

Flood Consequences Statement

Former Cambrian Inn, Commercial Road, Newport, South Wales

1. Introduction

This Flood Consequences Statement has been prepared to support a planning application for the **change of use of the upper floors** of the former Cambrian Inn, Commercial Road, Newport, South Wales, to a **restaurant use (Use Class A3)**.

The **ground floor of the building is already in lawful A3 use** and will remain unchanged as part of this application.

The site lies within **Flood Zone C2** as defined by **Technical Advice Note (TAN) 15: Development, Flooding and Coastal Erosion (Welsh Government)**.

2. Site Description

The application site comprises an existing multi-storey, previously operational public house located on Commercial Road within Newport city centre. The building is surrounded by established commercial development and benefits from existing access, services, and hardstanding.

The proposal involves **internal alterations only**, with **no extension of the building footprint**, no change to site levels, and no increase in impermeable surface area.

3. Flood Risk Classification

According to the Welsh Government Development Advice Maps (DAM):

- The site is located within **Flood Zone C2**, defined as areas of the floodplain without significant flood defence infrastructure.
- Flood Zone C2 is subject to potential fluvial and/or tidal flooding during extreme events.

4. Vulnerability of the Proposed Development

Under TAN 15:

- **Restaurant use (A3)** is classified as **“less vulnerable development.”**
- Less vulnerable development **may be acceptable in Flood Zone C2**, subject to justification and appropriate mitigation.

The proposal does **not introduce a more vulnerable use** than currently exists, as:

- The ground floor is already in A3 use.
- The proposal relates only to **upper floors**, which inherently benefit from increased flood resilience due to elevation above ground level.

5. Flood Risk Impacts and Mitigation

5.1 Risk to the Development

- The upper floors are **above predicted flood levels**, ensuring safe refuge for staff and customers during extreme flood events.
- No sleeping accommodation is proposed.
- Existing access and egress arrangements remain unchanged.

5.2 Flood Resilience and Resistance

The building is already established within a commercial floodplain environment. The following principles apply:

- Ground floor is already in commercial use and accustomed to flood risk.
- Upper-floor restaurant use significantly reduces risk to people and property.
- No basement or habitable accommodation at ground or below-ground level is proposed.

5.3 Emergency Access and Evacuation

- Emergency evacuation procedures will be incorporated into the building management plan.
- Flood warnings issued by Natural Resources Wales (NRW) will be monitored by the operator.
- Safe refuge is available on upper floors.

6. Impact on Flood Risk Elsewhere

The proposed change of use:

- Does **not increase flood risk elsewhere**.
- Does **not alter floodplain storage or flow routes**.
- Does **not introduce additional hardstanding or drainage impacts**.

7. Justification and Planning Policy Compliance

The proposal complies with TAN 15 as:

- It is a **less vulnerable use**.
- It involves the **reuse of an existing building** within an established urban area.
- It contributes to **town centre vitality**, consistent with national and local planning policy.
- There is **no reasonable alternative site** outside Flood Zone C2 for the continued viable use of this historic building.

8. Conclusion

The proposed change of use of the upper floors of the former Cambrian Inn to restaurant use is considered **acceptable in flood risk terms**. The development:

- Is located within Flood Zone C2 but proposes a **less vulnerable use**
- Does not intensify flood risk
- Utilises upper floors, inherently reducing flood hazard
- Includes appropriate mitigation and management measures

It is therefore concluded that the proposal complies with **TAN 15** and should be supported from a flood risk perspective.