

Ms Nicola Lake
Neath Port Talbot County Borough Council
The Quays
Baglan Energy Park
Briton Ferry
SA11 2GG

Our Ref: GWB\GPD-JBAU-XX-XX-LT-Z-0001.docx

9 November 2021

Dear Ms Lake,

Eagle House – Additional flood risk information (P2021/0856)

We write to you to provide a response to the flood risk comments received from Natural Resources Wales (NRW) dated 4th November 2021 (ref. CAS-169164-Y9B1). We hope that the additional information contained in this letter will address any remaining concerns in relation of flood risk that the Authority have with this application.

We are grateful for NRW's generally positive comments in relation to our Flood Consequence Assessment (FCA). We note that NRW do not object to the application and raise a single point of concern.

NRW have raised concern with the potential raising of car parking levels and how this may affect the flood risk to others. Their comment was *"We note from the revised Flood Consequence Assessment (FCA) that it is proposed to raise the parking area levels to a minimum of 7.79 Above Ordnance Datum (AOD) to comply with Section 11 of TAN 15 however the impact of this on third parties has not been assessed."*

We recognise that while the potential for third party impacts was discussed in the FCA (Section 6), this was focused on the nominal ~200mm raising of the building footprint and did not consider the car park changes. This was an oversight on our part which we hope now to correct.

The proposed raising of car parking levels is limited to the five allocated residential parking spaces to ensure compliance with TAN15 A1.14. This raising will range between 130mm and 0mm, with an average increase of 55mm. These increases are identified on the attached drawing.

The proposed car park level increases will result in a nominal loss of floodplain storage of 3.41m³. Within such an extensive floodplain as Port Talbot we would typically dismiss such minor displacement as a negligible change (eg. the volume of a parked car is potentially greater). However, on this occasion we wish to highlight that the proposed raingarden to the north of the site will provide 5.9m³ of additional floodplain storage, resulting in a net gain of 2.49m³.

In conclusion, we are confident that the proposed development of Eagle House will not impact upon the flood risk to others and hope that the additional information above and attached will address any remaining concerns to this affect.

Kings Chamber
8 High Street
Newport
NP20 1FQ

+44 (0)1633 413 514
info@jbaconsulting.com

www.jbaconsulting.com
Follow us:  

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

Jeremy Benn Associates Limited
Registered in England 3246693

JBA Group Ltd is certified to:
ISO 9001:2015
ISO 14001:2015
ISO 27001:2013
ISO 45001:2018

Yours sincerely,
For **Jeremy Benn Associates Limited**



George Baker
Associate Director
george.baker@jbaconsulting.com

cc. NRW

Encs. 1487 PL1 13 - Car Park raising.pdf