

Matthew Griffiths

Subject: FW: Ref. P2023/0233 - Land At Harvey Crescent Aberavon Port Talbot SA12 6DF
Attachments: ArbTS_1545.2_HarveyCres_TreeReport.pdf; HCCH-HMA-ZZ-ZZ-D-A-00091_Existing Site Plan.pdf

From: James Scarborough
Sent: 23 May 2023 12:21
To: Matthew Griffiths <m.griffiths5@npt.gov.uk>
Subject: RE: Ref. P2023/0233 - Land At Harvey Crescent Aberavon Port Talbot SA12 6DF

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Matthew,

Thanks again for your time last week – it was great to meet you.

As discussed, we've gone away to check the levels position of the site, to confirm whether the plans, reports etc. refer to the older levels, or the recently raised levels.

The scheme's architects, Holder Mathias, have confirmed that the plans and drawings use the recent / existing levels of the site, therefore, reflecting the correct levels within the plans. The same also goes for the Engineering Drawing which illustrates both the existing and proposed levels – confirming that the site will not be raised by over 1m. I have attached the 'Existing Site Plan' which confirms the existing levels, and I'd be grateful if this could be uploaded and form part of the plans and drawing package of the planning application. I have also attached the Tree Report which now includes the latest levels.

With regards to the FCA, JBA (our flood consultant) have advised the following: '[our FCA and flood model currently reference NRW's LiDAR data which was the most recently available data at the time of submitting this FCA. This data is from 2011 so any changes to site levels between then and now would not be represented. By co-incidence a newer version of LiDAR was released last month which will reflect these changes. However, the recommended post development site level of 7.71mAOD has been determined based on the anticipated flood level experienced in the 0.1% AEP 2121 event. As such, the current site levels do not alter this recommendation. Should NRW request an update to the topography used within the model we can look to undertake the update to the FCA then.](#)'

As such, in light of the above, NRW will be aware that the latest levels have changed, and that the site will not be raised by over a metre in any event. JBA have made some changes to their model, and they are liaising directly with NRW regarding this, to ensure they're in receipt of all necessary information to inform their assessment. If I hear anything further from our end, I'll not hesitate to forward it on.

Hope this provides a useful update on the position.

Kind regards,

James Scarborough
Planner
Geraint John Planning Ltd