



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Dyddiad/Date	6 th August 2020
Rhif Ffôn/Direct Line	01639 680000
Ebost/Email	d.w.griffiths@npt.gov.uk
Cyswllt/Contact	Mr David Griffiths
Eich cyf /Your ref	
Ein cyf/Our ref	

Name & Address

Dear Sir/Madam

Application No.: P2020/0294

Proposal: Construction of an access road, flood mitigation works, land contamination remediation works, improving the load capacity of the ground and associated works to facilitate the regeneration of a former brownfield land for future commercial development.

Location: Harbourside Strategic Employment Site, Harbourside Road Port Talbot.

I am writing further to the formal application for planning permission for the above development and to update you on current progress.

The scheme is now well developed to facilitate the construction of business properties which will bring associated community and employment benefits to the town. The scheme has secured European funding is expected to commence by the end of October 2020.

As part of the Planning Application process, there is a requirement to undertake a Flood Consequences Assessment associated with the proposed development. By way of background, Natural Resources Wales' (NRW) Flood Model for the area shows that in a 1-in-100 year flood, plus climate change, the predicted level of water from a flood in the locality currently shows flooding to a depth of between 0.60m and 1.00m near the railway station. In the post-development proposals, the theoretical level remains the same in this area.

Amgylchedd ac Adfywio
David W Griffiths Pennaeth Peirianeg a Chludiant
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd, SA11 2GG
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Environment and Regeneration
David W Griffiths Head of Engineering & Transport
The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG
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Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.
We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.

In addition to modelling the 1-in-100 year flood (plus climate change), there is also a requirement to model a 1-in-1000 year flood event and the readings from the model indicate pre-development depths of water of between 1.00m and 1.50m near the railway station. In the post-scheme development proposals, the theoretical levels rises by between 5mm and 15mm.

This is a percentage increase in the 1-in-1000 year event of circa 1%.

It should be noted that variances of 5mm difference are normally discounted by NRW as potential modelling inaccuracies and deemed insignificant in terms of the overall flood modelling.

As part of the scheme, flood alleviation culverts will be installed under Harbourway to allow flood water to discharge to the docks; however, due to the topography of the area it is not possible to discharge all flood water this way.

To mitigate flooding at this location and across the wider Port Talbot town centre, the Council is working on a strategic flood alleviation project with a view to significantly reducing flood impacts across the town centre from the River Afon, which will not only protect properties currently susceptible to flooding but will also allow further regeneration and improvements to take place in years to come.

The Flood Consequences Assessment can be viewed on the Council's online Applications Register at www.npt.gov.uk/planningonline by searching for Application No. P2020/0294. If you do not have access to the Internet, you may view the plans online at your nearest Library if you have difficulty viewing the plans, assistance can be obtained from a member of staff.

Should you wish to make any comments on the content of this letter, then please submit them in writing within 14 days from the date of this letter to the address below, Quoting Ref: P2020/0294.

Mr D W Griffiths, Head of Engineering & Transport

Neath Port Talbot CBC, The Quays, Brunel Way, Baglan Energy Park, Neath,
SA11 2GG

If you do not own the property which you occupy, I would be grateful if you could inform the owner of the content of this letter.

In closing, as lead sponsor for the development of the Harbourside Strategic Employment Site, I hope that you will be able to support the development proposals which will transform the urban environment, create business opportunities and associated community, and employment benefits.

If you require this information in larger print, or in an alternative format, please contact the above named officer.

May I thank you for your time in considering this matter.

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Yours faithfully

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