

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

Project: Change of Use of the ground and basement floors to Pilates studio/health suite/shop and replacement shop front

Site Location: 61 High Street Merthyr Tydfil CF47 8DE

Local Planning Authority: Merthyr Tydfil County Borough Council

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1. Site Location and Context

This Flood Consequences Assessment (FCA) supports a planning application for the change of use of an existing commercial unit to a Pilates studio/health suite/shop at the ground and basement levels

2. Proposed Development

The proposal involves a change of use from a shop to a Pilates studio/health suite/shop

NOTE: Existing and proposed use class would be A1

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 flood risk plans for Planning

However, it should be noted that, that the existing usage is that of a shop (A1) and both ground and first floors are used for retail use and accessible to members of the public and staff alike. It should also be noted that due to the nature of the proposed use there will be considerably less people on the premises at any one time than is currently permissible.

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 to the 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 of the property is also at risk from flooding from surface water and small water courses Zone However it should note that both of the above affects most of the commercial area of the town centre and 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.

- **Zero Footprint Expansion:** The development stays strictly within the pre-existing walls. No external land is available to lower for compensatory floodplain storage.

6. Proposed Property Flood Resilience Mitigation Strategy

- **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 east towards the rear of the building and once in John Street to the rear a few meters away the flood risk recedes and provides a dry access away from the property giving pedestrian escape route leading straight to safety.

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 notice 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.