

The Waterside, Carmarthen- Flood Consequences Assessment

Version 1

March 2025

**Prepared for:
New Park Hotel
100 Lammas Street
Carmarthen
Carmarthenshire
SA31 3AP**

www.jbaconsulting.com

Document Status

Issue date	March 2025
Issued to	New Park Hotel
BIM reference	PDP-JBA-XX-XX-RP-Z-0001-S3-P01- The_Waterside_Carmarthen_FCA
Revision	Version 1
Prepared by	Hannah Booth BSc (Hons) Flood Risk Analyst
Reviewed by	Faye Tomalin BSc (Hons) MSc C.WEM MCIWEM Principal Analyst
Authorised by	George Baker BEng, FCIWEM, C.WEM, CEnv, IEng, AIEMA Project Director

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Contract

JBA Project Manager	Hannah Booth
Address	7-8 High Street, Kings Chambers, Newport, South Wales, NP20 1FQ
JBA Project Code	2025s0237

This report describes work commissioned by Zoe Aspinall, on behalf of New Park Hotel, by an instruction dated 15th February 2025. Hannah Booth of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of New Park Hotel and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to New Park Hotel for the purposes for which it was originally commissioned and prepared.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by JBA has not been independently verified by JBA, unless otherwise stated in the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. JBA specifically does not guarantee or warrant any estimates or projections contained in this Report.

Copyright

© Jeremy Benn Associates Limited 2025

Contents

1	Introduction	1
1.1	Terms of Reference	1
1.2	FCA Requirements	1
2	Site Summary	2
2.1	Site Topography	3
2.2	Soils and Geology	4
2.3	Watercourses and flood defences	5
2.4	Development Proposal	5
3	Planning Policy and Flood Risk	7
3.1	Planning context	7
3.2	Vulnerability Classification	7
3.3	Lifetime of Development	8
3.4	Development Advice Map Classification	8
3.5	Flood Map for Planning Classifications	9
3.6	Local Development Plan	11
4	Flood Risk Assessment	13
4.1	Review of Existing Flood Risk Data	13
4.2	Historical Flooding	13
4.3	Flood Risk from Rivers	14
4.4	Flood Risk from the Sea	14
4.5	Flood Risk from Surface Water and Small Watercourses	15
4.6	Flood Risk from Groundwater	16
4.7	Flood Risk from Reservoirs	17
4.8	Flood Risk from Sewers	17
5	Detailed Fluvial and Tidal Flood Risk Assessment	19
5.1	Data availability	19
5.2	Fluvial Flood Risk	19
5.3	Tidal Flood Risk	21
5.4	Flood Risk Summary and TAN-15 Compliance	24
5.5	Flood Risk Mitigation	25

6	Assessment of Acceptability Criteria	27
6.1	Acceptability criteria	27
7	Conclusions	29
A	Topographic Survey	A-1
B	Development Elevations	B-2
C	Development Plans	C-3

List of Figures

Figure 2-1 Site Location	3
Figure 2-2 1m LiDAR	4
Figure 2-3 Watercourses and flood defences	5
Figure 3-1 DAM Map	9
Figure 3-2 Flood Map for Planning- Rivers	10
Figure 3-3 Flood Map for Planning- Sea	11
Figure 4-1 FRAW - Flood Risk from the Rivers	14
Figure 4-2 FRAW - Flood Risk from the Sea	15
Figure 4-3 FRAW - Flood Risk from Surface Water and Small Watercourses	16
Figure 4-4 FRAW - Flood Risk from Reservoirs	17
Figure 5-1 1% AEP plus climate change event- Flood Depths (m)	20
Figure 5-2 0.1% AEP event- Flood Depths (m)	21
Figure 5-3 0.5% AEP plus climate change event- Flood Depths (m)	22
Figure 5-4 0.1% AEP plus climate change event- Flood Depths (m)	23

List of Tables

Table 2-1 Site Summary	2
Table 3-1 Development Categories Defined by TAN-15	7
Table 4-1 Summary of Flood Risk	13
Table 5-1 Predicted flood depths in the 1% AEP plus climate change fluvial event	20

Table 5-2 Potential flood depths in the 0.1% AEP event	21
Table 5-3 Potential flood depths in the 0.5% AEP plus climate change event	22
Table 5-4 Potential flood depths in the 0.1% AEP plus climate change event	23
Table 6-1 Acceptability Criteria	27

1 Introduction

1.1 Terms of Reference

JBA Consulting (JBA) was commissioned by New Park Hotel to undertake a Flood Consequences Assessment (FCA) to support a planning application for the proposed redevelopment of the Waterside Club at Coracle Way, Carmarthen for residential purposes.

This FCA assesses and demonstrates the suitability of the proposed redevelopment and describes the flood mitigation measures recommended to appropriately manage flooding at the site.

1.2 FCA Requirements

This FCA follows the Welsh Government guidance on development and flood risk set out in the Technical Advice Note 15: Development and Flood Risk (TAN-15). Where appropriate, the following aspects of flood risk should be addressed in all planning applications over its expected lifetime in flood risk areas:

- The likely mechanism of flooding
- The likely source of flooding
- The depths of flooding through the site
- The speed of inundation at the site
- The rate of rise of flood water through the site
- Velocities of floodwater across the site
- Overland flow routes
- The effect of access and egress and infrastructure, for example. Public sewer outfalls
- Combined sewer outflows, surface water sewers and effluent discharge pipes from wastewater treatment works
- The impacts of the development in terms of flood risk on neighbouring properties and elsewhere on the floodplain.

2 Site Summary

The proposed redevelopment site is located at the former Waterside Club, Coracle Way in Carmarthen. The site is 0.07ha and is currently comprised of a disused building formerly comprising a social club. The site is located within a predominantly commercial area, at the southern extent of Carmarthen town centre.

The site is bound by the A4242 Coracle Way to the northern boundary and front elevation of the building, and The Quay to the southern boundary at the rear elevation of the building. Immediately west of the site is a car park, with a homewares shop to the east. The River Towy flows in a predominantly southerly direction to the south of the proposed redevelopment site.

The site is accessed by vehicles and pedestrians from The Quay at the rear of the building and by pedestrians at the front of the building. Further information on the site is provided in Table 2-1.

Table 2-1 Site Summary

Parameter	Description
Site Name	The Waterside
Site area	0.07ha
Existing land use	Disused commercial building
Purpose of development	Residential development
OS NGR	SN 41289 19882
Local Planning Authorities	Carmarthenshire County Council
Lead Local Flood Authority	Carmarthenshire County Council



Figure 2-1 Site Location

2.1 Site Topography

A topographic survey was undertaken by Gwalia Surveyors in 2016 and is provided in Appendix A. The topographic survey uses Local Datum and not Ordnance Datum; therefore to understand the levels around and within the building, a combination of Natural Resources Wales (NRW) Light Detection and Ranging (LiDAR) 2018 data (shown in Figure 2-2) and the topographic survey have been used to derive the levels at the site.

Figure 2-2 shows the 1m Digital Terrain Model (DTM) and a comparison with the 1m Digital Surface Model (DSM). The DTM model removes the surface objects from the DSM and, therefore does not show the location of the building, whilst the DSM provides an indication of its location. Levels at the north and south of the building have been identified to infer the potential Finished Floor Level (FFL) inside the building.

The rear and front elevations of the property have been provided by the architect and are contained in Appendix A.

These plans identify several doors on the Lower Ground Level to the rear elevation, accessing The Quay. A comparison to the topographic survey and Google Street View Imagery shows that there is no step up to Threshold Level of the building. Whilst plans indicate that on entry to the Lower Ground Floor Level there is a requirement to step up into the building resulting in a FFL higher than Threshold Level, the value of this level increase

is unknown. It is therefore deemed appropriate to apply a precautionary approach to this flood risk assessment, utilising the Threshold Level of the building. Based on the known information, it is assumed that the Threshold Level on the Lower Ground Floor is the same as local ground levels on The Quay. This level is derived to be 5.48 mAOD.

The plans also indicate two access doors to the front elevation. Local ground levels derived from the DTM/DSM comparison suggest that the ground level to the rear of the building is 10.34mAOD. However, the topographic survey shows a 3.9m difference in FFL heights between the ground floor and the first floor. It is therefore estimated that, at a minimum, the FFL in the upper ground floor is 9.38mAOD. This level has been taken forward within this FCA as a precautionary approach to flood risk assessment.

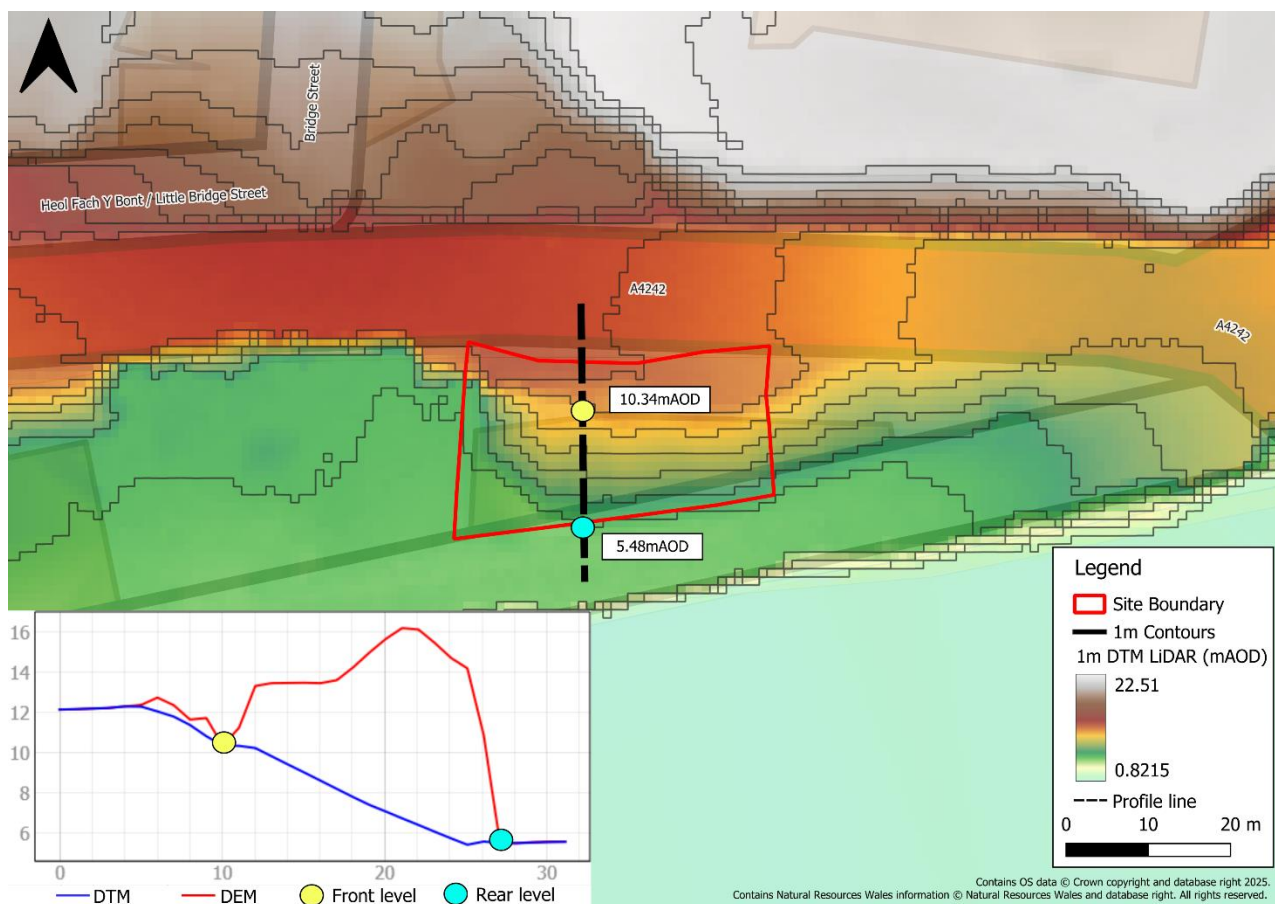


Figure 2-2 1m LiDAR

2.2 Soils and Geology

The geology of the site has been assessed using the BGS Geoindex¹. The bedrock geology is shown to be Tetragnostus Beds comprised of Mudstone. Superficial deposits are Tidal Flat Deposits comprised of clay, silt and sand.

¹ <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/>

The soils on the site have been assessed using the Cranfield University Soilscape Viewer² and are predominantly shown to be freely draining floodplain soils.

2.3 Watercourses and flood defences

Figure 2-3 shows the locations of the nearest waterbodies and watercourses. The site is located on the banks of the River Towy (as shown in **Error! Reference source not found.**), a tidally influenced NRW-designated Main River.

Flood defences are shown to be present along the River Towy to the east of the proposed redevelopment, however the site does not benefit from the presence of these defences.

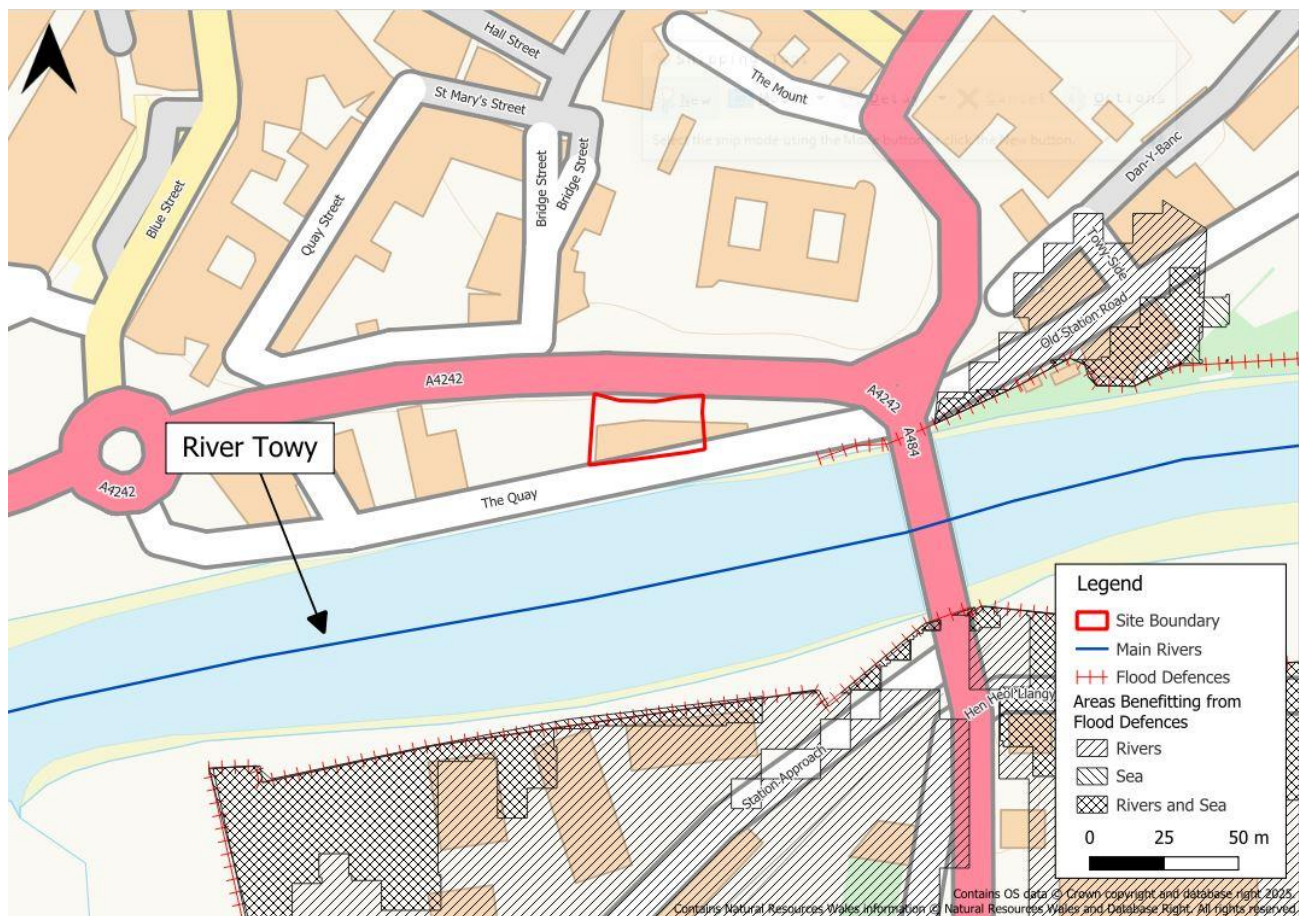


Figure 2-3 Watercourses and flood defences

2.4 Development Proposal

Development proposals are for the refurbishment of the existing building at the Waterside Club, The Quay for residential purposes. Full plans are contained in Appendix B.

The Lower Ground Floor will be reconfigured to include a bike storage, bin storage and a lift to the upper floors. It shall not be used for residential living, comprising ancillary use to the

² <https://www.landis.org.uk/soilscape/>

wider redevelopment proposals. There are no proposed changes to Threshold/Finished Floor Levels of the Lower Ground Floor as part of the proposals.

The Upper Ground Floor, as well as the construction of two additional floors, will be developed to provide 23 flats. Primary pedestrian access to the flats will be from the access route to the front elevation of the building on the Upper Ground Floor, connecting to the A4242 Coracle Way.

3 Planning Policy and Flood Risk

3.1 Planning context

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy and improve the social, economic, environmental, and cultural wellbeing of Wales as set out in the Wellbeing of Future Generations Act 2015.

Technical Advice Note (TAN-15) introduced by the Welsh Government in 2004, provides technical guidance relating to development planning and flood risk in Wales. The initial requirements of TAN-15 are to identify the vulnerability classification(s) and flood zones relevant to the proposed development, and to apply this information to the application of the justification tests.

An update for TAN-15 was released in October 2021. However, Welsh Government subsequently suspended this, and it is not currently known when the new TAN-15 will be published in its final form and implemented.

Although the draft update of TAN-15 is not a material consideration, Welsh Government and NRW advise that some consideration is given to the Flood Map for Planning (FMfP) as best available information³. Therefore, where a site is located in a FMfP flood risk zone it is recommended that an FCA is carried out.

As a result of the above, both the DAM and FMfP are considered as part of this FCA, although only the current TAN-15 has been applied to the assessment.

3.2 Vulnerability Classification

TAN-15 assigns one of three flood risk vulnerability classifications to a development, as shown in Table 3-1. The lower ground floor will remain vacant and will be used for cycle and bin storage and will, therefore, be classified as '**less vulnerable**' development. The upper ground floor and first and second floors will be used for residential development. Consequently, the development is classified as '**highly vulnerable**'.

Table 3-1 Development Categories Defined by TAN-15

Development category	Types
Emergency services	Hospitals, ambulance stations, fire stations, police stations, coastguard stations, command centres, emergency depots and buildings used to provide emergency shelter in time of flood.

³ Chief Planner Letter, 15 December 2021. Ref. MA-JJ-3967-21

Development category	Types
Highly vulnerable development	All residential premises (including hotels and caravan parks), public buildings, (e.g., schools, libraries, leisure centres), especially vulnerable industrial development and waste disposal sites.
Less vulnerable development	General industrial, employment, commercial and retail development, transport and utilities infrastructure, car parks , mineral extraction sites and associated processing facilities, excluding waste disposal sites.

3.3 Lifetime of Development

Paragraph A1.5 of TAN15 identifies that a proposed development must provide a safe and secure living and/or working environment throughout its lifetime. Welsh Government Guidance on Climate Change Allowances for Planning Purposes (September 2021)⁴ advises that *"A rule of thumb is that residential development has a lifetime of 100 years while a lifetime of 75 years is assumed for all other developments."*

Consequently, the following assessment has been based on an assumed lifetime of development of 100 years.

3.4 Development Advice Map Classification

The Development Advice Map (DAM) is used to trigger different planning actions based on a precautionary assessment of fluvial and tidal flood risk.

Figure 3-1 shows that the site is predominantly located within Zone C2. Zone C2 indicates areas of the floodplain without significant flood defence infrastructure.

Section 6.2 of TAN15 states that *"New development should be directed away from Zone C and towards suitable land in Zone A, otherwise to Zone B, where river or coastal flooding will be less of an issue. In Zone C the tests outlined in Sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in Zone C2 should not be permitted."*

The proposals involve the redevelopment and change of use of an existing building in Zone C2. It therefore follows that in terms of the drafting of TAN15 6.2, the proposals should not be regarded as 'new development' and the Justification Test does not apply.

TAN-15 provides no clear guidance on how such redevelopment should be assessed. However, the latest consultation draft of the updated TAN15 does provide a clear distinction between 'new development' and 'redevelopment' which clarifies the policy intentions of Welsh Government. The consultation draft of the forthcoming TAN15 states that in assessing redevelopment of existing buildings in a flood risk area, planning authorities may be sympathetic to changes which bring clear benefits to the area and building.

⁴ Welsh Government. Flood Consequences Assessment: Climate Change Allowances (Sept 2021)

https://gov.wales/sites/default/files/publications/2021-09/climate-change-allowances-and-flood-consequenceassessments_0.pdf.

As discussed later in this report, the risk of flooding affects only ancillary areas of site on the Lower Ground Floor. Whilst residential development is proposed at this site within Zone C2, the residential aspect will be located on the upper floors of the development, significantly above flood levels, and will have direct dry access to high ground in all flood conditions. It is therefore considered inappropriate to rigidly apply the DAM zones without regard to the vertical arrangement of the proposals.

The report assesses the flood risk from all sources to the proposed redevelopment site (Sections 4 and 5) and the Acceptability Criteria of TAN-15 (Section 6).

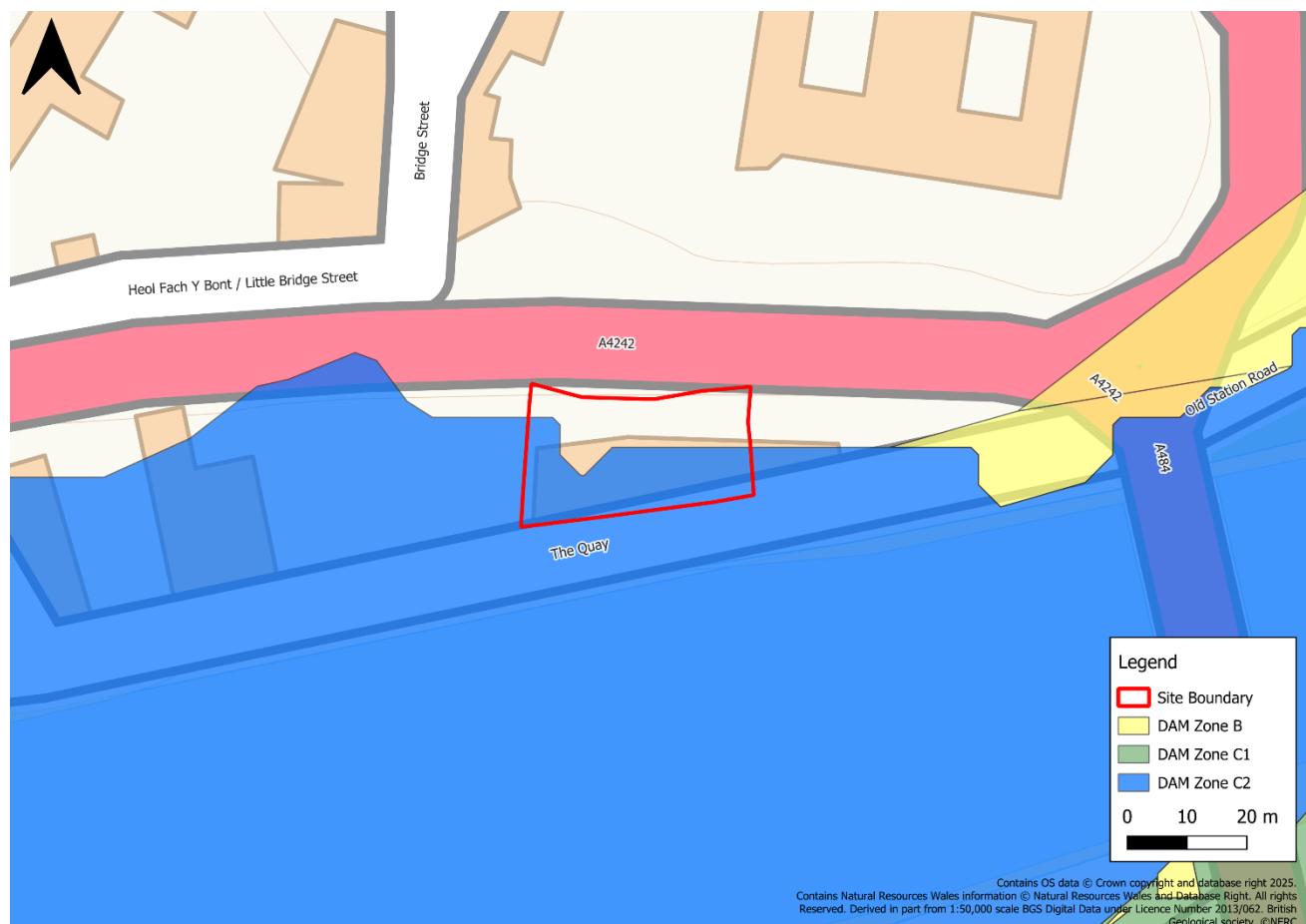


Figure 3-1 DAM Map

3.5 Flood Map for Planning Classifications

3.5.1 Flood Map for Planning - Rivers

The proposed redevelopment site is predominantly within Flood Zones 2 and 3, as shown in Figure 3-2. Flood Zone 2 shows areas with less than 1% but greater than or equal to 0.1% chance of happening in any given year, including an allowance for climate change and Flood Zone 3 indicates areas with a 1% chance or greater of happening in any given year, including an allowance for climate change.

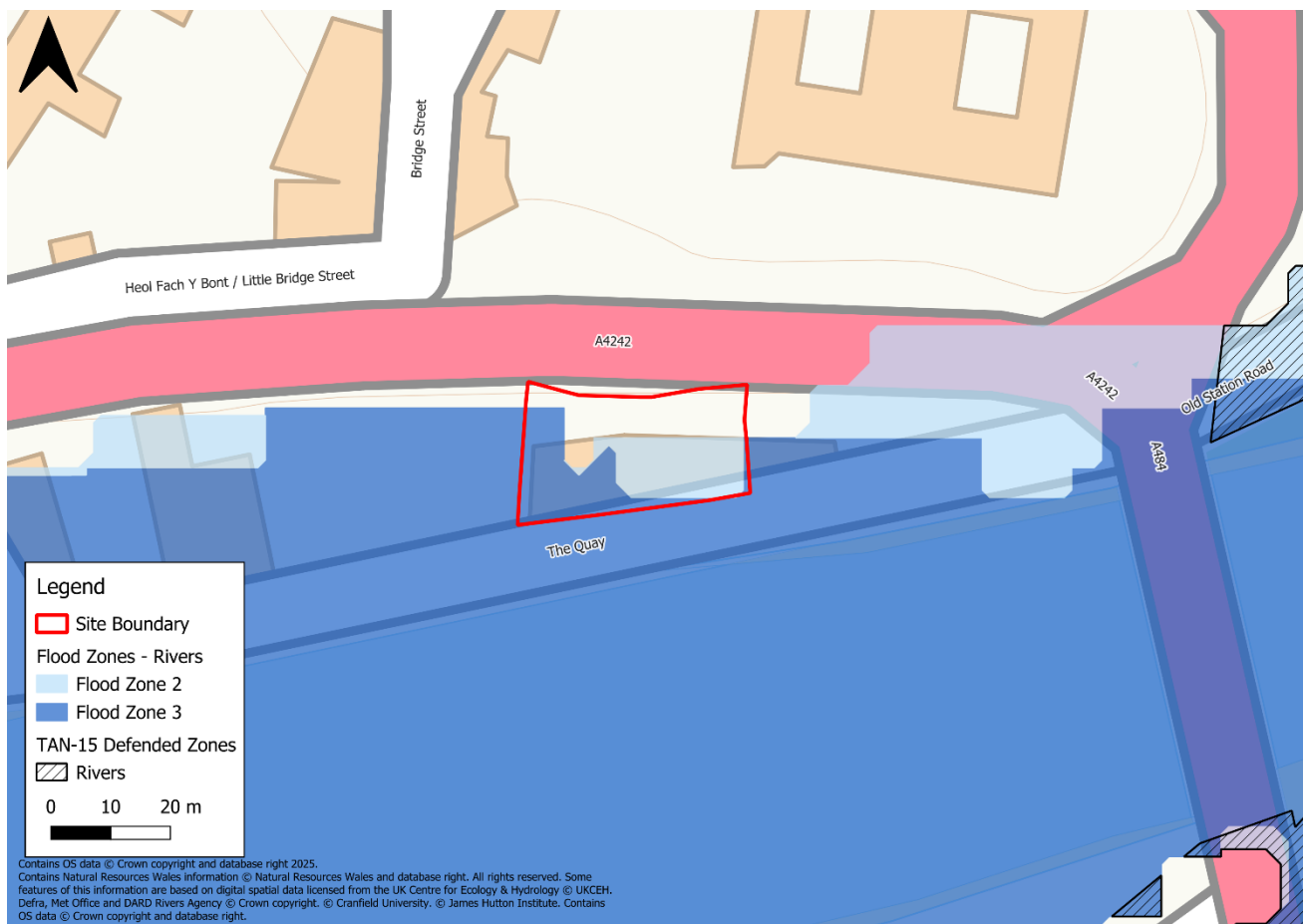


Figure 3-2 Flood Map for Planning- Rivers

3.5.2 Flood Map for Planning - Sea

As shown in Figure 3-3, the proposed redevelopment site is predominantly located in Flood Zone 1 of the Flood Map for Planning (shown as transparent), which indicates areas with a greater than 0.1% chance of flooding including climate change.

The eastern and western boundaries of the site are located in Flood Zone 3 of the Flood Map for Planning. Flood Zone 3 indicates areas with more than a 0.5% (1 in 200) chance of flooding from the sea in a given year, including the effects of climate change.

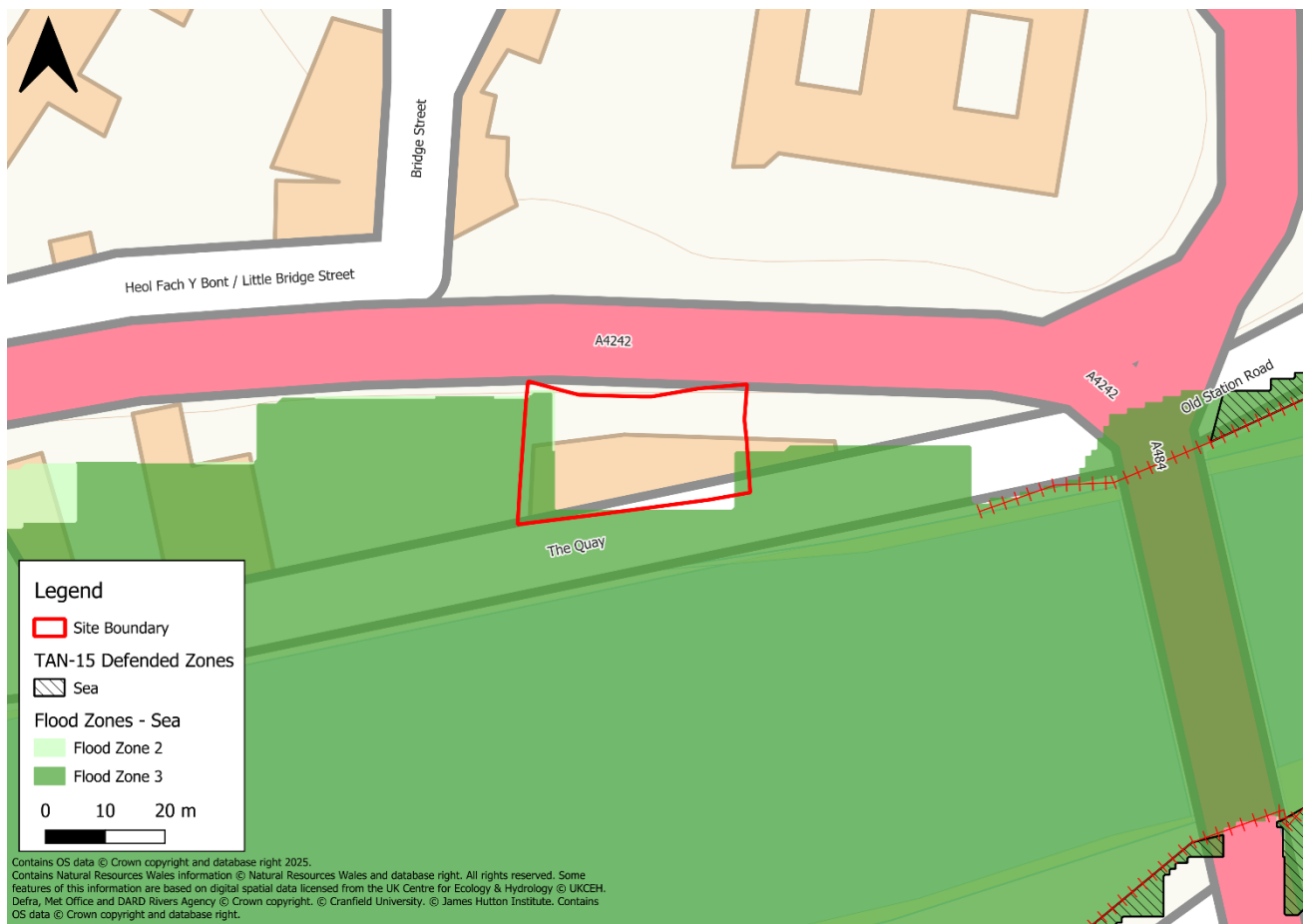


Figure 3-3 Flood Map for Planning- Sea

3.6 Local Development Plan

The local development plan for the Carmarthenshire County Council⁵ is currently being reviewed, with a draft Local Deposit Plan for 2018-2033 available. However, this plan has not formally been adopted, and Carmarthenshire County Council advises that the 2006-2021 LDP will remain in place for all planning decisions. This FCA therefore reviews the 2006-2021 LDP.

The Local Development Plan provides land use policies and proposals to encourage sustainable growth within the Carmarthenshire Council Authority area. Strategic Objective SO2 of the LDP aims to ensure that the principles of spatial sustainability are upheld by "(b) wherever possible encouraging new development on previously developed land which has been suitably remediated", and SO3 aims to make provision for an appropriate mix of quality homes.

In relation to sustainability, the LDP promotes the principles of sustainability within Clauses 5.3.5, 5.8.1 and 5.9.30 which highlight the importance of growth within existing settlements and on previously developed land. Policy SP1 states "proposals for development shall be

⁵ <https://www.carmarthenshire.gov.wales/council-services/planning/planning-policy/local-development-plan-2006-2021/>

supported where they reflect sustainable development and design principles by... promoting, where appropriate, the efficient use of land of previously developed sites."

Policy SP2 supports the integration of flood resilience measures and flood resilient design for new developments to adapt and minimise for the causes and impact of climate change, including incorporation of "appropriate climate responsive design solutions including orientation, layout...".

Key to the LDP is the available housing land supply. Section 5.9.32 sets out the housing land supply for the LDP period, which indicates that over 15,000 properties are required over the plan period. SP5 sets out the policy requirement to meet this housing need.

4 Flood Risk Assessment

This section assesses the risk to the proposed development site from all sources of flooding, the risk of increased flooding to others, and how flood risk can be managed. Information is taken from publicly available data sources.

4.1 Review of Existing Flood Risk Data

A summary of the latest available information on flood risk at the site, published by Natural Resources Wales (NRW) is summarised in Table 4-1 below.

Table 4-1 Summary of Flood Risk

Source of Flooding	Onsite Presence	Description
Flood Risk from Rivers	✓	The site is at high to low risk of river flooding.
Flood Risk from the Sea	✓	The site is at medium to very low risk of tidal flooding.
Flood Risk from Surface Water and Small Watercourses	✗	The site is at very low risk of surface water flooding.
Flood Risk from Groundwater	✗	The site is at low risk of flooding from groundwater.
Flood Risk from Reservoirs	✓	The site is at low risk of flooding from reservoirs.
Flood Risk from Sewers	✗	The site is at low risk of flooding from sewers.

4.2 Historical Flooding

NRW's map of recorded flood extents shows flooding has previously occurred at the site in November 1929 and October 1987. Carmarthenshire County Council's Local Flood Risk Management Strategy⁶ (LFRMS) does not identify any incidents at the site. However, the Carmarthenshire County Council's Flood Risk Management Plan⁷ (FRMP) notes that Welsh Water has identified a risk of flooding from sewers at The Quay.

Local news articles show pictures of flooding at the site in 2021⁸ resulting from the River Towy exceeding capacity during Storm Christoph, before the peak of high tide. It is, however, unclear as to the duration of flooding, or the depth of flooding experienced at the property in this event.

⁶ https://www.carmarthenshire.gov.wales/media/v4kalphk/flood_strategy-2013.pdf

⁷ https://www.carmarthenshire.gov.wales/media/1221957/ccc_frmp_part1.pdf

⁸ <https://www.walesonline.co.uk/news/wales-news/gallery/pictures-show-battering-carmarthen-took-19670540>

4.3 Flood Risk from Rivers

The site is at **high to low risk** of flooding from rivers, according to NRW's Flood Risk Assessment Wales (FRAW) Flood Risk from Rivers map. High risk means that each year, this area has a chance of flooding of greater than 3.3% Annual Exceedance Probability (AEP). Low risk means that each year, an area has a chance of flooding of between 0.1% AEP and 1% AEP. FRAW mapping does not consider the application of climate change within the shown flood extents.

To further assess the risk of fluvial flooding, a review of the risk against detailed fluvial flood modelling has been undertaken in Section **Error! Reference source not found.**

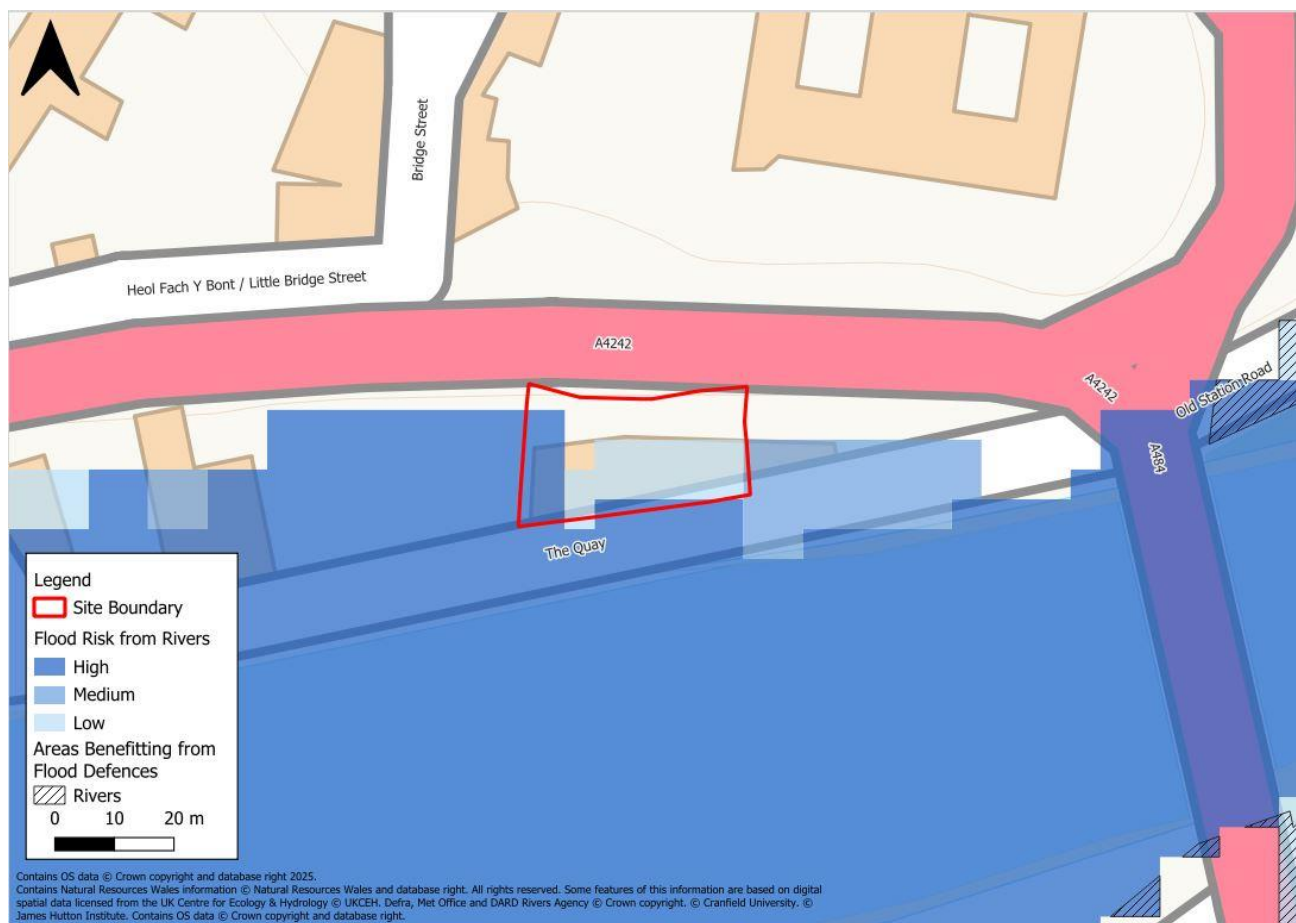


Figure 4-1 FRAW - Flood Risk from the Rivers

4.4 Flood Risk from the Sea

The site is predominantly at **very low risk** of flooding from the Sea according to NRW's FRAW Flood Risk from the Sea map shown in Figure 4-2. This means there is less than a 0.1% AEP chance of flooding from this source in any given year. The western edge of the site has a **medium to low risk** of flooding. Medium risk indicates areas which have a chance of flooding of between 0.5% AEP and 3.3% AEP. Low risk indicates areas which have a chance of between 0.1% AEP and 0.5% AEP. FRAW mapping does not consider the application of climate change within the shown flood extents.

To further assess the risk of tidal flooding, a review of the risk against detailed fluvial flood modelling has been undertaken in Section **Error! Reference source not found.**



Figure 4-2 FRAW - Flood Risk from the Sea

4.5 Flood Risk from Surface Water and Small Watercourses

The NRW FRAW flood risk from Surface Water and Small Watercourses mapping shows that the proposed redevelopment site is at **very low risk** of flooding from these sources, as shown in Figure 4-3. This means that there is a less than 1 in 1000 (<0.1% AEP) chance of flooding in any given year.

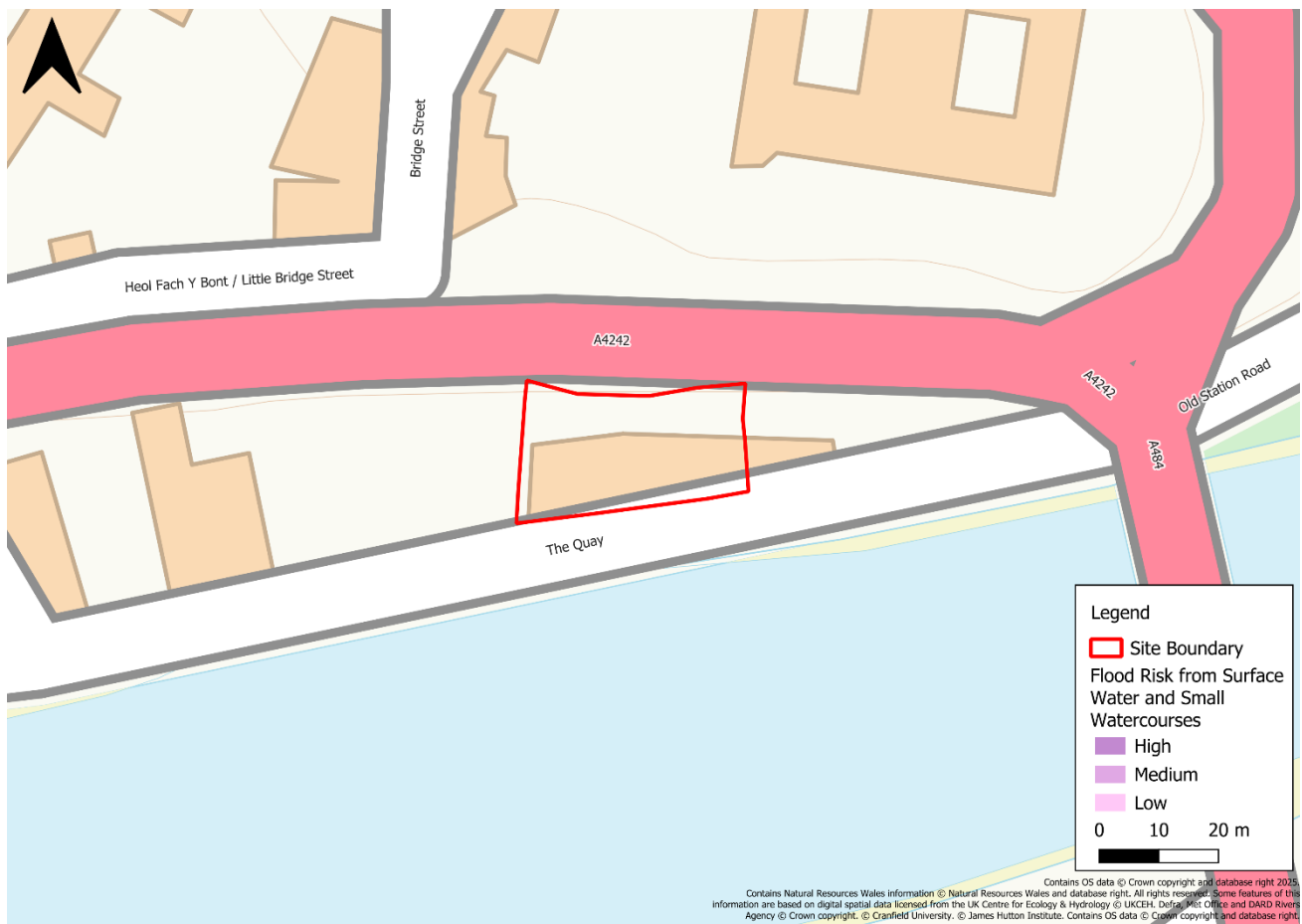


Figure 4-3 FRAW - Flood Risk from Surface Water and Small Watercourses

4.6 Flood Risk from Groundwater

Groundwater flooding is caused by unusually high groundwater levels. It occurs as excess water emerges at the ground surface or within manmade structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and can result in damage to property. This risk of groundwater flooding depends on the nature of the geological strata underlying the site and the local topography.

Carmarthenshire County Council's Flood Risk Management Plan⁹ (FRMP) notes 'Carmarthenshire County Council's Flood Risk Engineers acknowledge that groundwater flooding is an issue in parts of the county, predominately as a result of historical mining'. As the site is not located near an area of historical mining, it can therefore be concluded that the risk of groundwater flooding at the site is **low**.

⁹ https://www.carmarthenshire.gov.wales/media/1221957/ccc_frmp_part1.pdf

4.7 Flood Risk from Reservoirs

The NRW FRAW Flood Risk from Reservoirs map illustrates that a very small area of the proposed redevelopment site is at risk of flooding from reservoirs, as shown in Figure 4-4.

The site is at risk of flooding from the Llyn Brianne reservoir. This reservoir is located 47km to the north of the site.

However, as a result of regular inspections covered by the 1975 Reservoir Act, it is extremely unlikely that a reservoir would fail, and due to the location of the reservoirs in relation to the site, substantial warning time would be available. Therefore, the risk of reservoir flooding is considered to be **low to very low**.

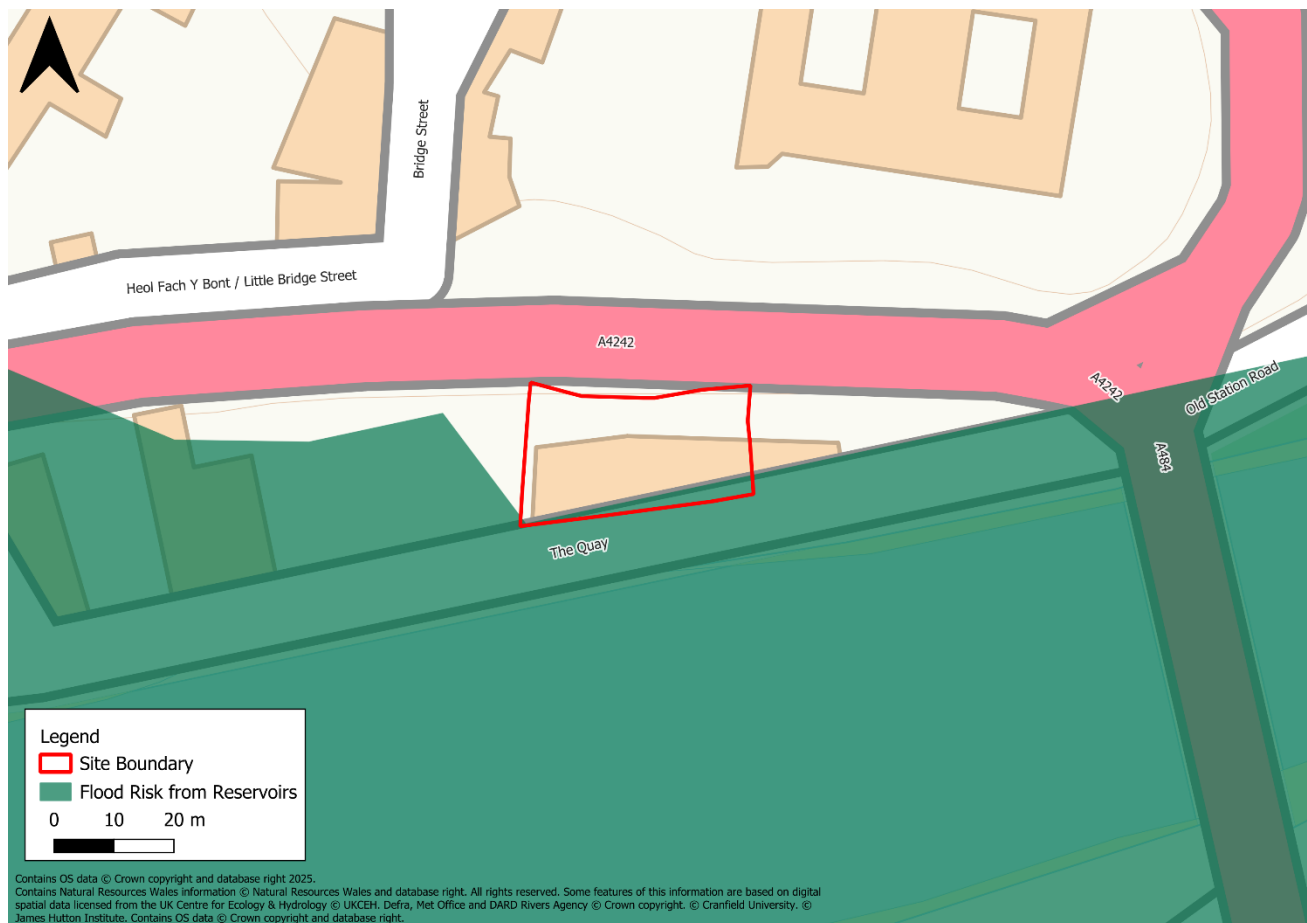


Figure 4-4 FRAW - Flood Risk from Reservoirs

4.8 Flood Risk from Sewers

As noted in Section 4.2, Carmarthenshire County Council's Flood Risk Management Plan¹⁰ (FRMP) notes that Dŵr Cymru Welsh Water has identified a risk of flooding from sewers at The Quay. It is unknown as to the exact location, extent and frequency of flooding from this source at the proposed redevelopment site.

¹⁰ https://www.carmarthenshire.gov.wales/media/1221957/ccf_frmp_part1.pdf

However, development proposals result in no change in footprint to the existing building, with the Lower Ground Floor retained as storage use only, and all residential development on the Upper Ground Floor and above. It is therefore considered that the risk of flooding from sewerage infrastructure is acceptable to the proposals. It is recommended that consideration is given to property flood resilience measures such as non-return valves in the refurbishment of the Lower Ground Floor to mitigate the risk of backing up of the sewerage system into the property.

5 Detailed Fluvial and Tidal Flood Risk Assessment

5.1 Data availability

JBA Consulting were commissioned by NRW in 2016 to undertake flood risk modelling of Carmarthen. The 1D-2D ESTRY-TUFLOW hydraulic model simulated a range of design flood events for both fluvial and tidal scenarios, and a 10m grid resolution has been used for the River Towy floodplain. Climate change values assume a 30% increase in flows from the original estimates for the fluvial flood events and considers sea level rise over a period of 100 years to 2116.

It is noted that it has been a number of years since the model has been updated and consequently the data results in an assessment of risk to 2116 as opposed to 2125, which would reflect the 100 year lifetime of development associated with the proposals. It is, however, considered disproportionate to update the model to reflect this lifetime of development given the nature of flood risk to the proposed redevelopment site. The model has therefore been used unamended within this study.

The risk of fluvial and tidal flooding has been further assessed below.

5.2 Fluvial Flood Risk

1% AEP plus Climate Change

Figure 5-1 presents the predicted flood extent and depths to the site in the 1% AEP plus climate change fluvial event. The property is predicted to flood from the River Towy in this event, with flooding predicted to the rear of the property where ground levels are lower. The front of the site, facing the A4242 Coracle Way is shown to be flood free.

To more accurately define predicted flood depths to the redevelopment site, the modelled water level has been compared to the Finished Floor Levels (calculated in Section 2.1) of the proposed redevelopment. These have been summarised in Table 5-1.

The Lower Ground Floor is predicted to flood to significant depths of 2.13m during this event. The Upper Ground Floor is predicted to be flood free. Noting the age of the model, it is considered that with the application of climate change, the increase in flood depths to the Lower Ground Floor would result in negligible change to the significance of the flood risk associated with this area of the building. However, the Upper Ground Floor would remain flood free.

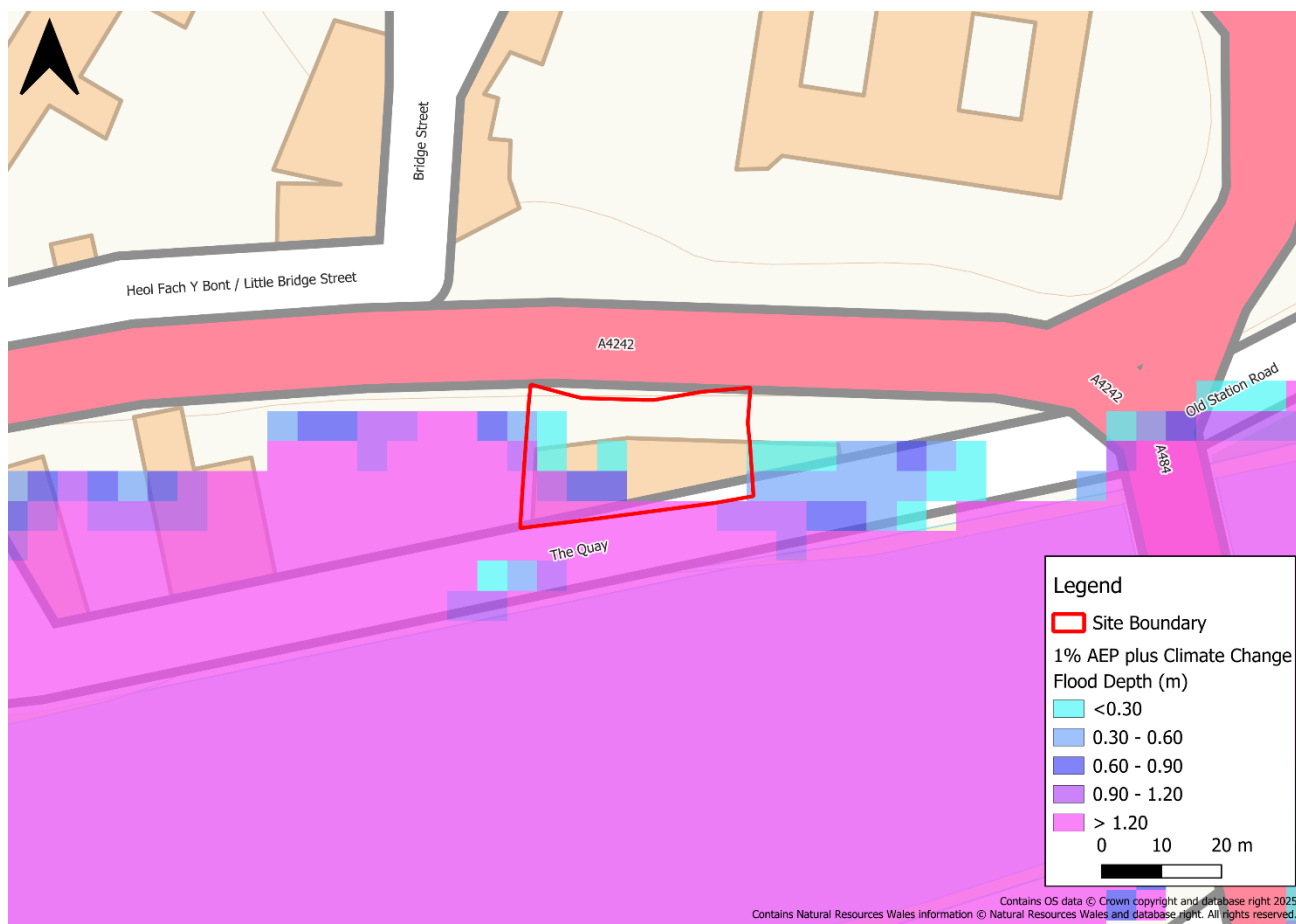


Figure 5-1 1% AEP plus climate change event- Flood Depths (m)

Table 5-1 Predicted flood depths in the 1% AEP plus climate change fluvial event

Area of the site	Finished Floor Level (mAOD)	Flood Level (mAOD)	Maximum Flood Depth (m)
Lower Ground Floor	5.48	7.61	2.13
Upper Ground Floor	9.38		Flood free

0.1% AEP

As shown in Figure 5-2, during the 0.1% AEP fluvial event, the predicted flood extent extends across the existing building, with the front of the building remaining flood free.

The assessment of the predicted flood level against Finished Floor Levels is contained in Table 5-2.

The Lower Ground Floor is predicted to flood to significant depths of up to 2.53m during this event. The Upper Ground Floor (and all residential areas) will remain flood free.

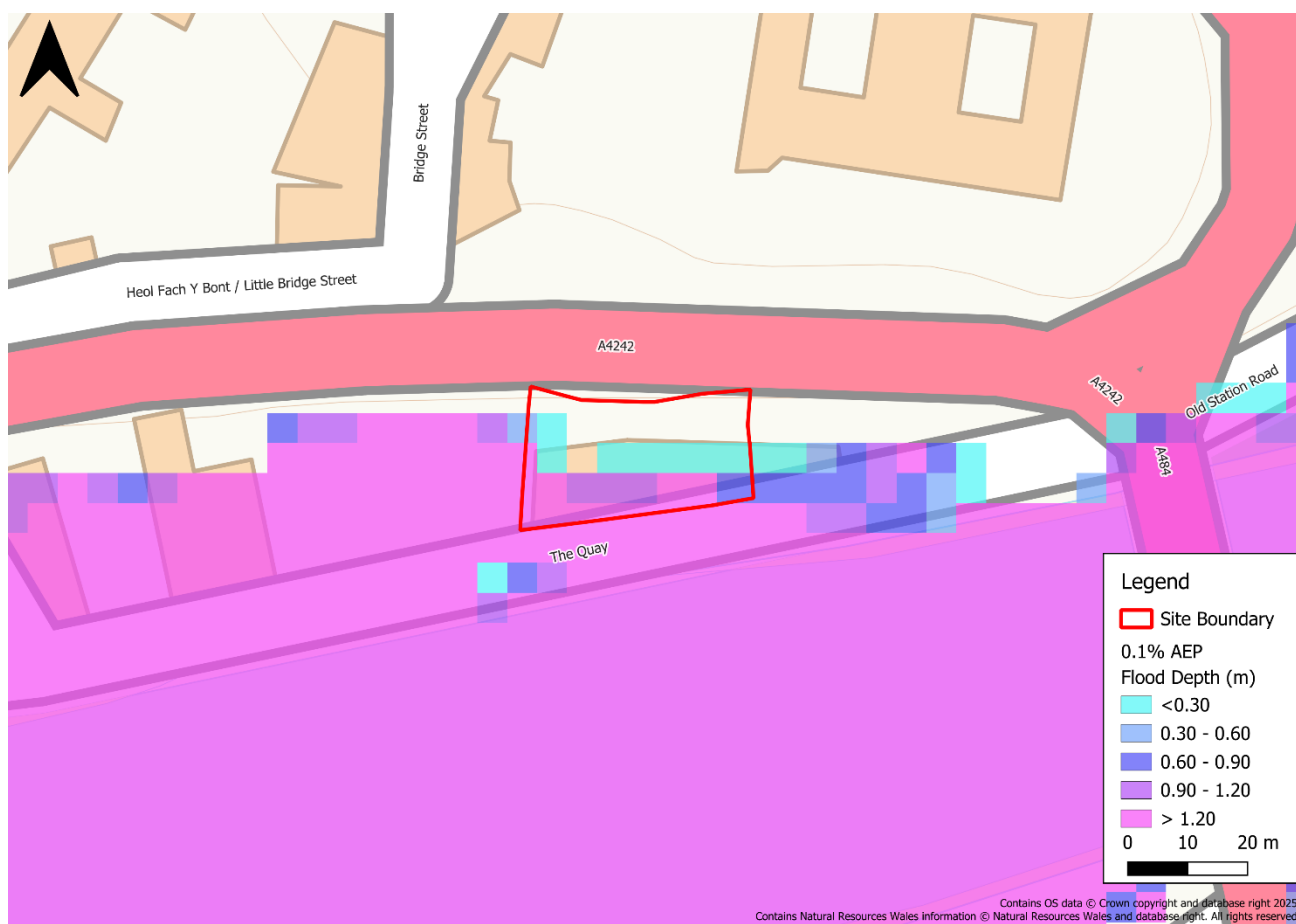


Figure 5-2 0.1% AEP event- Flood Depths (m)

Table 5-2 Potential flood depths in the 0.1% AEP event

Area of the site	Finished Floor Level (mAOD)	Flood Level (mAOD)	Maximum Flood Depth (m)
Lower Ground Floor	5.48	8.01	2.53
Upper Ground Floor	9.38		Flood free

5.3 Tidal Flood Risk

2116 0.5% AEP

Figure 5-3 demonstrates the predicted flood extent to the redevelopment site during the 2116 0.5% AEP tidal event. The flood extent is shown to encroach into the building footprint, with front access to the building shown to remain flood free.

Table 5-3 contains the assessment of predicted tidal flood level to Finished Floor Levels of the building. The Lower Ground Floor is predicted to flood to depths of up to 0.49m during this event. The Upper Ground Floor (and all residential development) will remain flood free. Noting the requirement to consider climate change to 2125, the increase in flood depths as

a result of sea level rise from 2116 to 2125 is likely to have a negligible effect in terms of the impact of flooding on the redevelopment, with the Upper Ground Floor predicted to remain flood free.

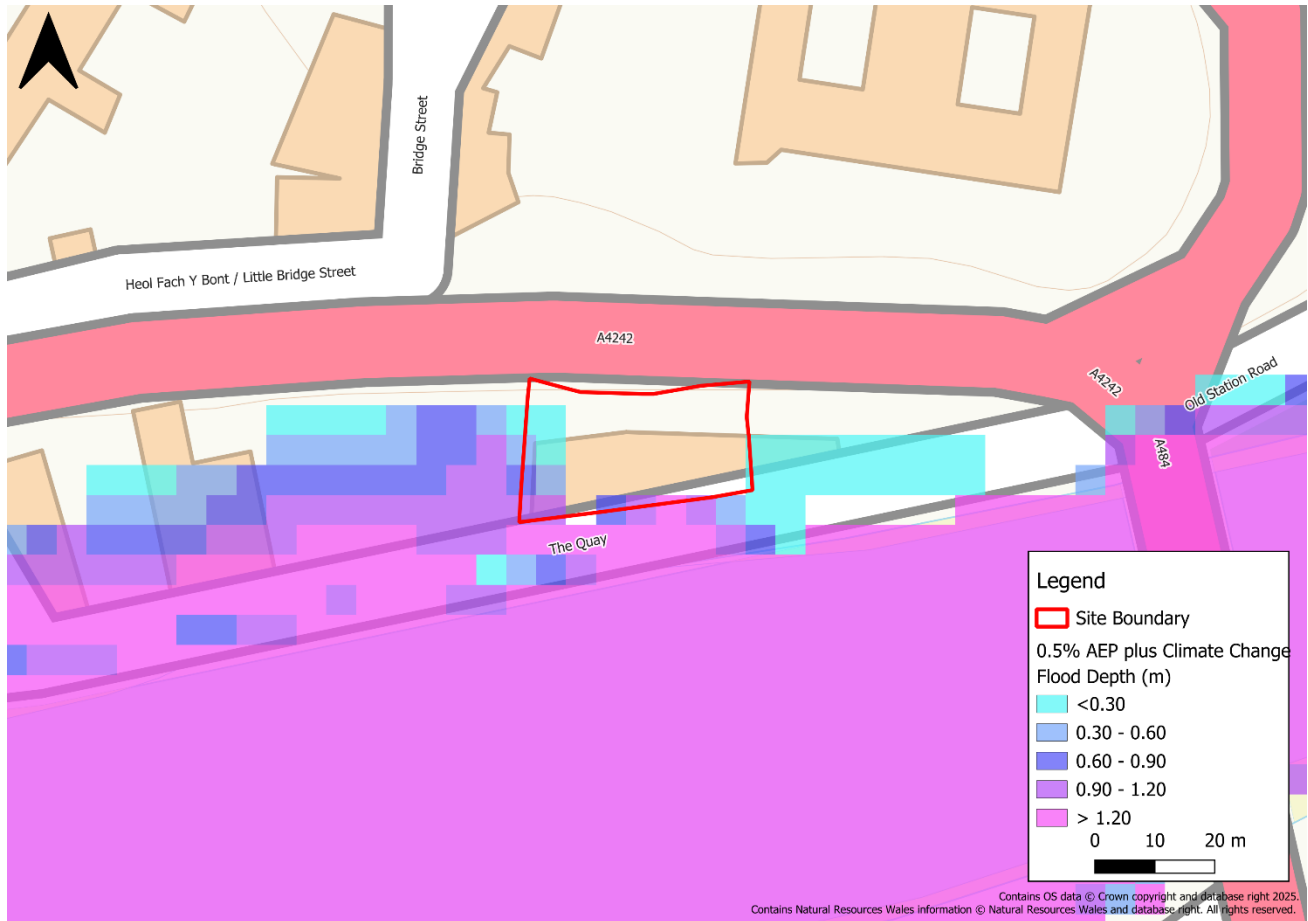


Figure 5-3 0.5% AEP plus climate change event- Flood Depths (m)

Table 5-3 Potential flood depths in the 0.5% AEP plus climate change event

Area of the site	Finished Floor Level (mAOD)	Flood Level (mAOD)	Maximum Flood Depth (m)
Lower Ground Floor	5.48	5.97	0.49
Upper Ground Floor	9.38		Flood free

2116 0.1% AEP

Figure 5-4 presents the predicted flood extent in the 2116 0.1% AEP tidal event, which does not differ greatly from the 2116 0.5% AEP event. The comparison of the tidal flood level to the Finished Floor Level is contained in Table 5-4.

The Lower Ground Floor is predicted to flood to depths of up to 0.61m during this event, whilst the Upper Ground Floor (and all residential development) is predicted to remain flood free. Again, when considering the impact of climate change to 2125, it is not anticipated that the increase in flood level will result in flooding to the Upper Ground Floor or access to the front façade of the building.

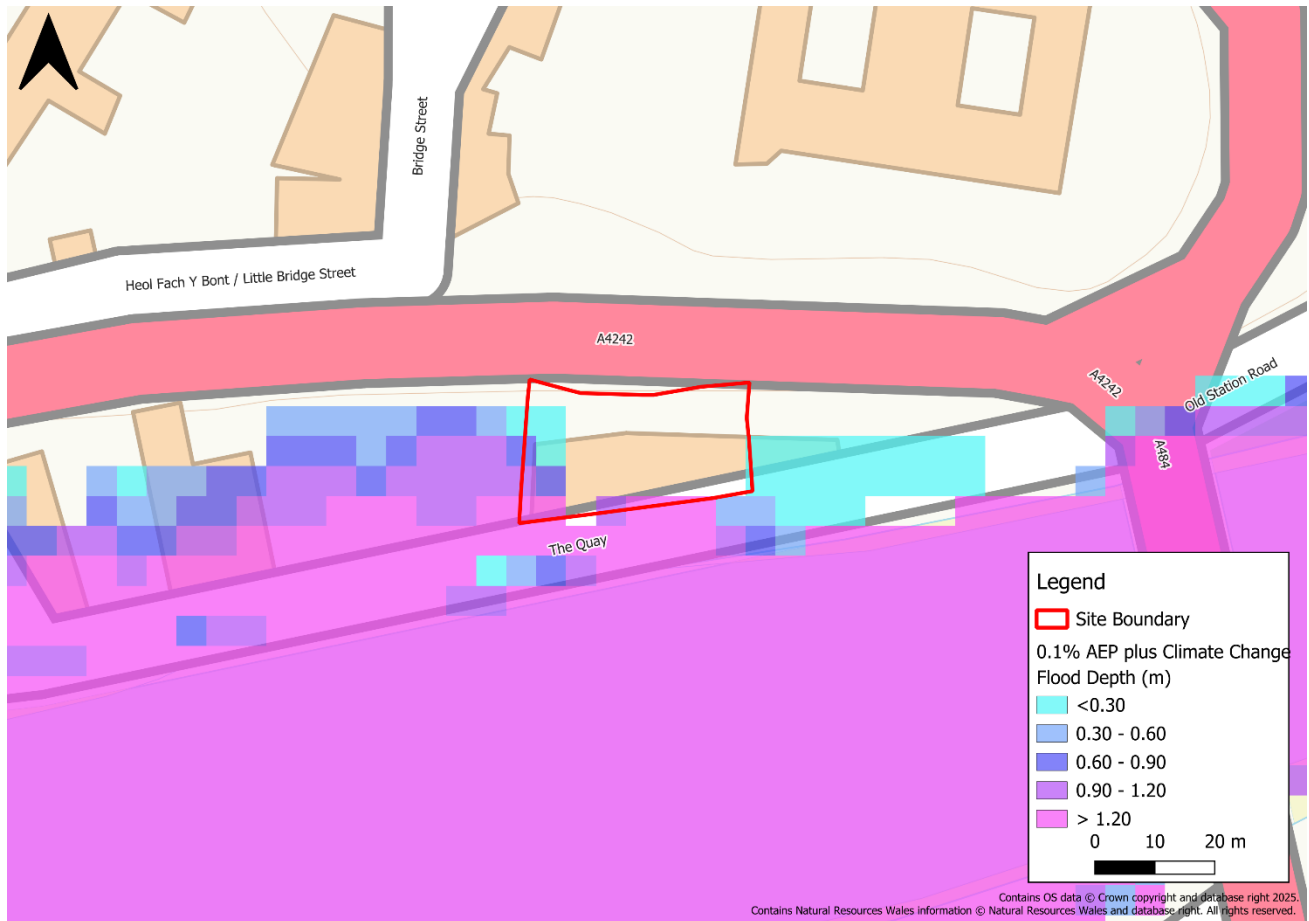


Figure 5-4 0.1% AEP plus climate change event- Flood Depths (m)

Table 5-4 Potential flood depths in the 0.1% AEP plus climate change event

Area of the site	Finished Floor Level (mAOD)	Flood Level (mAOD)	Maximum Flood Depth (m)
Lower Ground Floor	5.48	6.09	0.61
Upper Ground Floor	9.38		Flood free

5.4 Flood Risk Summary and TAN-15 Compliance

The Lower Ground Floor of the property is predicted to flood in all TAN-15 design events and therefore does not strictly comply with the requirements of A1.14 of TAN-15.

A1.15 of TAN-15 provides indicative guidance on tolerable flood depths during the 0.1% AEP fluvial event, and 0.1% AEP tidal event with an allowance for climate change. This is 600mm for both design events for residential premises. During the 2116 0.1% AEP tidal event, the Lower Ground Floor is predicted to flood to 610mm, only slightly exceeding the indicative tolerable flood depth. In the 0.1% AEP fluvial event, flood depths are predicted to be 2.53m. However, TAN-15 advises that the guidance of A1.15 is 'indicative' and each site must be considered individually, a judgement taken in the context of the particular circumstances which could prevail at a site.

As redevelopment of an existing building, proposals result in an avoidance of new development within the floodplain. The proposed redevelopment is unlikely to result in a change of flood risk to the site in comparison to its existing use, with no predicted change in flood depths, extents or frequency as a result of the redevelopment. However, the proposals will result in the re-use and re-vitalisation of an existing structure within a well-established area of Carmarthen, promoting development in sustainable locations and utilising existing infrastructure. The refurbishment of the existing building offers the opportunity to provide residential homes within a building in the town centre which would otherwise remain vacant. The redevelopment therefore contributes to LPA objectives for the provision of residential dwellings in an already established settlement and reduces the need for travel as it provides access to facilities within Carmarthen, as noted in Section 3.6.

Policy SP2 of the LPD supports the integration of flood resilient design for new developments to adapt and minimise for the causes and impact of climate change. This includes incorporation of "appropriate climate responsive design solutions including orientation and layout". Flood risk, including the risk of flooding with the application of climate change, has been a key consideration during the design of the proposed redevelopment. The placement of the apartments on the upper and new first and second floors has ensured that no residential elements of the redevelopment will experience flooding. The ground floor will remain as storage, with relatively infrequent use, comprising ancillary functions to the residential properties above. Ancillary areas may be permissible to flooding where it permits more highly vulnerable land uses to mitigate flood risk.

Further to this, primary access to the residential units is via pedestrian access to the front of the building, on its northern façade connecting to The A4242 Coracle Way. The residential elements of the redevelopment are therefore assured dry access and egress during all design events.

As a result of the risk of flooding to the Lower Ground Floor, mitigation measures have been recommended to enhance the resilience of the building to the known flood risk and are detailed further in Section 5.5.

5.5 Flood Risk Mitigation

Property Flood Resilience

The site is shown to be at risk of flooding during all design events. It is therefore recommended that flood resilience measures are incorporated into the Lower Ground Floor of the redevelopment. Such practical measures may include, but are not limited to:

- The introduction of resistance measures (flood doors, barriers, self-closing air bricks etc) to mitigate the entry of water into the Lower Ground Floor
- Raising the electrical junction box, wiring and electrical sockets so that they are situated above maximum depth of internal flooding where possible
- Raise the gas and electricity service meter boxes and the boiler above the maximum depth of internal flooding where possible
- Applying hard and solid floors
- Using waterproof plaster

It should be noted that recommended maximum height of flood barriers is 600mm above Floor Level. This is to minimise the risk to the structural integrity of the property in the event of flooding. Flood depths to the Lower Ground Floor are predicted to exceed this in the TAN-15 design events. However, provision of PFR measures may increase resilience to flooding in lower return period events. Focus is also likely to be on internal resilience measures to restore the Lower Ground Floor to prime functionality swiftly after a flood event.

Flood Response Plan

Considering the risk of flooding to the site, it is recommended that a Flood Response Plan is prepared for future occupants of the building. At a minimum, the Flood Response Plan should cover adequate flood warning, evacuation and access/egress routes in the event of flooding for the lifetime of the development. NRW provide guidance¹¹ for the production of flood emergency plans. This guidance should be used to inform flood response procedures at the site.

Flood warning and alert service

The proposed redevelopment site is located within the NRW 'Tidal area at Carmarthen Quay' and 'River Towy at Carmarthen Quay, Carmarthen' Flood Warning Area and the 'Lower Towy' and the 'Carmarthenshire coast' Flood Alert Areas. It is recommended that the occupants and the building owners sign up for these flood warnings to ensure their flood plans can be enacted.

NRW flood warnings for fluvial flood events are typically provided 1-2hrs in advance of an event. Flood warnings give notice that "flooding is expected" and "immediate action is

¹¹ NRW, Preparing for a Flood. Retrieved from: <https://naturalresources.wales/flooding/preparing-for-a-flood/?lang=en>

required". A lower grade flood alert is used to prepare for possible flooding and will generally be issued with a greater lead-time. Tidal flooding arises from storm surges and spring tides that are accompanied by significant lead times (>24hrs).

6 Assessment of Acceptability Criteria

6.1 Acceptability criteria

Table 6-1 details the acceptability criteria required by TAN-15 and the site's compliance in against these criteria.

Table 6-1 Acceptability Criteria

TAN-15 Justification Criteria	Comments	Achieved?
Developer is required to demonstrate that the site is designed to be flood free for the lifetime [Ref: TAN-15 A1.5] of development for a 1 in 100 (1%) chance (fluvial) and 1 in 200 (0.5%) change (tidal) including an allowance for climate change in accordance with TAN-15 table A1.14.	The Lower Ground Floor is predicted to flood in the 1% AEP plus climate change fluvial event and the 2116 0.5% AEP tidal event. However, this area comprises ancillary area of redevelopment and there is no change in risk compared to the existing arrangements. Residential development is contained to the Upper Ground Floor and above and is predicted to be flood free in all design events.	✓
The development should be designed so that in an extreme (1 in 1000) event (fluvial) and 1 in 1000 year plus climate change (tidal) there would be less than 600mm of water on access roads and within the property.	The Lower Ground Floor is predicted to flood in the 1% AEP plus climate change fluvial event and the 2116 0.5% AEP tidal event. However, this area comprises ancillary area of development and there is no change in risk compared to the existing arrangements. Residential development is contained to the Upper Ground Floor and above and is predicted to be flood free in all design events.	✓
No flooding elsewhere.	Redevelopment plans result in no change to building footprint or existing FFLs. Consequently, the redevelopment shall have no impact on third parties	✓

TAN-15 Justification Criteria	Comments	Achieved?
Flood defences must be shown by the developer to be structurally adequate particularly under extreme overtopping conditions (i.e. that flood with a 1 in 1000 chance of occurring in any given year).	The site is not protected by the presence flood defences.	✓
The developer must ensure that future occupiers of development are aware of the flooding risks and consequences.	The developer will provide future occupants with information on flood risk in the form of this report. Any Flood Response Plan should be known by all site residents and management companies.	✓
Effective flood warnings are provided at the site.	The site is located in two NRW Flood Warning Areas and two Flood Alert Areas.	✓
Escape/evacuation routes are shown by the developer to be operational under all conditions.	There is no change to existing escape/evacuation routes from the current scenario at the site. Flood free access from the Upper Ground Floor is available in design events, with flood free access along the A4242 to the wider Carmarthen area.	✓
The development is designed by the developer to allow the occupier of the facility for rapid movement of goods/possessions to areas away from flood waters.	It is recommended that the occupier signs up to the NRW flood warning service so that they are aware of the potential for any flooding to allow for the flood free storage of bikes, if required. PFR measures have been recommended within this report to promote the increased resilience of the building through its redevelopment to enable swift recovery following a flood event.	✓
Development is designed to minimise structural damage during a flood event and is flood proofed to enable it to be returned to its prime use quickly in the aftermath of a flood.	Flooding, should it occur is unlikely to cause structural damage.	✓

7 Conclusions

JBA Consulting was commissioned by New Park Hotel to undertake an FCA to support a planning application for the proposed redevelopment of the Waterside Club at Coracle Way, Carmarthen.

Development proposals are for the refurbishment of the existing building at the Waterside Club, Coracle Way. The Lower Ground Floor will be reconfigured to include bike storage, bin storage and a lift to the upper floors, therefore comprising ancillary use to the wider redevelopment proposals. There are no proposed changes to Threshold/Finished Floor Levels of the Lower Ground Floor as part of the proposals. The Upper Ground Floor, as well as the construction of two additional floors, will be developed to provide 23 residential flats.

The site is located within Zone C2 of the DAM Map. Zone C2 indicates areas of the floodplain without significant flood defence infrastructure. The proposals involve the redevelopment and change of use of an existing building in Zone C2. It therefore follows that in terms of the drafting of TAN15 6.2, the proposals should not be regarded as 'new development' and the Justification Test does not apply.

The Flood Map for Planning shows the site to be located within Flood Zone 3 for the Sea and Flood Zone 2 and 3 of the Flood Map for Planning for Rivers.

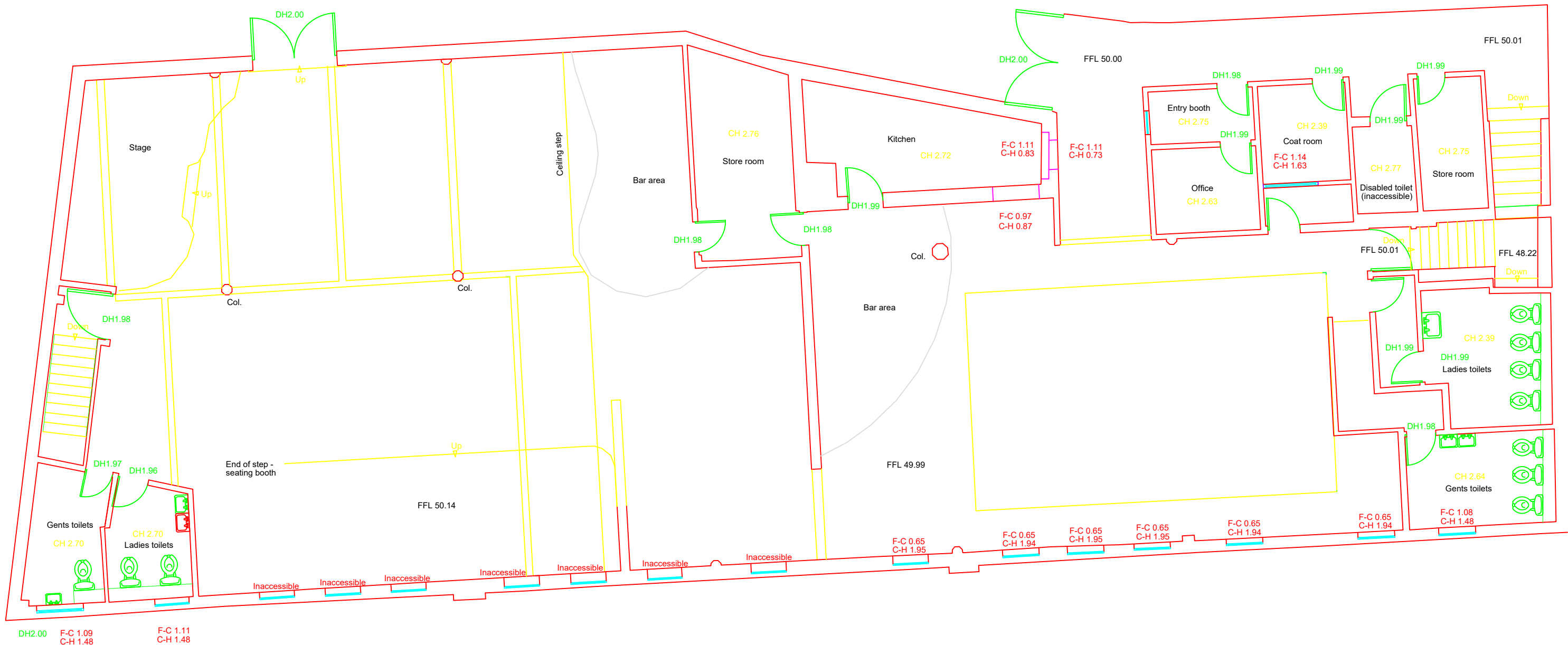
The site is at high to very low risk of fluvial flooding and medium to very low risk of tidal flooding. The site is at low risk of groundwater, sewer, reservoir flooding and very low risk of surface water flooding. .

A review of JBA's Carmarthen Flood Model indicates that flooding is predicted to the Lower Ground Floor in all fluvial and tidal design events. However, the risk of flooding affects only ancillary areas of the redevelopment site, with residential apartments predicted to remain flood free with dry access/egress with the Upper Ground Floor in all design events.

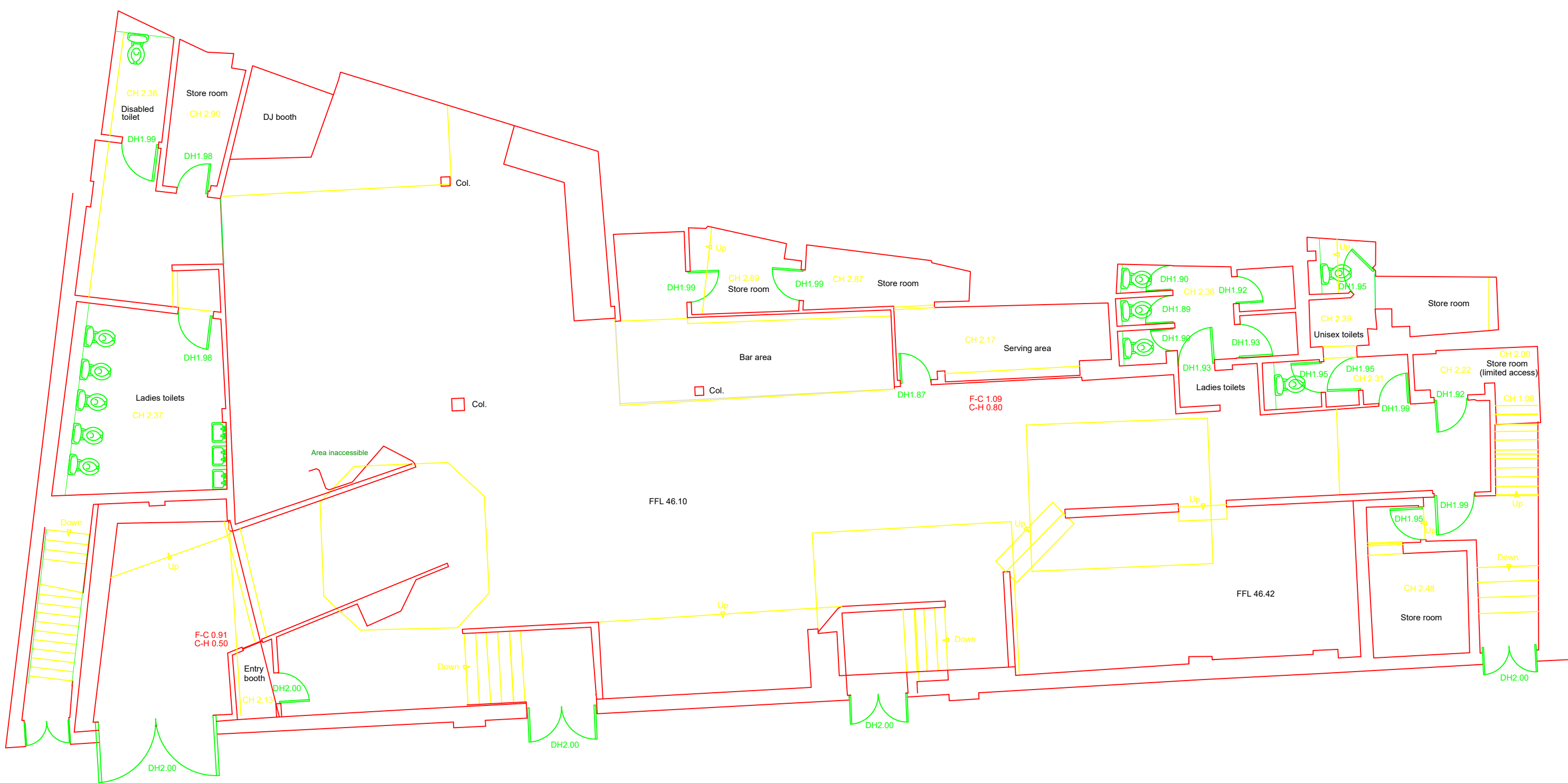
To manage as far as practical the risk of internal flooding, it is recommended that PFR measures are installed which will significantly reduce the risk and severity of internal flooding to the Lower Ground Floor, enabling it to return to prime functionality swiftly in the event of a flood. Furthermore, the area is served by an effective flood warning service, and it is recommended that the applicant develop a Flood Response Plan for the site.

The proposed development is unlikely to result in a change of risk to the site in comparison to its existing use, with no predicted change in flood depths, extents or frequency. However, the proposals will result in the re-use and re-vitalisation of an existing structure within a well-established area of Carmarthen, promoting development in sustainable locations and utilising existing infrastructure. The development would contribute to LPA objectives for the conversion of brownfield sites and for housing growth, concurrently meeting the objectives of PPW and National Wales: The Future Plan.

A Topographic Survey



Upper ground floor



Lower ground floor

Key to Abbreviations

Asp.	Asphalt	IC	Inspection Chamber
B	Bollard	IL	Invert Level
BB	Belisha Beacon	I/R	Iron Railings
BH	Borehole	JB	Junction Box
Bl.	Block wall	KO	Kerb Outlet
Br.	Brick wall	LP	Lamp Post
BT	British Telecom Cover	MH	Manhole
B/W	Barbed Wire	MP	Marker Post
CATV	Cable Television Cover	P	Post
CCTV	Closed Circuit Television	PB	Post Box
CDP	Cable Draw Pit	P/R	Post and Rail
CL	Cover Level	Ret.	Retaining Wall
Conc.	Concrete	RE	Rodding Eye
C/B	Cable Boarded	RS	Road Sign
C/I	Corrugated Iron	RWP	Rain Water Pipe
C/L	Chain Link	SC	Stop Cock
C/P	Concrete Post	SL	Sump Level
DK	Drop Kerb	Soff.	Soffit Level
DP	Down Pipe	St.	Stone Wall
Dr.Ch.	Drainage Channel	SP	Sign Post
Elec.	Electricity Inspection Cover	Slay	Slay Wire
EP	Electricity Pole	SV	Stop Valve
ER	Earth Rod	SW	Surface Water
FB	Flower Bed	Tac.	Tactile Paving
FFL	Finished Floor Level	TL	Traffic Light
FH	Fire Hydrant	TP	Telegraph Pole
FW	Foul Water	TV	Cable Television Cover
G	Gully	UTL	Unable to Lift
Gab.	Gabion Wall	VP	Vent Pipe
GC	Gas Cock	WL	Water Level
GV	Gas Valve	WM	Water Meter
H/R	Hand Rail	Ø	Diameter (mm)

Topographical Line Types

Utilities Legend

Building Survey Abbreviations

BH	Beam Height
CSU	Ceiling Sloping Up (arrow)
CH	Ceiling Height
Col.	Column
DH	Door Height
FCH	False Ceiling Height
RWP	Rain Water Pipe
SCH	Structural Ceiling Height
F-C	Floor to Cill (Window)
C-H	Cill to Head (Window)

Notes

All dimensions and levels are in metres unless otherwise stated.

Rev.	Date	Drawn	Details



Gwalia
SURVEYORS

LAND | UTILITIES | BUILDING | BOUNDARY | BIM

Unit 1, Link Trade Park,
Penarth Road, Cardiff, CF11 8TQ.
Cardiff: 029 2111 1700 London: 020 3011 1099
W: gwaliasurveyors.co.uk



Title: Measured Building Survey			
Project: The Waterside, Carmarthen			
Client: Thomas Parry Design			
Drawn: OL	Checked: DR	Date: 20.06.2016	
Grid: Local	Datum: Local	Scale: 1:100 @ A1	Rev.
Drawing Number: 2400/001			Rev.

B Development Elevations



PROPOSED FRONT ELEVATION - North Aspect

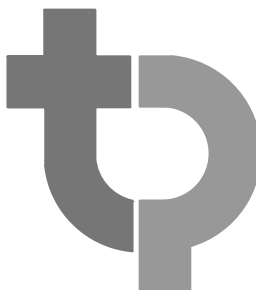
Option 2 - 1:50 Scale @ A1

- EXTERNAL CLADDING SYSTEMS
1. Render to receive light grey paint finish - colour tbc.
 2. Raised render panel to receive mid grey paint finish - colour tbc.
 3. Large 600x900mm slate tiles, ref: tbc.
 4. Living/green wall.
 5. New aluminium windows / doors in PPC finish - Anthracite grey. RAL - 7016
 6. New glass Juliet balcony's.
 7. Roof tiles/slate, ref: tbc.



PRE-APP APPLICATION ISSUE

JOB: Waterside - Proposed Flats		CLIENT: Mr W. James	
ADDRESS: Waterside Club, Coracle Way, Carmarthen, SA31 3JP			
TITLE: PROPOSED FRONT ELEVATION - OPT 2			
SYSTEM No: T-Z/1035-16	DATE: 23-02-2024	DRW-No.	Rev
JOB No: 1035-16	Checked by:	Pre17	/
SCALES: A1@1:50/A3@1:100	DRAWN BY: D.Nokes		
REVISIONS DESCRIPTION:			
ALL DIMENSIONS TO BE CHECKED ON SITE: Contractor to check and verify all building and site dimensions. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. This drawing must be read and checked against any other specialist drawing provided.			



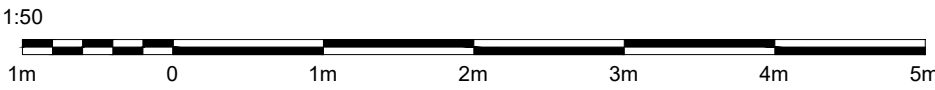
Thomas Parry Design
The Old Sketty Coach House,
21 Gower Road, Sketty
Swansea, SA2 9BX
t: 01792 290755
e: design@thomasparry.co.uk
w: www.thomasparry.co.uk

© COPYRIGHT THOMAS PARRY DESIGN LIMITED



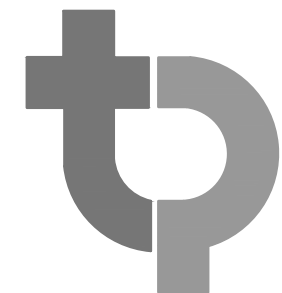
PROPOSED REAR ELEVATION - South Aspect
Option 2 - 1:50 Scale @ A1

- EXTERNAL CLADDING SYSTEMS
1. Render to receive light grey paint finish - colour tbc.
 2. Raised render panel to receive mid grey paint finish - colour tbc.
 3. Large 600x900mm slate tiles, ref: tbc.
 4. Living/green wall.
 5. New aluminium windows / doors in PPC finish - Anthracite grey. RAL - 7016
 6. New glass Juliet balcony's.
 7. Roof tiles/slate, ref: tbc.
 8. Existing stone work to be retained.
 9. Existing white uPVC windows to be replaced with new in PPC finish.
 10. New doors/shutters in existing positions.



PRE-APP APPLICATION ISSUE

JOB: Waterside - Proposed Flats	CLIENT: Mr W. James
ADDRESS: Waterside Club, Coracle Way Carmarthen, SA31 3JP	
TITLE: PROPOSED REAR ELEVATION - OPT 2	
SYSTEM No: T-Z/1035-16	DATE: 23-02-2024
JOB No: 1035-16	Checked by:
SCALES: A1@1:50/A3@1:100	DRAWN BY: D.Nokes
REVISIONS DESCRIPTION:	

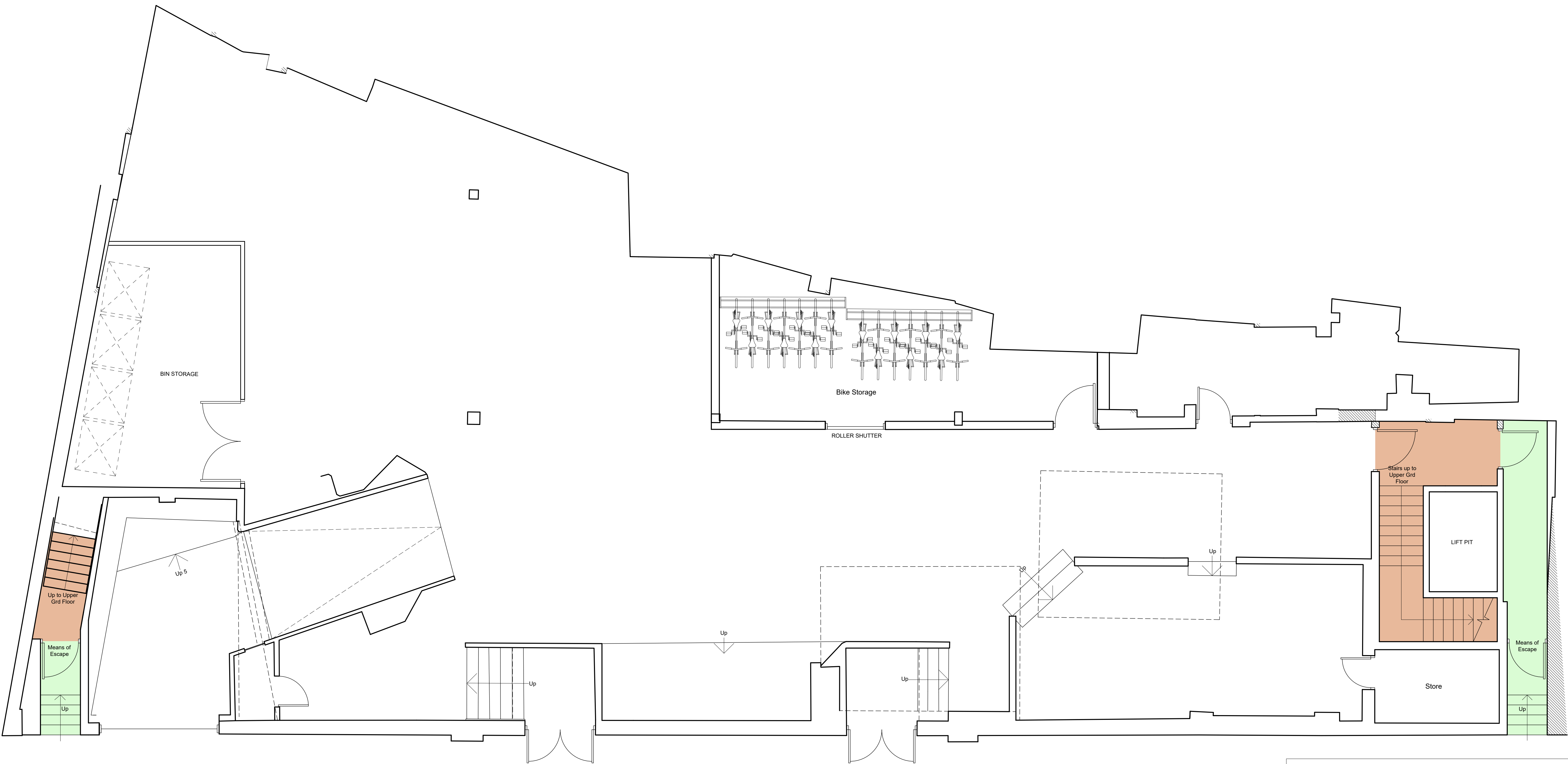


Thomas Parry Design
The Old Sketty Coach House,
21 Gower Road, Sketty
Swansea, SA2 9BX
t: 01792 290755
e: design@thomasperry.co.uk
w: www.thomasperry.co.uk

ALL DIMENSIONS TO BE CHECKED ON SITE. Contractor to check and verify all building and site dimensions. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. This drawing must be read and checked against any other specialist drawing provided.

© COPYRIGHT THOMAS PARRY DESIGN LIMITED

C Development Plans



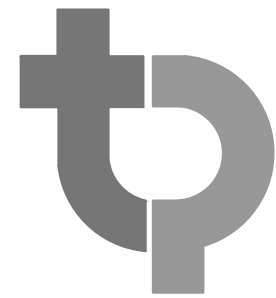
PROPOSED LOWER GROUND FLOOR PLAN
1:50 Scale @ A1



Upper Ground Floor - 7no 1 Bed Flats.
First Floor - 8no 1 Bed Flats.
Second Floor - 8no 1 Bed Flats.
Total No. Flats 23
Minimum Flat Size - 42 sqm/452 sqft
Maximum Flat Size - 64 sqm/689 sqft
Average Flat Sizes - 40-50sqm

PRE-APP APPLICATION ISSUE

JOB: Waterside - Proposed Flats		CLIENT: Mr W. James	
ADDRESS: Waterside Club, Coracle Way, Carmarthen, SA31 3JP			
TITLE: PROPOSED LOWER GROUND FLOOR PLAN			
SYSTEM No: T-Z/1035-16	DATE: 27.09.2023	DRW-No.	Rev
JOB No: 1035-16	Checked by:	Pre08	/
SCALES: A1@1:50/A3@1:100	DRAWN BY: Matt Bailey		
REVISIONS DESCRIPTION:			
ALL DIMENSIONS TO BE CHECKED ON SITE: Contractor to check and verify all building and site dimensions. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. This drawing must be read and checked against any other specialist drawing provided.			

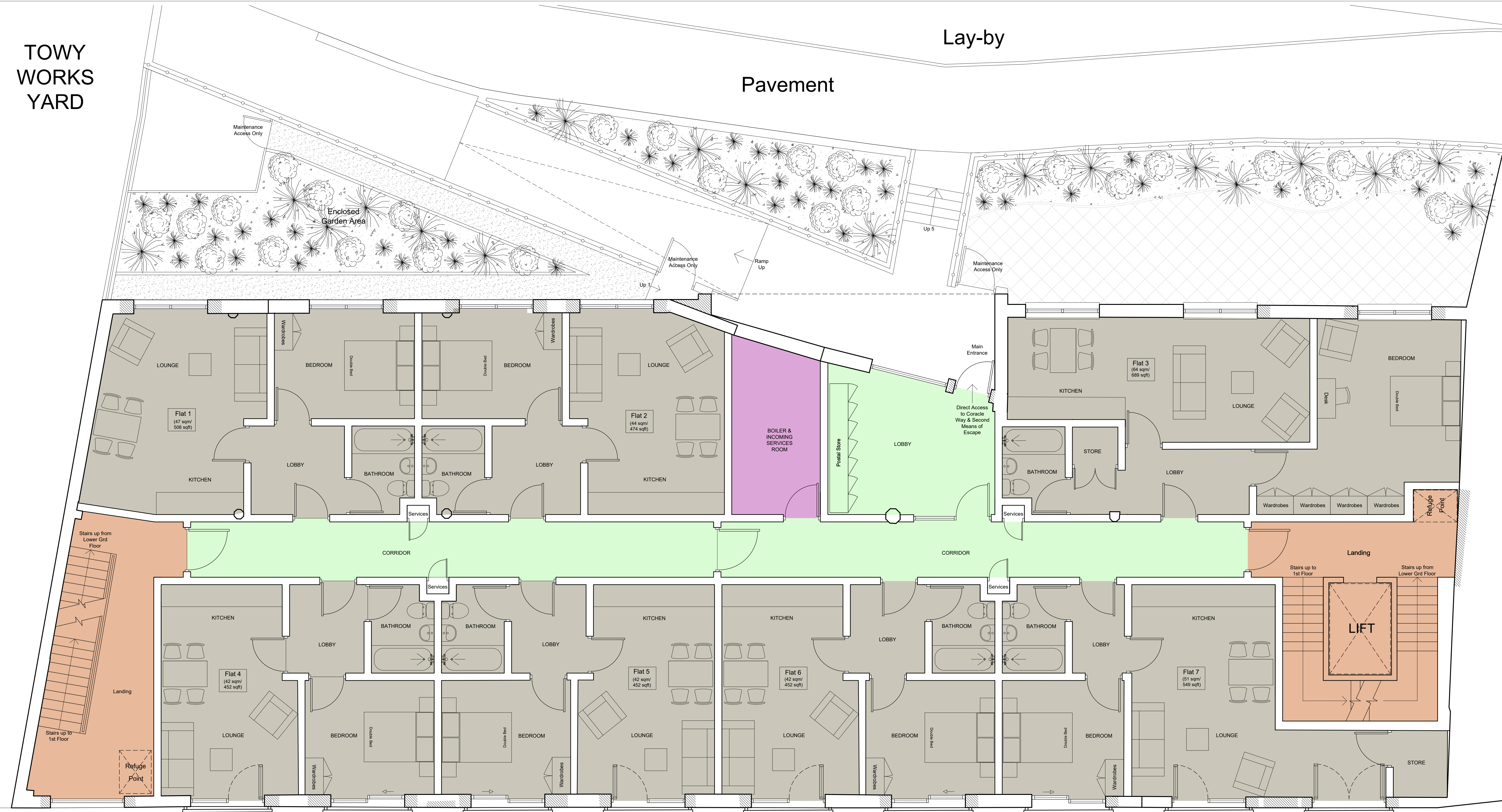


Thomas Parry Design
The Old Sketty Coach House,
21 Gower Road, Sketty
Swansea, SA2 9BX
t: 01792 290755
e: design@thomasperry.co.uk
w: www.thomasperry.co.uk

TOWY
WORKS
YARD

Lay-by

Pavement



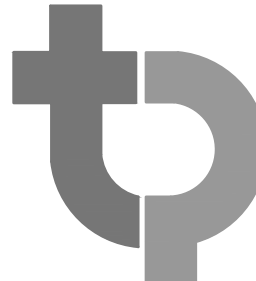
PROPOSED UPPER GROUND FLOOR PLAN
1:50 Scale @ A1



Upper Ground Floor - 7no 1 Bed Flats.
First Floor - 8no 1 Bed Flats.
Second Floor - 8no 1 Bed Flats.
Total No. Flats 23
Minimum Flat Size - 42 sqm/452 sqft
Maximum Flat Size - 64 sqm/689 sqft
Average Flat Sizes - 40-50sqm

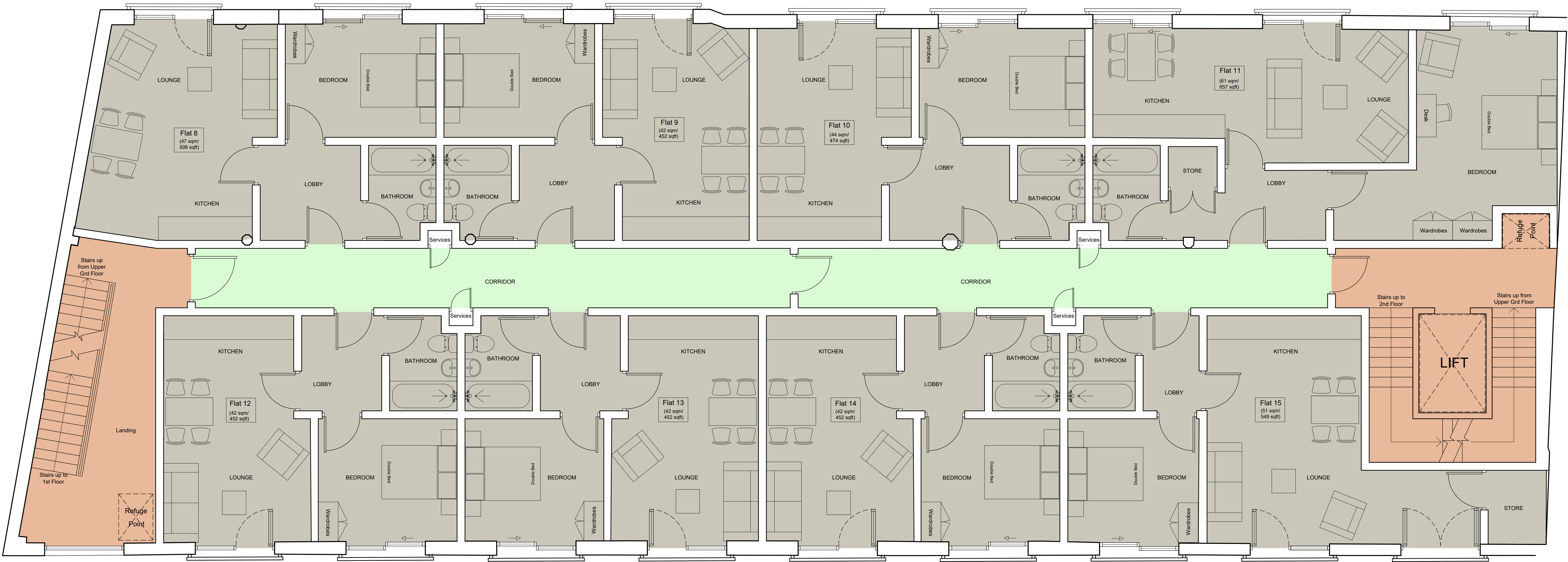
PRE-APP APPLICATION ISSUE

JOB: Waterside - Proposed Flats		CLIENT: Mr W. James	
ADDRESS: Waterside Club, Coracle Way, Carmarthen, SA31 3JP			
TITLE: PROPOSED UPPER GROUND FLOOR PLAN			
SYSTEM No: T-Z/1035-16	DATE: 27.09.2023	DRW-No.	Rev
JOB No: 1035-16	Checked by:	Pre09	/
SCALES: A1@1:50/A3@1:100	DRAWN BY: Matt Bailey		
REVISIONS DESCRIPTION:			
ALL DIMENSIONS TO BE CHECKED ON SITE: Contractor to check and verify all building and site dimensions. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. This drawing must be read and checked against any other specialist drawing provided.			



Thomas Parry Design
The Old Sketty Coach House,
21 Gower Road, Sketty
Swansea, SA2 9BX
t: 01792 290755
e: design@thomasperry.co.uk
w: www.thomasperry.co.uk

 COPYRIGHT THOMAS PARRY DESIGN LIMITED



PROPOSED FIRST FLOOR PLAN
1:50 Scale @ A1



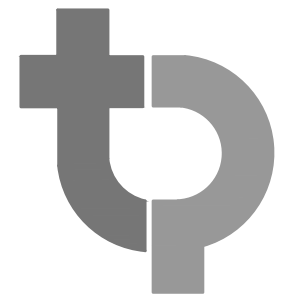
Upper Ground Floor - 7no 1 Bed Flats.
First Floor - 8no 1 Bed Flats.
Second Floor - 8no 1 Bed Flats.
Total No. Flats 23
Minimum Flat Size - 42 sqm/452 sqft
Maximum Flat Size - 64 sqm/689 sqft
Average Flat Sizes - 40-50sqm

PRE-APP APPLICATION ISSUE

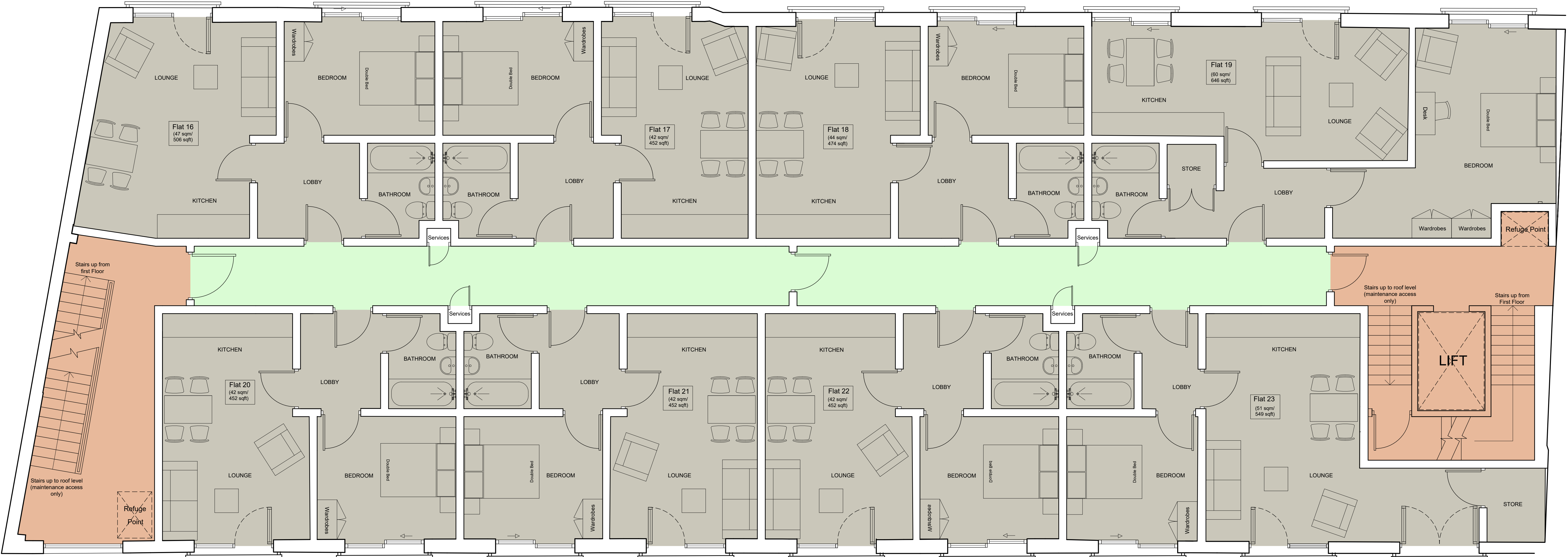
JOB: Waterside - Proposed Flats		CLIENT: Mr W. James	
ADDRESS: Waterside Club, Coracle Way Carmarthen, SA31 3JP			
TITLE: PROPOSED FIRST FLOOR PLAN			
SYSTEM No: T-Z/1035-16	DATE: 27.09.2023	DRW-No.	Rev
JOB No: 1035-16	Checked by:	Pre10	/
SCALES: A1@1:50/A3@1:100	DRAWN BY: Matt Bailey		

REVISIONS DESCRIPTION:

ALL DIMENSIONS TO BE CHECKED ON SITE: Contractor to check and verify all building and site dimensions. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. This drawing must be read and checked against any other specialist drawing provided.



Thomas Parry Design
The Old Sketty Coach House,
21 Gower Road, Sketty
Swansea, SA2 9BX
t: 01792 290755
e: design@thomasperry.co.uk
w: www.thomasperry.co.uk



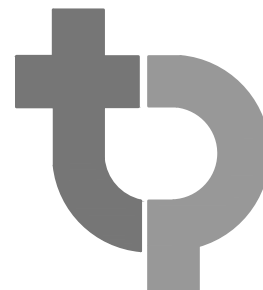
PROPOSED SECOND FLOOR PLAN
1:50 Scale @ A1



Upper Ground Floor - 7no 1 Bed Flats.
First Floor - 8no 1 Bed Flats.
Second Floor - 8no 1 Bed Flats.
Total No. Flats 23
Minimum Flat Size - 42 sqm/452 sqft
Maximum Flat Size - 64 sqm/689 sqft
Average Flat Sizes - 40-50sqm

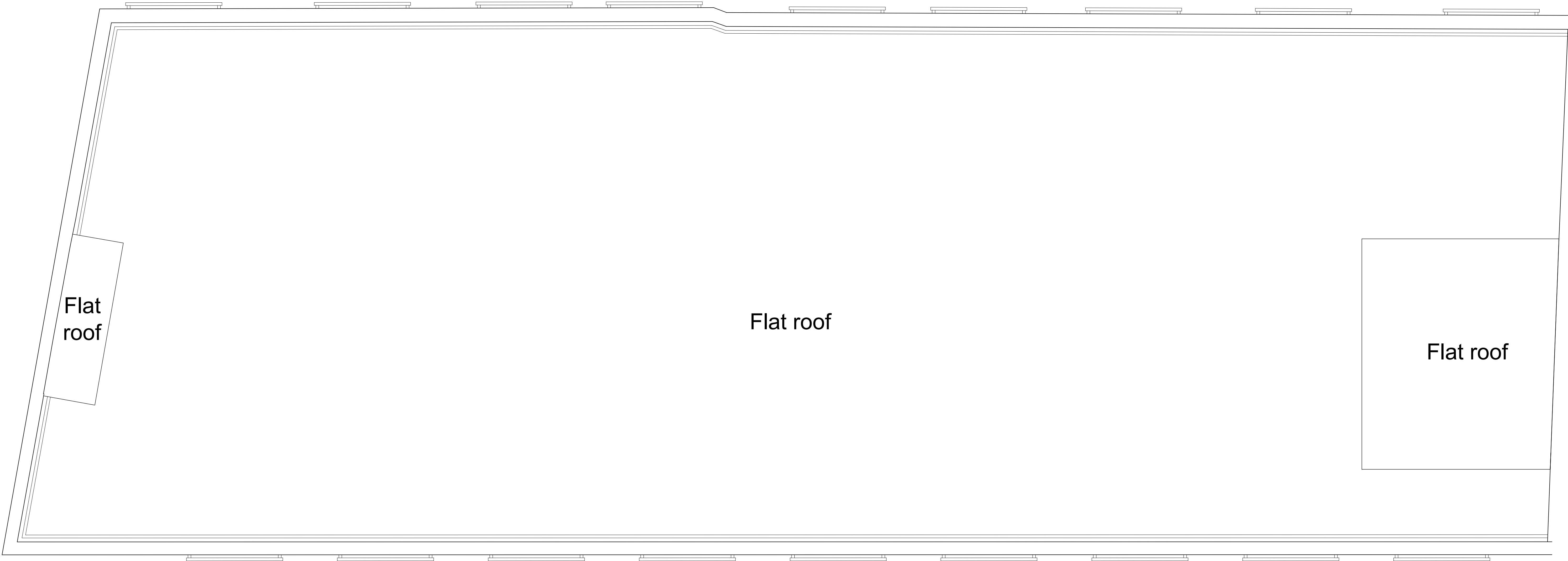
PRE-APP APPLICATION ISSUE

JOB: Waterside - Proposed Flats		CLIENT: Mr W. James	
ADDRESS: Waterside Club, Coracle Way, Carmarthen, SA31 3JP			
TITLE: PROPOSED SECOND FLOOR PLAN			
SYSTEM No: T-Z/1035-16	DATE: 27.09.2023	DRW-No.	Rev
JOB No: 1035-16	Checked by:	Pre11	/
SCALES: A1@1:50/A3@1:100	DRAWN BY: Matt Bailey		
REVISIONS DESCRIPTION:			
ALL DIMENSIONS TO BE CHECKED ON SITE: Contractor to check and verify all building and site dimensions. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. This drawing must be read and checked against any other specialist drawing provided.			



Thomas Parry Design
The Old Sketty Coach House,
21 Gower Road, Sketty
Swansea, SA2 9BX
t: 01792 290755
e: design@thomasparry.co.uk
w: www.thomasparry.co.uk

© COPYRIGHT THOMAS PARRY DESIGN LIMITED

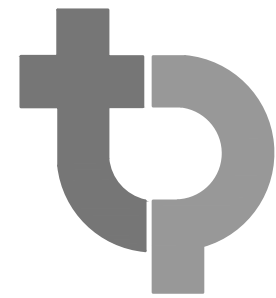


PROPOSED ROOF PLAN
1:50 Scale @ A1



PRE-APP APPLICATION ISSUE

JOB: Waterside - Proposed Flats		CLIENT: Mr W. James	
ADDRESS: Waterside Club, Coracle Way, Carmarthen, SA31 3JP			
TITLE: PROPOSED ROOF PLAN			
SYSTEM No: T-Z/1035-16	DATE: 27.09.2023	DRW-No.	Rev
JOB No: 1035-16	Checked by:	Pre12	/
SCALES: A1@1:50/A3@1:100	DRAWN BY: Matt Bailey		
REVISIONS DESCRIPTION:			
ALL DIMENSIONS TO BE CHECKED ON SITE: Contractor to check and verify all building and site dimensions. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. This drawing must be read and checked against any other specialist drawing provided.			



Thomas Parry Design
The Old Sketty Coach House,
21 Gower Road, Sketty
Swansea, SA2 9BX
t: 01792 290755
e: design@thomasparry.co.uk
w: www.thomasparry.co.uk

© COPYRIGHT THOMAS PARRY DESIGN LIMITED

Offices at

Bristol
Coleshill
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Isle of Man
Leeds
Limerick
Newcastle upon Tyne
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington

Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0)1756 799919
info@jbaconsulting.com
www.jbaconsulting.com
Follow us:  

Jeremy Benn
Associates Limited
Registered in England
3246693

JBA Group Ltd is
certified to:
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018