

33 and 34, Marine Terrace, Aberystwyth

Updates to planning application for the site located at 33 and 34 Marine Terrace, Aberystwyth.

January 2022

Background

- 1.1 The site is located at No. 33 and 34 Marine Terrace, Aberystwyth. A site location plan is included within the **Annex A**.
- 1.2 A Flood Consequence Assessment (FCA) was submitted to Ceredigion County Council (CCC) in March 2017 in support of a planning application for a development at 33 and 34 Marine Terrace, Aberystwyth.

Details of the Previous Application

- 1.3 The application site located at No. 33 and 34 Marine, Terrace, Aberystwyth, has previous planning consent for the conversion of no 32 and 34 for creation of 2 No 4 bed town houses and 1 No 6-bed dwelling.

Proposed Changes

- 1.4 However, some internal changes were introduced to the proposed building plans after the submission of the previous FCA. The new proposal includes the creation of 18 No apartments with a proposal to use the basement area for car parking (i.e. similar parking arrangement as the previously consented application). The proposed plans are included in **Annex B** of this Technical Report.

Aims and Objectives of the Technical Note

- 1.5 This technical note seeks to provide an update on the proposed changes in relation to flood risk.
- 1.6 In addition, a review the relevant planning policy documents and guidance will also be conducted within this technical assessment to ensure that the development proposals are in accordance with regional and local requirements.

Site Description

- 1.7 As cited within the previously submitted FCA, existing ground floor levels are estimated to be approximately 6.5m AOD. In addition, the ground levels at the rear were estimated to be approximately 4.8m AOD.
- 1.8 According to Natural Resources Wales (NRW)'s Development Advice Map (figure 1 below), the front of the development is predominately located within Flood Zone C2. This is based on the National Resource Wales Extreme Flood Outline (i.e. the 1 in 1000 year return period flood event) and is without significant flood defence infrastructure.
- 1.9 The rear of the existing properties is located in Zone B, which are classified as areas known for some historical flooding.



Figure 1 - Development Advice Map

Planning Policy Wales – TAN 15

- 1.10 According to TAN15, residential development is defined as More Vulnerable development, and would not be appropriate in Zone C2.

ThinkUrban Clarification

- 1.11 Even though, TAN15 suggests that only Less Vulnerable development should be located in Zone C2, it should be noted that the proposal is for a change of an existing residential dwellings to provide additional accommodations.
- 1.12 In addition to the above, the level assessment conducted for the FCA (i.e. submitted as part of the previously consented planning application) demonstrated that the site is not located in Zone C2. In addition, the FCA also confirmed that the access to the basement car park is free from flooding.
- 1.13 All potential sources of flood risk at the application site have been assessed within the FCA and it has been concluded that the risks of flooding occurring at the application site is low.
- 1.14 Considering above, it has been concluded with the FCA that the proposed conversion of no 32 and 34 to provide residential accommodation is considered to be in accordance with TAN15.

Forthcoming revisions to Planning Policy Wales (TAN 15)

- 1.15 According to latest information contained within NRW's website, a revised TAN15 is due to be implemented in June 2023. This will also include new Flood Map for Planning, which consist of climate change information to show how this will affect flood risk extents over the next century. It shows the potential extent of flooding assuming no defences are in place.
- 1.16 NRW stated that the upcoming 'Flood Map for Planning' has no official status for planning purposes until June 2023. However, NRW indicated that they may use the data as the 'best available information' on flood risk to inform our planning advice.
- 1.17 Even though the new flood map has no official status for planning purposes until June 2023, we have obtained the revised flood maps from the NRW's online mapping system as the revised flood map is based on the latest flood modelling data.
- 1.18 According to NRW's new Detailed Flood Map (refer to Figure 2 below), the development is located entirely within Flood Zone 1. A copy of NRW's detailed flood map is included in **Annex C** of this technical report.
- 1.19 Considering above, it can be stated that the proposed conversion of no 32 and 34 to provide residential accommodation is considered to be in accordance with TAN15 as the site lies within flood zone 1 in line with the new Detailed flood Map.

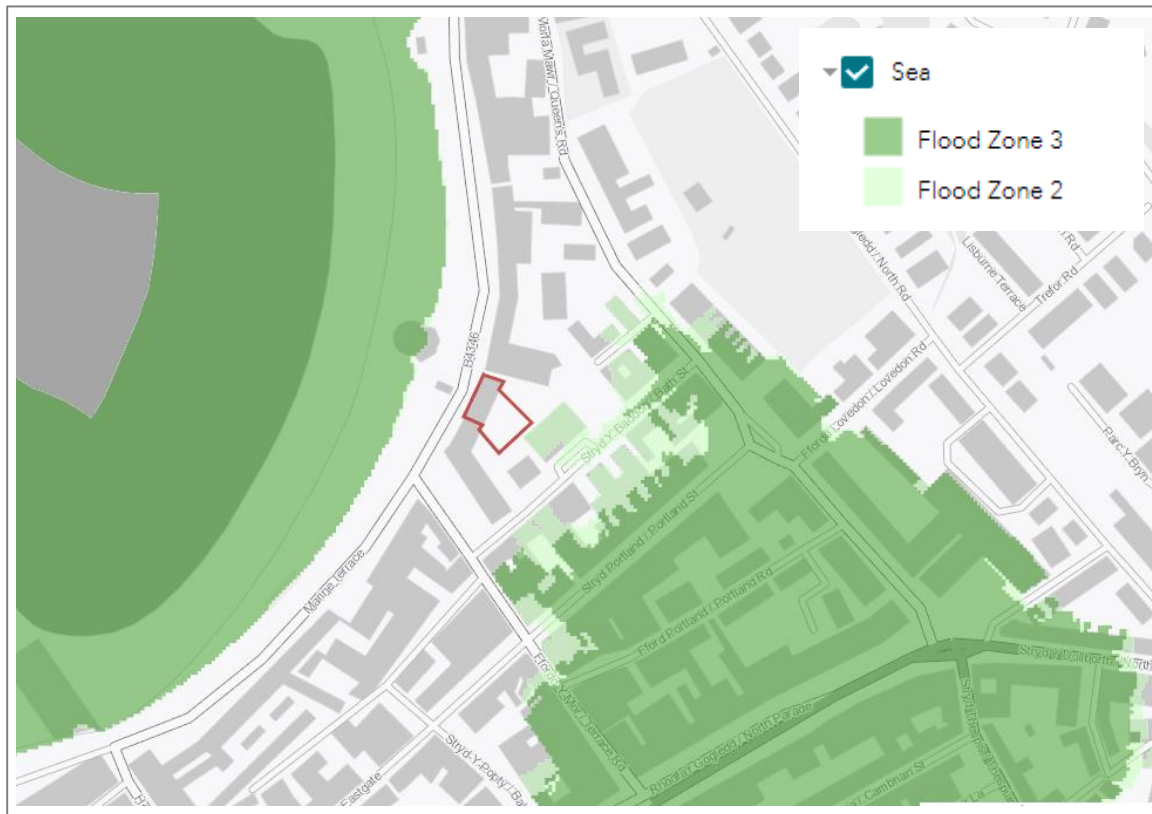


Figure 2 – NRW's New Detailed 'Flood Map for Planning'

Current Proposal

- 1.20 As indicated within Section 1.4 above, the new proposal includes the creation of 18 No apartments with a proposal to use the basement area for car parking (i.e. similar parking arrangement as the previously consented application).
- 1.21 Since the proposal includes only the internal changes with no proposal to change the external area, it can be concluded that the finding of the previously submitted FCA is still applicable, and no other assessment is required in order to assess the flood risk at the site location.
- 1.22 In addition to above, NRW's new Detailed Flood Map shows that the entire development site is located within Flood Zone 1. As indicated within NRW website, it is anticipated that the Local Planning Authority will review the information contained within the new Detailed Flood Map whilst assessing this planning application.

Conclusion

- 1.23 This technical note seeks to provide an update on the proposed changes in relation to flood risk.
- 1.24 Previously submitted FCA for the consented planning application demonstrated that the site is not located in Zone C2 and the access to the basement car park is free from flooding.
- 1.25 Since the proposal includes only the internal changes with no proposal to change the external area, it can be concluded that the finding of the previously submitted FCA is still applicable.
- 1.26 It is anticipated that the provision of additional information would satisfy LPA's requirement.

Annex A:
Site Location Plan



KEY

— SITE BOUNDARY

Rev	Details	Drawn	Checked	Date



Quest House
St Mellons Business Park
Fortran Road
Cardiff
CF3 0EY
T: 02922 520 219

Client:
33 and 34, Marine Terrace

Project:
33 and 34, Marine Terrace,
Aberystwyth

Drawing:
Site Location Plan

Scale: NTS Sheet Size: A3

Drawn: SPS Checked: LF Date: Jan 2022

Drawing Number: 2022_SK_001 Revision:

Contractors, subcontractors and suppliers must verify all dimensions supplied on the drawings and on site before commencing works. Check the contents of this drawing and any tabular information before ordering materials. © thinkurban design ltd. This drawing must not be copied or reproduced in any way without their prior written consent.

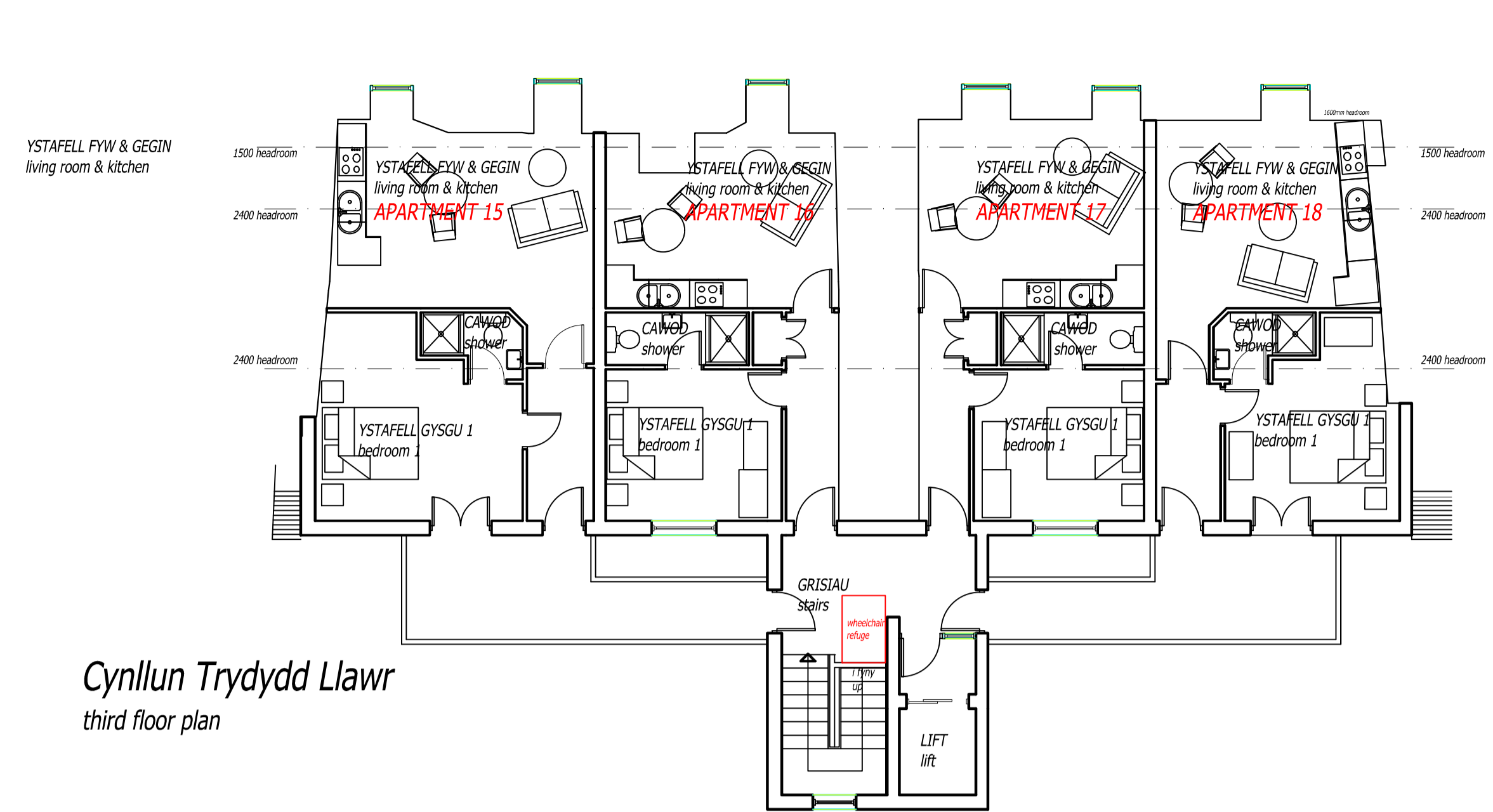
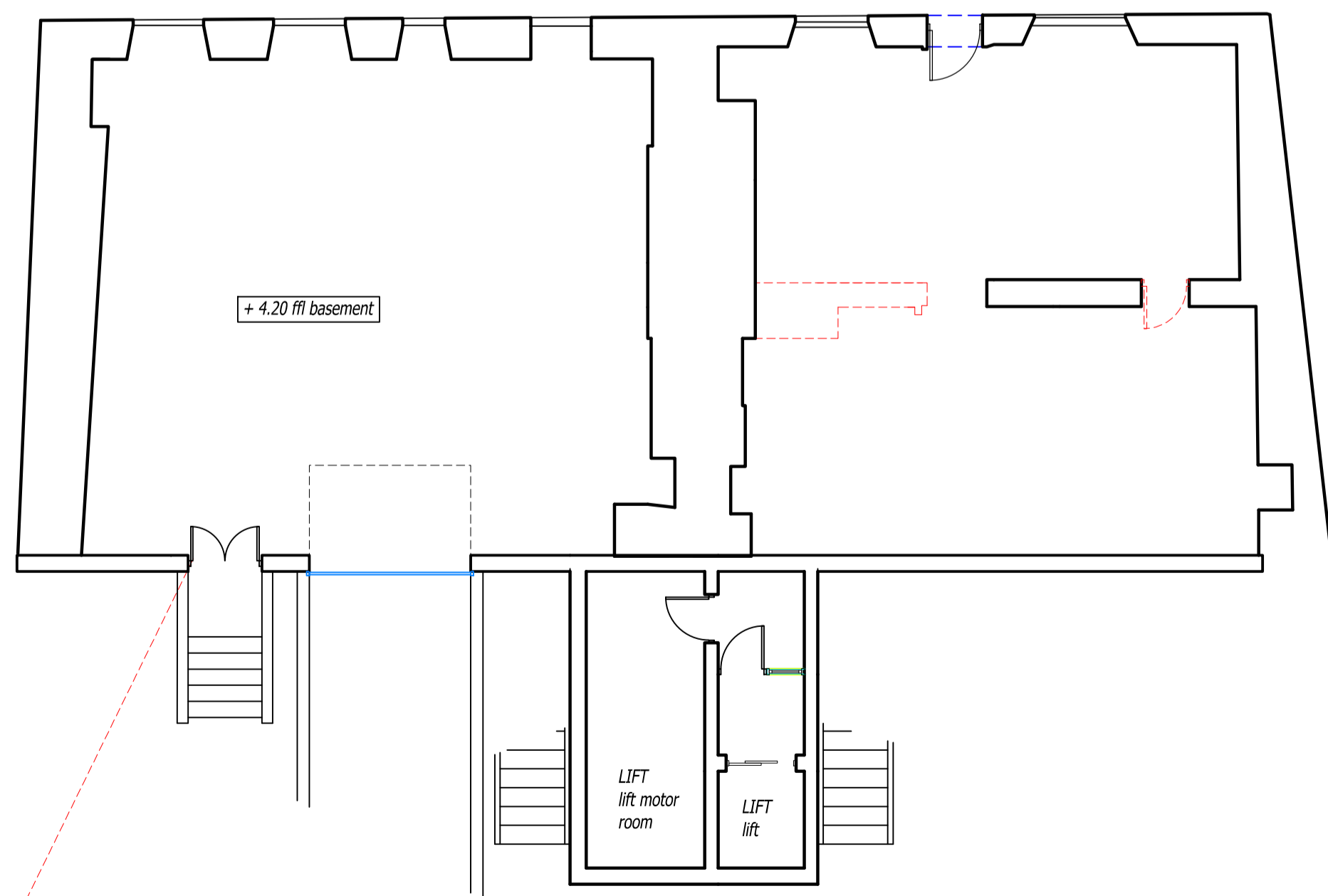
Annex B:

The proposed plans

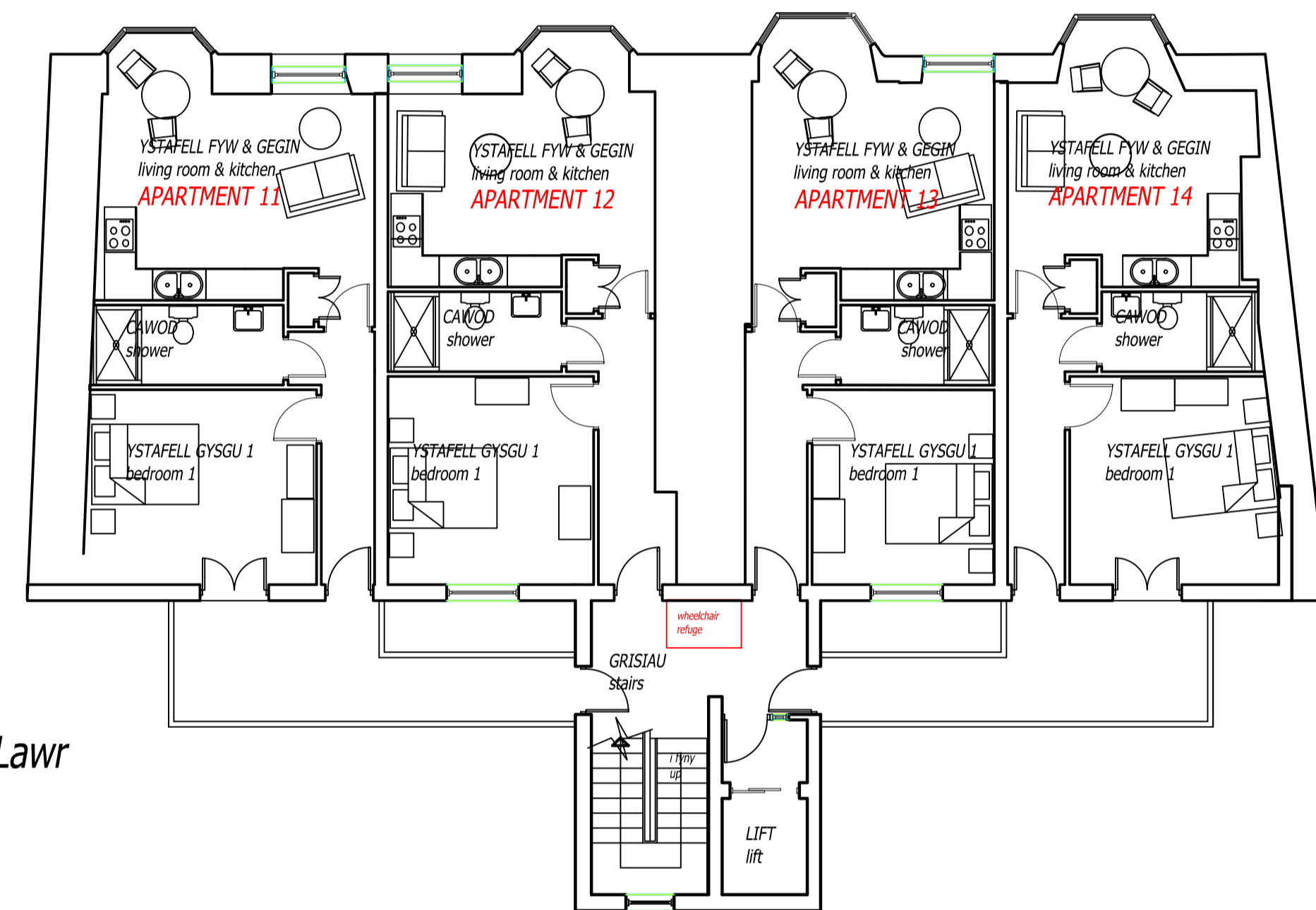


Cynllun Llwr Isaf
basement floor plan

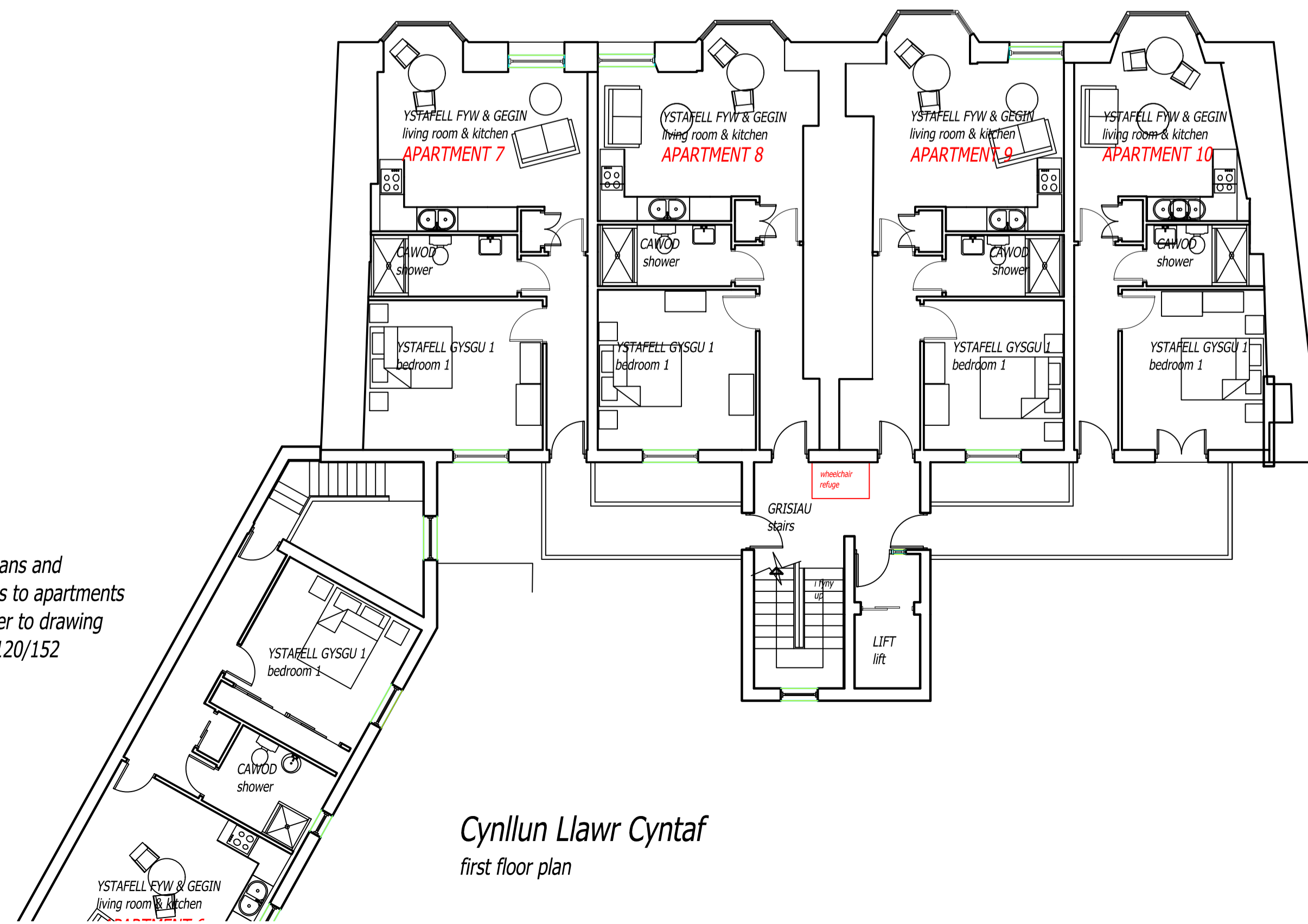
0 1 2 3 m



Cynllun Ail Llwr
second floor plan



for full plans and elevations to apartments 1 & 6 refer to drawing number 120/152



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<p>Prepared & revisited by DEVA, Marino Terrace, Aberystwyth.</p>	<p>AMENDMENT A scheme revised 14.09.21</p>	<p>120/153 A</p>
<p>BYRON JENKINS scheme drawing CYNLLUNIAU 2 plans 2 holiday apartments.</p>	<p>1:100 @ A1</p>	<p>14.09.21</p>

ROOF
To extension to be of natural slates to match the existing

EXISTING BUILDING
Existing building to be demolished and all rubble to be removed from site.

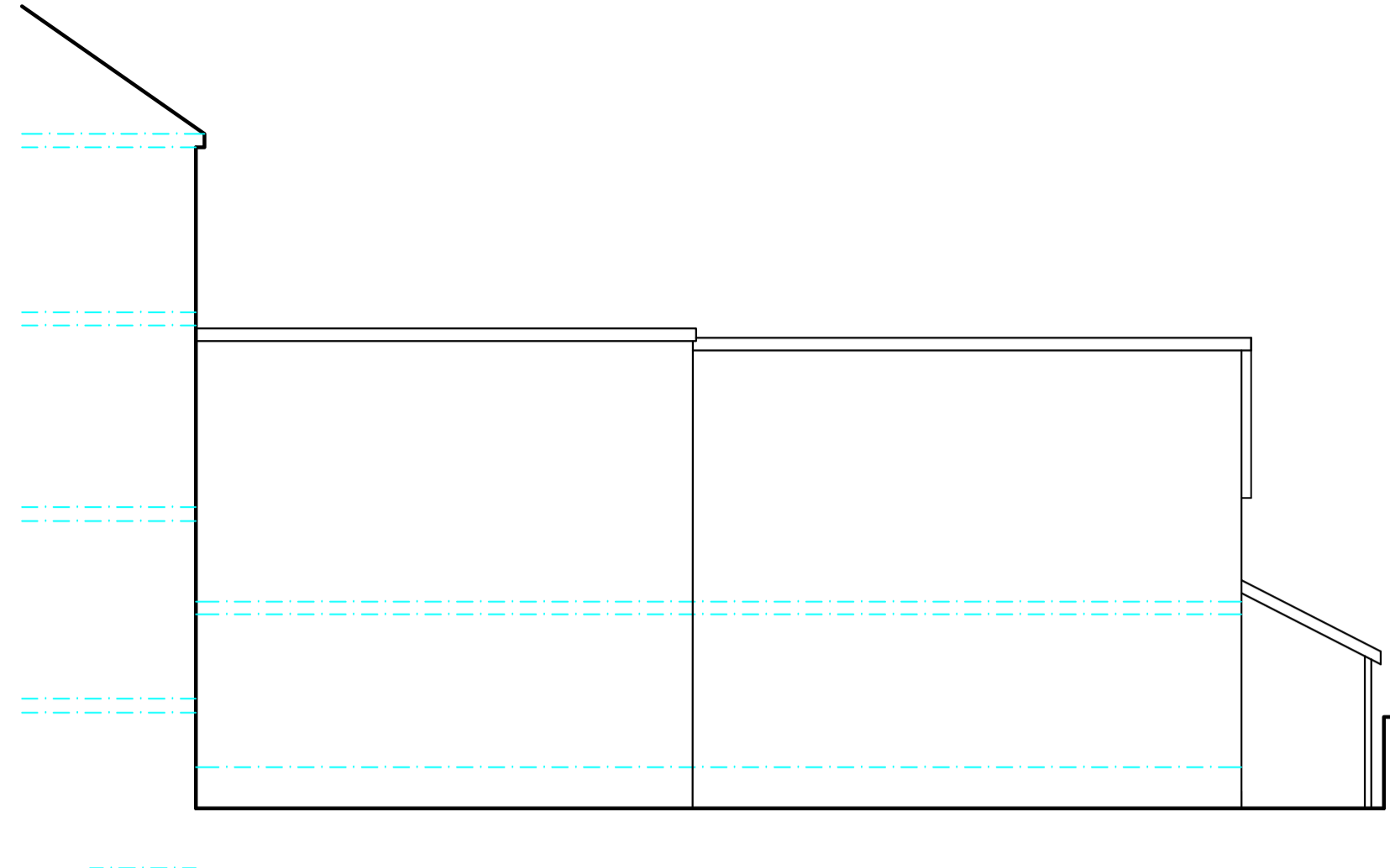
DORMER WINDOWS
To be formed of a natural slate roof, with rendered walls.

WINDOWS
New timber sliding sash windows to the extension, profile to match the existing. Lay on slate sub sill.

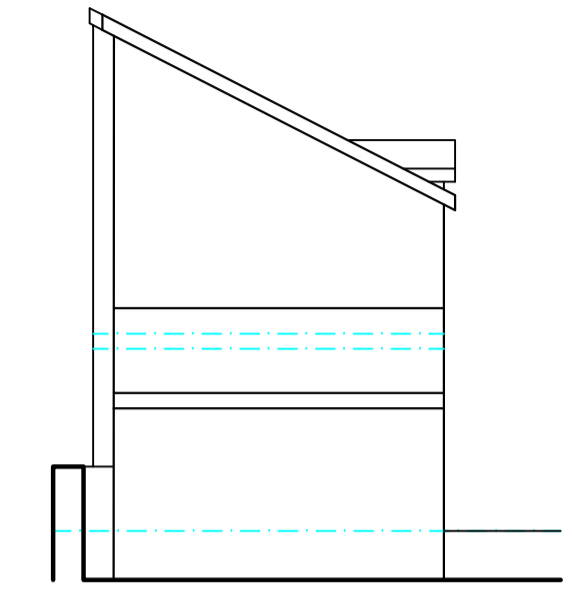
WALL
To annex extension to be of smooth render



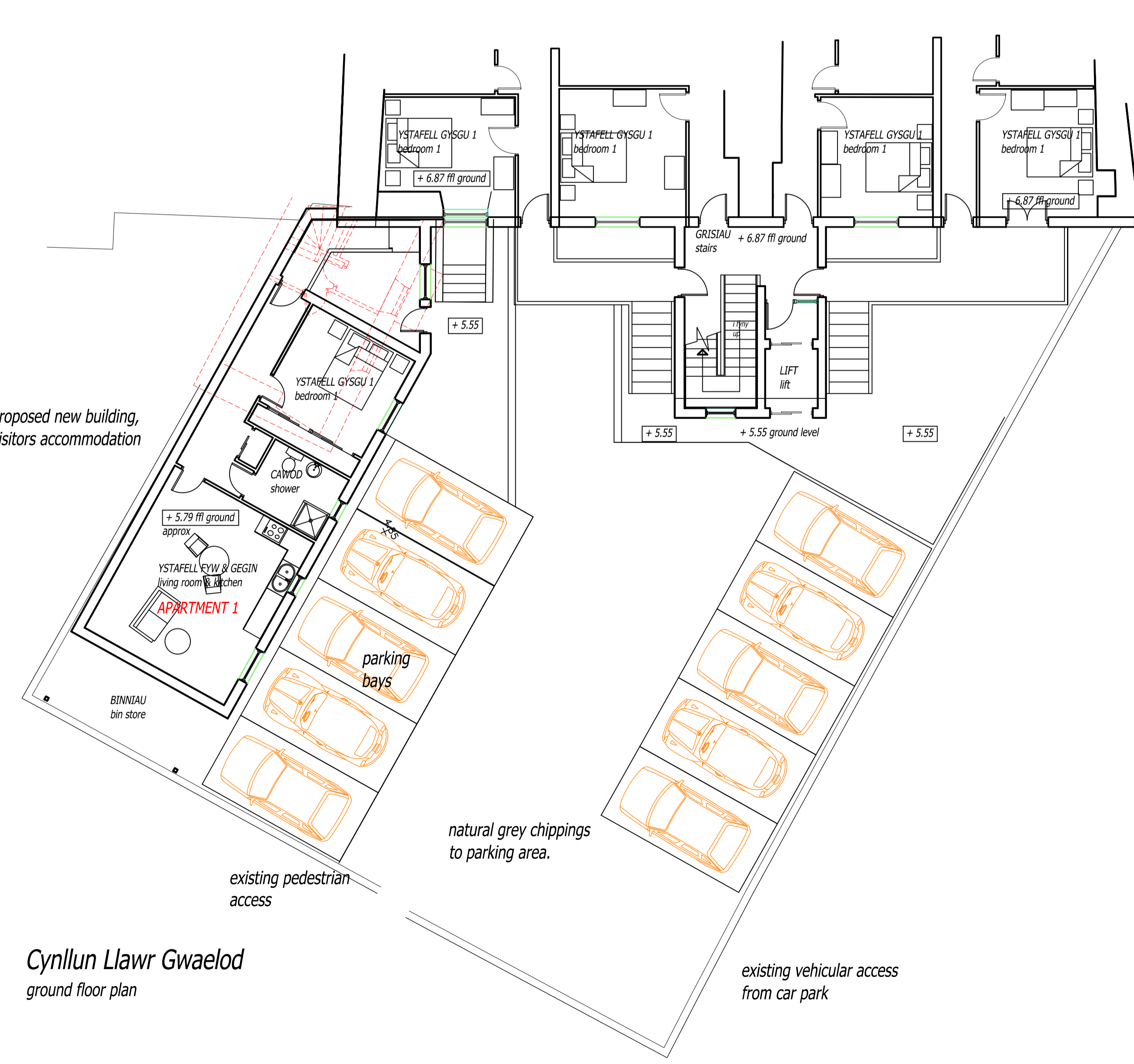
Edrychiad Blaen
Front Elevation



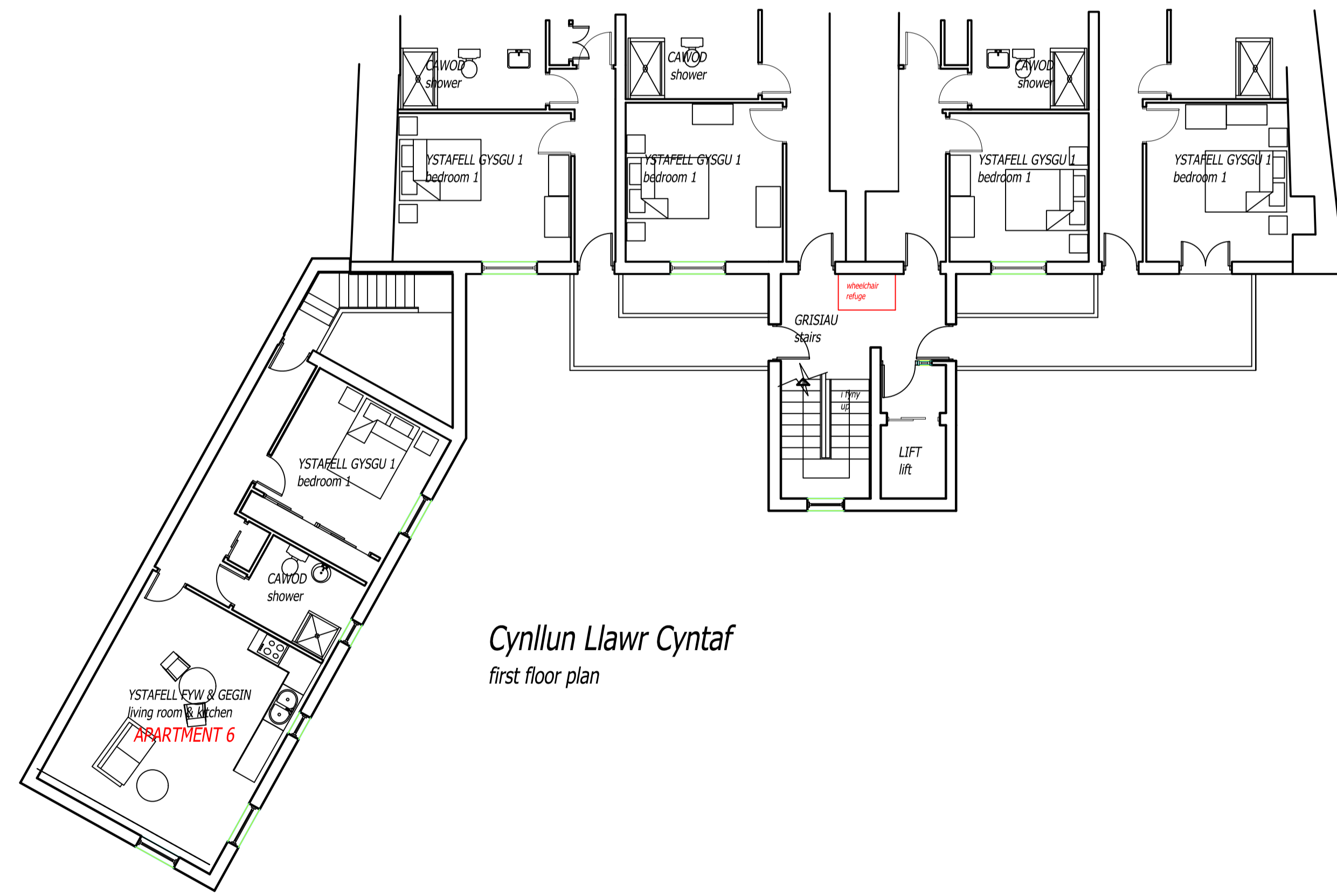
Edrychiad Cefn
Rear Elevation



Edrychiad Ochr
Side Elevation



Cynllun Llwr Gwaed
ground floor plan



Cynllun Llwr Cyntaf
first floor plan

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100% designed & constructed by
DEVA,
Marine Terrace,
Aberystwyth.

100% CYNLLUN BRAS
scheme drawing
EDRYCHADAU 2
elevations 2
holiday apartments

14.09.21

120/155
A

1:100 @ A1 20th Nov 2021 J.B. byron

Annex C:

NRW's (new) Detailed flood Map

Flood Map for Planning
Planning Policy Wales – TAN 15

Legend

Flood Defence Location

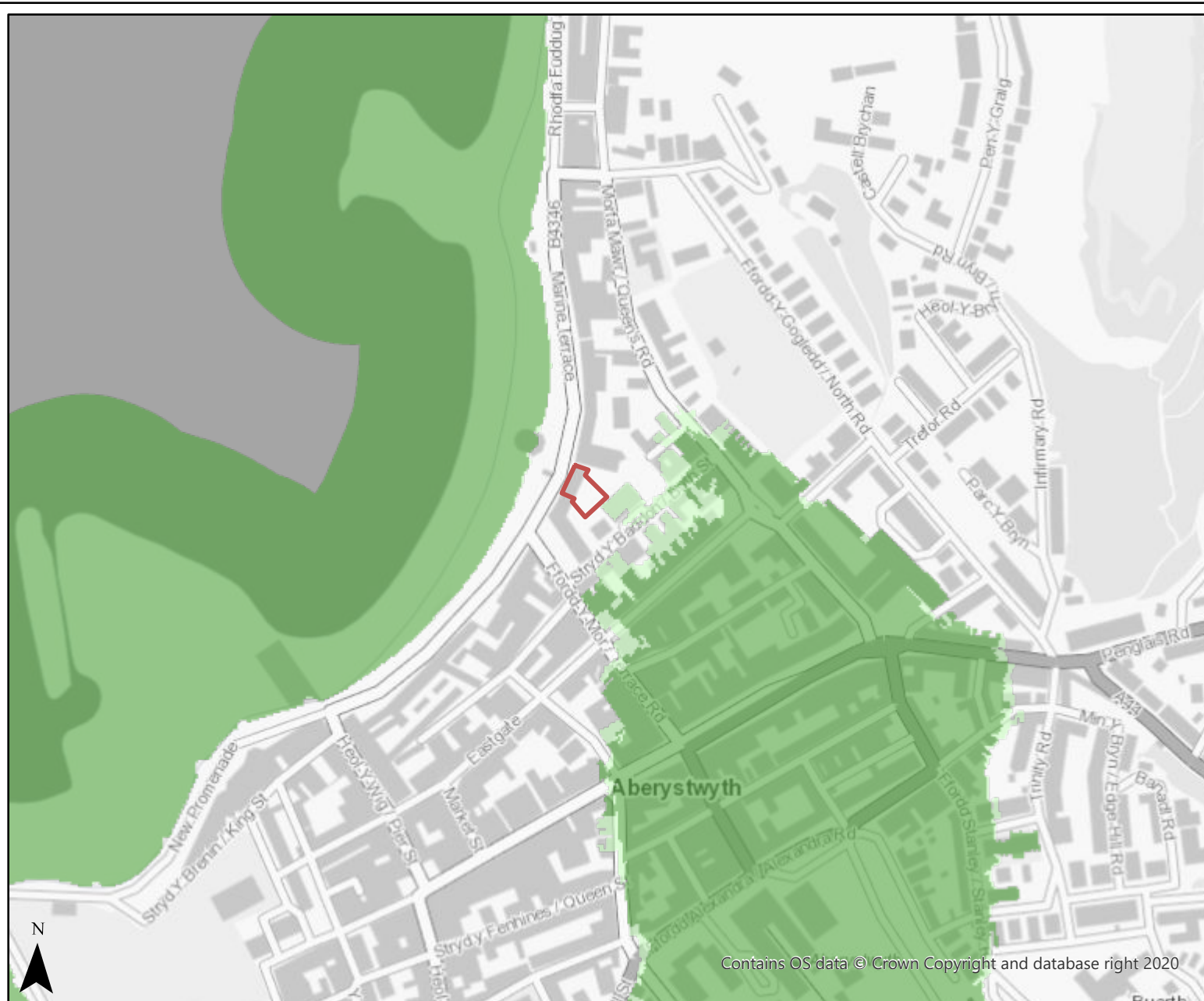
 Flood Defences

Sea

Sea

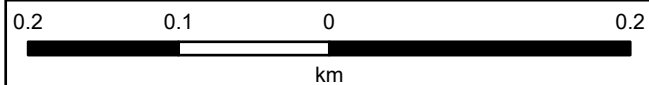
 Flood Zone 3 Flood Zone 3

 Flood Zone 2 Flood Zone 2



Scale: 1:5,024

Date: 06/02/2022



British National Grid

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