

# Redevelopment of Porthcawl Hotel

## John Street, Porthcawl

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## 1 Project Information

### 1.1 Client Details

**Client** Booth Porthcawl Ltd

### 1.2 Project Details

**Project Name** Redevelopment of Porthcawl Hotel

**Location** Porthcawl, Bridgend

**Jubb Project Number** 18241

### 1.3 Report Details

**Version** B

**Status** Approval

**Date** September 2020

### 1.4 Project Authorisation

#### ISSUE HISTORY:

Version	Date	Detail
A	02/08/18	First Issue
B	02/09/20	Architectural information updated

#### AUTHORISATION:

Prepared By	Approved By
M. Pearson	M. Tulloch
S. Jones	G. Smith

## 2 Introduction

### 2.1 Preamble

- 2.1.1 Jubb have been commissioned by Booth Porthcawl Ltd to prepare a Flood Consequence Assessment (FCA) for the proposed redevelopment and refurbishment of the Porthcawl Hotel (CF36 3AP) to the north of Dock Street, east of John Street in the heart of Porthcawl Town Centre.
- 2.1.2 The existing Porthcawl Hotel offers 28 bedrooms along with a gymnasium, night club and bar/restaurants facilities. The site is strategically located in relation to the local walking, cycling and bus network and benefits from a close proximity to a wide range of retail, leisure and social amenities that are on offer in Porthcawl Town Centre. A plan is shown in **Figure 2.1** below, which shows the location of the site in relation to the town centre.



*Figure 2.1 Site Location*

### 2.2 Development Proposal

- 2.2.1 The development proposal (**Appendix A**) will see the renovation and refurbishment of the Porthcawl Hotel into a high quality built residential block of 27 affordable units in a mixture of one and two bedroom apartments with the aspiration to improve accommodation opportunities in the area, strengthening the vitality and vibrancy of Porthcawl.
- 2.2.2 Commercial space of approximately 495sq.m will also be facilitated at the ground floor level encompassing an A1 retail unit and an A3 unit to help create an active frontage which would encourage a sense of place.

- 2.2.3 An undercroft parking area will also be introduced at the ground floor level offering 6 on-site parking spaces including one disabled bay. Vehicular access to the parking area will be directly off Hillsboro Place to the east.

### 2.3 The Scope of the Flood Consequence Assessment

2.3.1 The FCA assesses the proposals and the implications of the proposed development on flood risk. The assessment has been undertaken in accordance with TAN 15, using flood information provided by Natural Resources Wales (NRW) to address the requirements set out in the Technical Advice Note (TAN) 15.

2.3.2 In accordance with TAN 15 the prime objective of this assessment is to develop a full appreciation of:

- The consequences of flooding on the development.
- The consequences (i.e. the overall impacts) of the development on flood risk elsewhere within the catchment for a range of potential flooding scenarios up to that flood having a probability of 0.1%.
- The assessment can be used to establish whether appropriate mitigation measures can be incorporated within the design of the development to ensure that development minimises risk to life, damage to property and disruption to people living and working on the site or elsewhere in the floodplain.

2.3.3 The scenarios identified in this assessment illustrate potential flood events and are not predications of what will actually happen. They are presented to assist the developer and statutory authorities to take account of flooding issues when considering the proposed development.

2.3.4 This assessment accompanies the planning application for the proposed development to demonstrate that flood risk has been given consideration and that the redevelopment of the Porthcawl Hotel shouldn't be restricted on the grounds of flood risk.

### 3 Policy and Guidance

#### 3.1 Flood and Water Management Act (2010) and Flood Risk Regulations (2009)

The Flood and Water Management Act of 2010 sets out what should be included in the National flood and coastal erosion risk management strategies for England and Wales as well as local flood risk management strategies. It responds to recent pressure to introduce legislation to address the threat of flooding and water scarcity, both of which are predicted to increase with climate change. The Flood Risk Regulations of 2009 set out the duties regarding producing preliminary flood risk assessments, flood hazard maps and flood risk maps and flood risk management plans. Both Act and Regulation place responsibility on the local authority to manage and lead local flooding issues.

#### 3.2 Technical Advice Note (TAN) 15

Planning Policy Wales sets out the land use planning policies of the Welsh Government and is supplemented by a series of Technical Advice Notes. Technical Advice Note (TAN) 15: Development and Flood Risk (2004) advises on development and flood risk, providing a framework within which risks arising from both river and coastal flooding, and from additional run-off from development in any location can be assessed. TAN 15 provides an indicative guidance as to what the frequency threshold could be for different types of development described in terms of annual probability of occurrence:

Table 1: Indicative Guidance of TAN15 Section A1.14 (Targets for no flooding)

Type of Development	Threshold Frequency (Years)	
	Fluvial	Tide
Residential	1%	0.5%
Commercial/Retail	1%	0.5%

#### 3.3 Local Plan

The Bridgend Local Development Plan 2006-2021 (LDP) makes an allowance for Flood Risk through Policy PLA4 'Climate Change and Peak Oil'. PLA4 states that all development proposals will be required to make a positive contribution towards tackling the causes of, and adapting to the, impacts of Climate Change and Peak Oil issues, including avoiding or minimising the risk from flooding and/or adapting to the increased risk of flooding, coastal erosion and warmer annual mean temperatures. It further sets out that an FCA will be required for select sites.

The site is also located in an area designated as mixed use within the local plan. The LDP recognises parts of Porthcawl are prone to storm surge and tidal flooding.

## 4 Sources of Flooding

### 4.1 Pluvial Surface Water and Existing Drainage

The NRW online Flood Risk Maps identifies no risk of surface water flooding within the site boundary. An extract of the flood map is provided in Appendix B. Based on this, the risk of surface water flooding (pluvial) is considered to be low.

The site is served by existing drainage which will need to be reconfigured to suit the proposed development. As of the 7<sup>th</sup> of January 2019, new developments of at least to properties or over 100m<sup>2</sup> of construction area will require sustainable drainage to manage on-site surface water. The surface water drainage system must be designed in line with Welsh Government 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems. The proposed system must be approved by the SuDS Approving Body (SAB) prior to construction.

### 4.2 Fluvial Flooding

There are no watercourses within the vicinity of the site. The NRW online Development Advice Maps illustrate that the site is located in Zone A and it is therefore considered to be at little or no risk of fluvial flooding from rivers. An extract of the Development Advice Map is provided in Appendix B. Based on this the risk of fluvial flooding is considered to be low.

### 4.3 Coastal/Tidal Flooding

The NRW online Development Advice Maps illustrate that the site is located in Zone A and it is therefore considered to be at little or no risk of coastal/tidal flooding. An extract of the Development Advice Map is provided in Appendix B. Based on this the risk of coastal/tidal flooding is considered to be low.

### 4.4 Reservoir Flooding

The NRW online Flood Risk Maps illustrate that the site is in an area not considered to be at risk of flooding from reservoirs. An extract of the flood map is provided in Appendix B. The risk of flooding due to reservoirs is considered to be low.

### 4.5 Historic Flooding

The NRW online flood risk maps illustrate areas known to have flooded historically. The maps indicate that the site is in an area not known to have flooded historically.

## **5 TAN 15 Assessment**

The Development Advice Maps, produced by National Resources Wales, identify the site as being within Zone A, at little or no risk of fluvial or coastal/tidal flooding. All forms of development are permitted within Zone A and TAN 15 advised that flood risk need not be considered further



## **6 Conclusion**

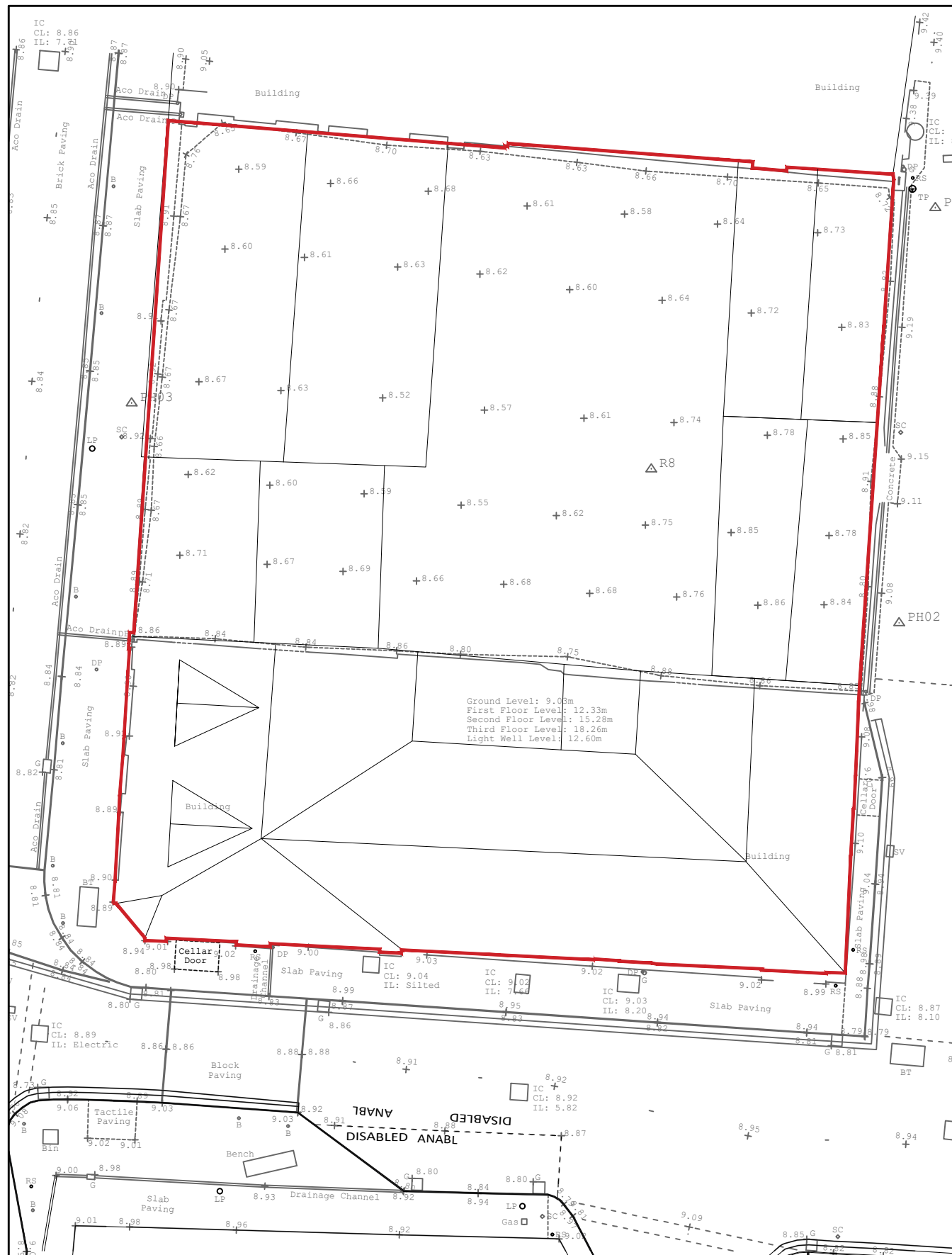
The Porthcawl Hotel is located within Flood Zone A and is considered to have a low risk of flooding from all sources.

Therefore, based on the findings of the FCA, it is considered that the principal objectives of TAN15 have been satisfied and the development proposals are acceptable in terms of flood risk

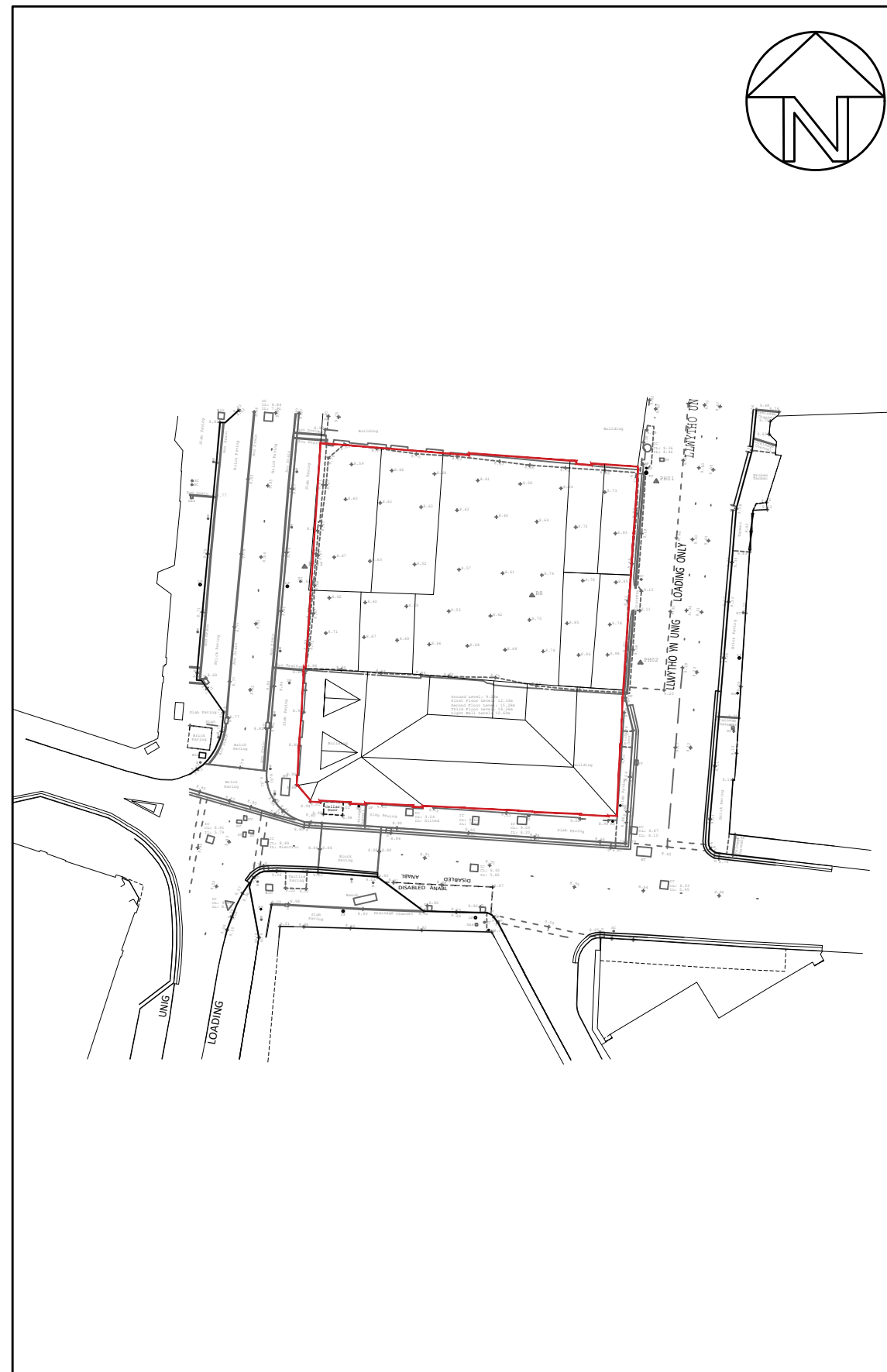
## **Appendix A Development Layout**

# SITE BLOCK PLAN & LOCATION PLAN

# PORTHCAWL HOTEL, 7-11 JOHN STREET, PORTHCAWL, CF36 3AP



Site Block Plan 1:200



Site Location Plan 1:500

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Client:  
 Easy Living Ltd

Project Title:  
 Proposed Refurbishment &  
 Redevelopment (Partial Demolition) of  
 The Porthcawl Hotel into Residential  
 Units & Commercial Units.

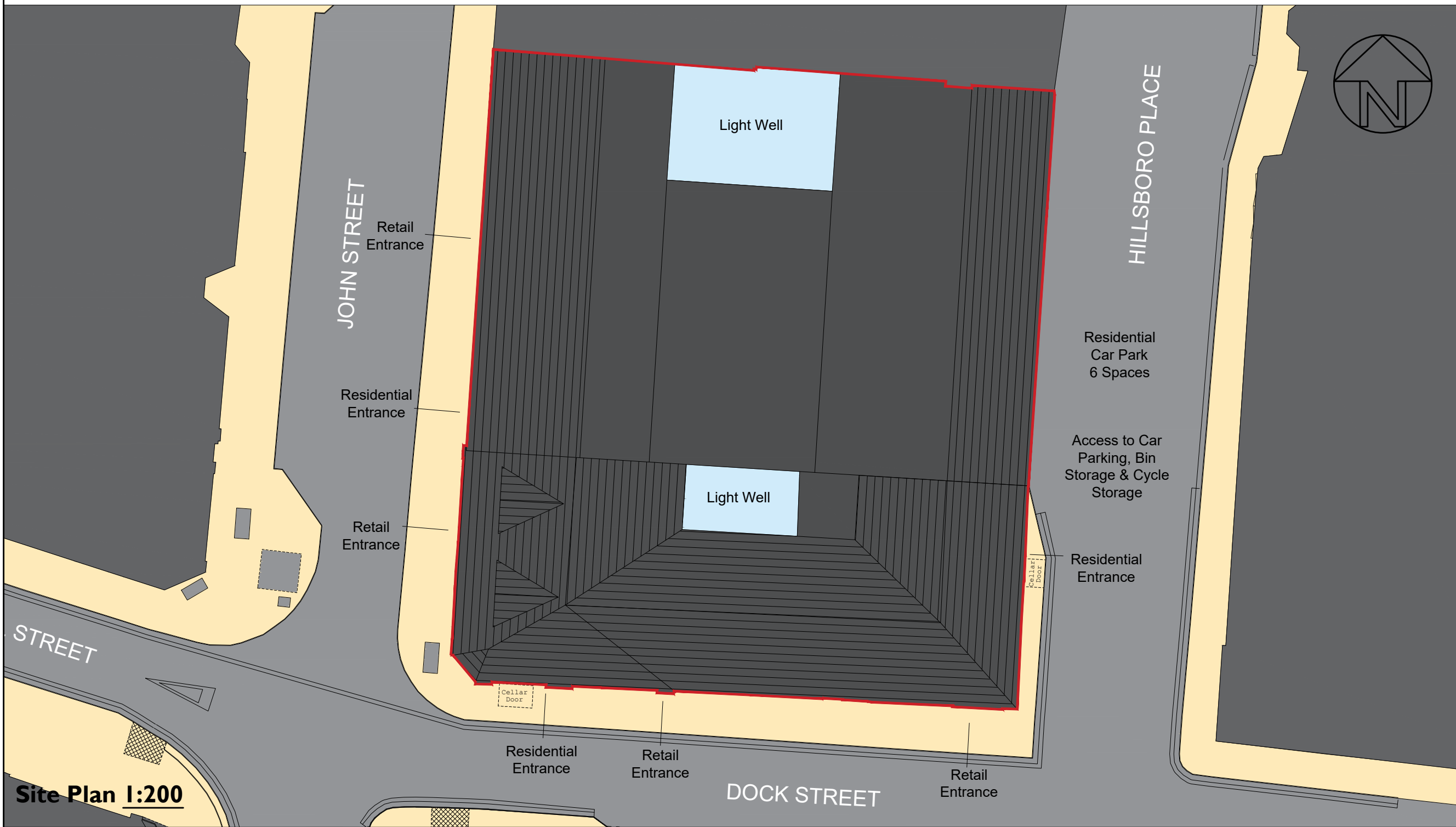
Drawing Title:  
 Site Block Plan and Location Plan

Scale:	Drawn:	Date:
1:200 & 1:500 @ A3	RE	Aug 24

Job No:	Drawing No:	Rev:
1047	07	-

# PROPOSED SITE PLAN

# PORTHCAWL HOTEL, 7-11 JOHN STREET, PORTHCAWL, CF36 3AP



Site Plan 1:200

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Revision:	Description:	Date:

**EXTERNAL FINISHES**  
**Walls** - Terrix Polymer Silicate Rough Cast Off White / Cream Render to match existing.  
**Roof** - Pitched Roof - Blue/Grey Welsh Slate, Reclaimed Slate or Canadian Glendyne with Ridge Tiles to Match Existing.  
**Windows & Doors** - Residence 9 Grained White UPVC Double Glazed Sliding Sash Windows. Shopfront to have Residence 9 Grained Eclectic Grey UPVC Windows and Doors.  
**RWG** - White UPVC RWG & Facias to Match Existing.

Drawing Status:  
**PLANNING**



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Client:  
 Easy Living Ltd

Project Title:  
 Proposed Refurbishment & Redevelopment (Partial Demolition) of The Porthcawl Hotel into Residential Units & Commercial Units.

Drawing Title:  
 Proposed Site Plan

Scale:	Drawn:	Date:
1:200 @ A3	RE	May 23
Job No:	Drawing No:	Rev:
1047	03	-

**KEY:**

**BOUNDARY TREATMENTS AND RAILINGS**

Application Site

**SURFACE FINISHES**

- Concrete
- Proposed Building
- Grass
- Pavement

**BIN STORAGE**

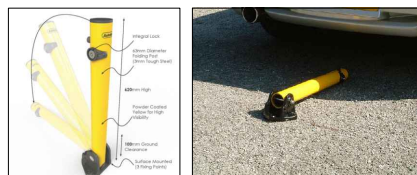
- 6 x 1100 Ltrs Bins
- 2 x 240 / 360 Ltrs Bins

Bin Storage must be secure. Access into the BIN area must be controlled by access control e.g. digilocks, fob or swipe card. Bin stores should be lit.

**PARKING AREAS**

- 5 x Car Parking Bay
- 1 x Disabled Car Parking Bay

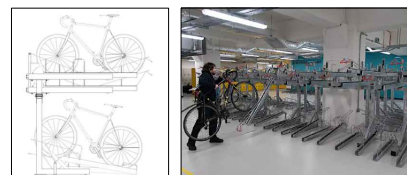
A total of 6 undercroft car parking bays will be on site, secured with Autolok Yellow Fold Down Lockable Parking Post



**BICYCLE STORAGE**

Two Tier Bike Racks to be placed in secure bicycle storage rooms. Access into the bike area must be controlled by access control.

Number of bays and design TBC.



**DOOR SECURITY AND WINDOW SECURITY**

The main external doors and individual apartment doors must meet the standards specified by SBD. Refer to proposed elevations for window and door openings.

Refer to SBD document for requirements.

**MATERIALS AND FINISHES**

All materials and finishes to be in keeping with existing.

Refer to Proposed Elevations and Discharge of Conditions Letter for samples of materials, colours and finishes.

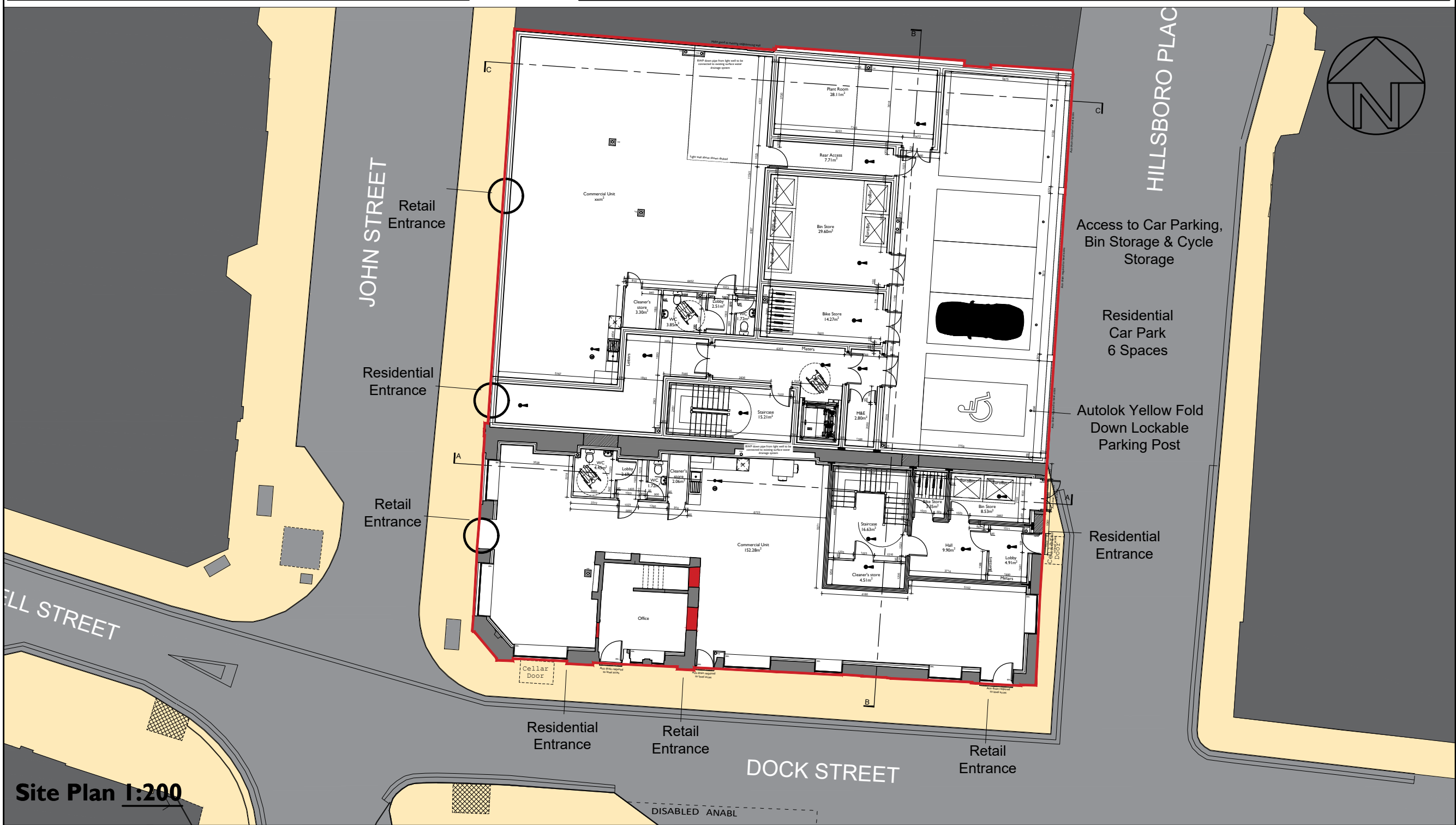
**SCHEDULE OF ACCOMODATION:**

Apartments	No of Apartments
1 Bed 2 Person	07
2 Bed 4 Person	10
<b>Total Number of Apartments</b>	<b>17</b>
TOTAL AREA:	Floor Area (m2)
Level 1 - Basement Plan	TBC
Level 2 - Ground Floor Plan	TBC
Level 3 - First Floor Plan	TBC
Level 4 - Second Floor Plan	TBC
Level 5 - Third Floor Plan	TBC
Level 6 - Fourth Floor Plan	TBC
Level 7 - Fifth Floor Plan	TBC
<b>Total Floor Area (m<sup>2</sup>)</b>	<b>TBC</b>
<b>Total Site Area (Hectares)</b>	<b>TBC</b>



# PROPOSED GROUND FLOOR PLAN

# PORTHCAWL HOTEL, 7-11 JOHN STREET, PORTHCAWL, CF36 3AP



Site Plan 1:200

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Revision:	Description:	Date:
A	Alterations to Drawing	03.10.2024

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Drawing Status:  
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Client:  
 Easy Living Ltd

Project Title:  
 Proposed Refurbishment & Redevelopment (Partial Demolition) of The Porthcawl Hotel into Residential Units & Commercial Units.

Drawing Title:  
 Proposed Site Plan & Ground Floor Plan

Scale:	Drawn:	Date:
1:200 @ A3	RE	May 23
Job No:	Drawing No:	Rev:
1047	05	A

**KEY:**

**BOUNDARY TREATMENTS AND RAILINGS**

Application Site

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- Proposed Building
- Grass
- Pavement

**BIN STORAGE**

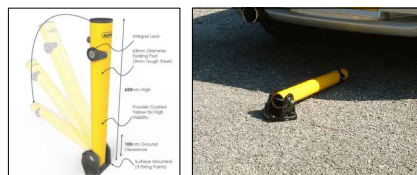
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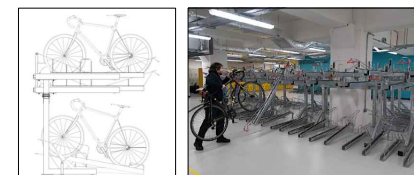
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<b>Total Number of Apartments</b>	<b>17</b>
TOTAL AREA:	
Level	Floor Area (m <sup>2</sup> )
Level 1 - Basement Plan	TBC
Level 2 - Ground Floor Plan	TBC
Level 3 - First Floor Plan	TBC
Level 4 - Second Floor Plan	TBC
Level 5 - Third Floor Plan	TBC
Level 6 - Fourth Floor Plan	TBC
Level 7 - Fifth Floor Plan	TBC
<b>Total Floor Area (m<sup>2</sup>)</b>	<b>TBC</b>
<b>Total Site Area (Hectares)</b>	<b>TBC</b>



# PROPOSED FIRST FLOOR PLAN

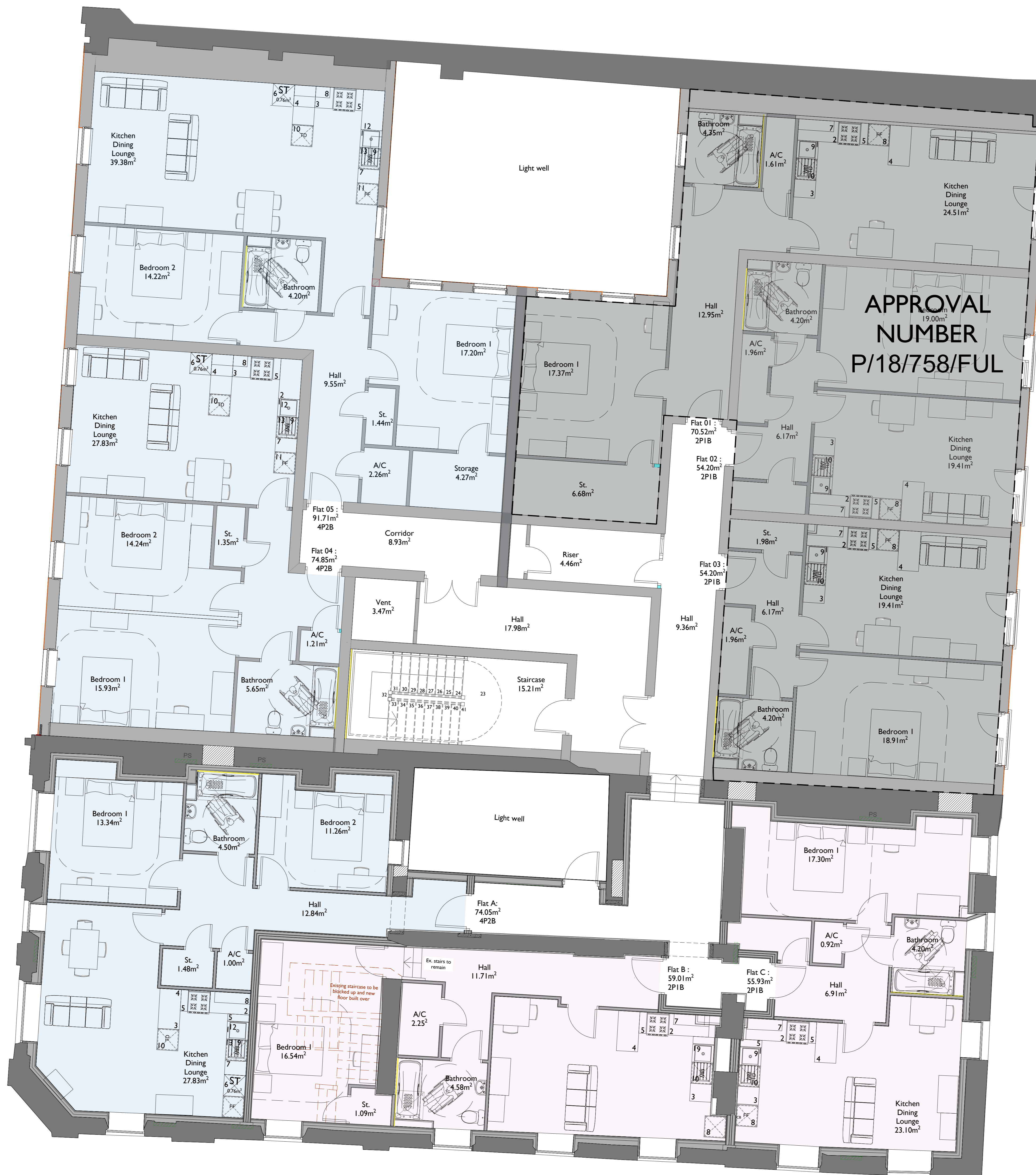
# PORTHCAWL HOTEL 7-11 JOHN STREET PORTHCAWL BRIDGEND CF36 3AP

**KEY**

- HT 2.1.1 1 Bedroom Flat
- HT 4.2.1 2 Bedroom Flat
- Planning Approved
- Planning Reference: P/18/758/FUL
- Removal of Structure

**ACCOMODATION SCHEDULE FIRST FLOOR**

FLAT 1	1 BEDROOM	70.5m <sup>2</sup>
FLAT 2	1 BEDROOM	54.2m <sup>2</sup>
FLAT 3	1 BEDROOM	54.2m <sup>2</sup>
FLAT A	2 BEDROOM	74.0m <sup>2</sup>
FLAT B	1 BEDROOM	59.01m <sup>2</sup>
FLAT C	1 BEDROOM	55.93m <sup>2</sup>
FLAT 4	2 BEDROOM	74.85m <sup>2</sup>
FLAT 5	2 BEDROOM	91.71m <sup>2</sup>



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Client:  
 Easy Living Ltd

Project Title:  
 Proposed refurbishment & redevelopment (partial demolition), including the provision of 22no. 1 & 2 bedroom residential units & commercial units at ground floor

Drawing Title:  
 Proposed First Floor Plan

Scale:	Drawn:	Date:
1:50 @ A0	RE	Aug 24

Job No:	Drawing No:	Rev:
1047	06	-

First Floor Plan 1:50

## Appendix B NRW Flood Risk Maps



NRW Flood Zone Mapping/Rivers and Sea Flood Risk Extract



NRW Reservoir Flood Risk Extract





NRW Surface Water and Small Watercourses Flood Risk Extract