** There is a very small rear extension to provide independent access to the flats on the upper floors and will contain a staircase only.

6. Proposed Property Flood Resilience Mitigation Strategy

It is proposed to convert the ground floor to a restaurant and as such any work carried out would As far as practically possible look to floor resilient including the following

- **Wall Linings:** Strip standard plasterboard and replace it with water-resistant hydraulic lime plaster or sand-cement render up to 1.2 metres high.
- **Perimeter Integrity** All incoming utility penetrations (gas, water, electric) below 1.0 metre will be completely watertight expanding seals with structural waterproof compound.
- **Service Elevation:** All new electrical ring mains, switches, and the main consumer unit for the ground floor flat will be routed downwards from the ceiling, with all outlets positioned a minimum of **1.2 metres above the finished floor level.**

7 Emergency Management & Safe Escape Routes

The property benefits from both front and rear access. NRW mapping confirms that the flood hazard decreases when moving south towards the South towards Wheatsheaf lane provides a dry access space from the property.

The first floor flat is at 4.28m above external ground level and therefore the occupants would be safe from any flooding.

8 Advanced Warning System

The owner will be legally required through tenancy agreements to register the occupancy with the Natural Resources Wales Free Flood Warning Scheme. This automated phone and SMS system ensures advanced noticed to evacuate the building well before water reaches the property. The tenants will also be required to provide training to all staff methods of evacuating the building like any fire alarm being activated

9. Conclusion and Recommendations

The proposed building is located within Flood Zone 2&3. A review of available flood map for planning confirms a probability of flooding. Appropriate flood resistance and resilience measures have been incorporated into the design, resilient materials, elevated services and an occupant flood emergency plan, subject to implementation of these measures, the development is considered capable of providing an acceptable level of safety for occupants whilst minimising flood-related damage and facilitating recovery following a flood event.