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Seaway Parade - Flood Consequences Assessment

Version 1

September 2023

Prepared for:

Mango Planning and Development Ltd

Bocam Park

29 Old Field Road

Pencoed

Bridgend

CF35 5LJ

www.jbaconsulting.com



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Prepared by	William Addison-Atkinson Bsc MSc Analyst Charlotte Lickman BSc (Hons) Analyst
Reviewed by	George Baker BEng AIEMA Cenv Ieng MCIWEM C.WEM Project Director
Authorised by	George Baker Beng AIEMA Cenv Ieng MCIWEM C.WEM Project Director

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Contract

JBA Project Manager	Charlotte Lickman
Address	7-8 High Street, Kings Chambers, Newport, South Wales, NP20 1FQ
JBA Project Code	2023s1090

This report describes work commissioned by Rhodri Willams on behalf of Mango Planning and Development Ltd, by an instruction dated 15th August 2023. William Addison-Atkinson and Charlotte Lickman of JBA Consulting carried out this work.

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Abbreviations

AEP	Annual Exceedance Probability
BGS	British Geological Survey
FCA	Flood Consequence Assessment
FMfP	Flood Map For Planning
FRMP	Flood Risk Management Plan
LDP	Local Development Plan
LiDAR	Light Detection And Ranging
NGR	National Grid Reference
NRW	Natural Resources for Wales
OS NGR	Ordnance Survey National Grid Reference
PFRA	Preliminary Flood Risk Assessment

1 Introduction

1.1 Terms of Reference

JBA Consulting (JBA) were commissioned by Mango Planning and Development Ltd to undertake a Flood Consequences Assessment (FCA) to support a change of use planning application for the change of use to storage to site storage containers at Seaway Parade, Port Talbot.

1.2 FCA Requirements

This FCA follows Welsh Government guidance on development and flood risk set out in Technical Advice Note 15: Development and Flood Risk (TAN-15). Where appropriate, the following aspects of flood risk should be addressed in all planning applications over their expected lifetime:

- The likely mechanisms of flooding
- The likely source of flooding
- The depths of flooding through the site
- The speed of inundation of the site
- The rate of rise of flood water through the site
- Velocities of flood water across the site
- Overland flow routes
- The effect of access and egress and infrastructure, for example, public sewer outfalls, combined sewer outflows, surface water sewers and effluent discharge pipes from wastewater treatment work
- The impacts of the development in terms of flood risk on neighbouring properties and elsewhere on the floodplain

2 Site Description

2.1 Site Summary

The proposed development site is located on Seaway Parade in the north-west of Port Talbot, South Wales, as shown in Figure 2-1. The approximately 0.27ha site is surrounded by industrial and residential developments, including industrial units to the north and west, a school to the south, and residential areas to the east. Access to the unit is available off Central Avenue to the north-west of the site. Table 2-1 summarises the key characteristics of the site.

Table 2-1 Site Summary

Parameter	Description
Site Name	Seaway Parade
Site area	0.27ha
Existing land use	Industrial
Purpose of development	Industrial - container storage
OS NGR	SS 74410 92011
Local Planning Authorities	Neath Port Talbot County Borough Council
Lead Local Flood Authority	Neath Port Talbot County Borough Council

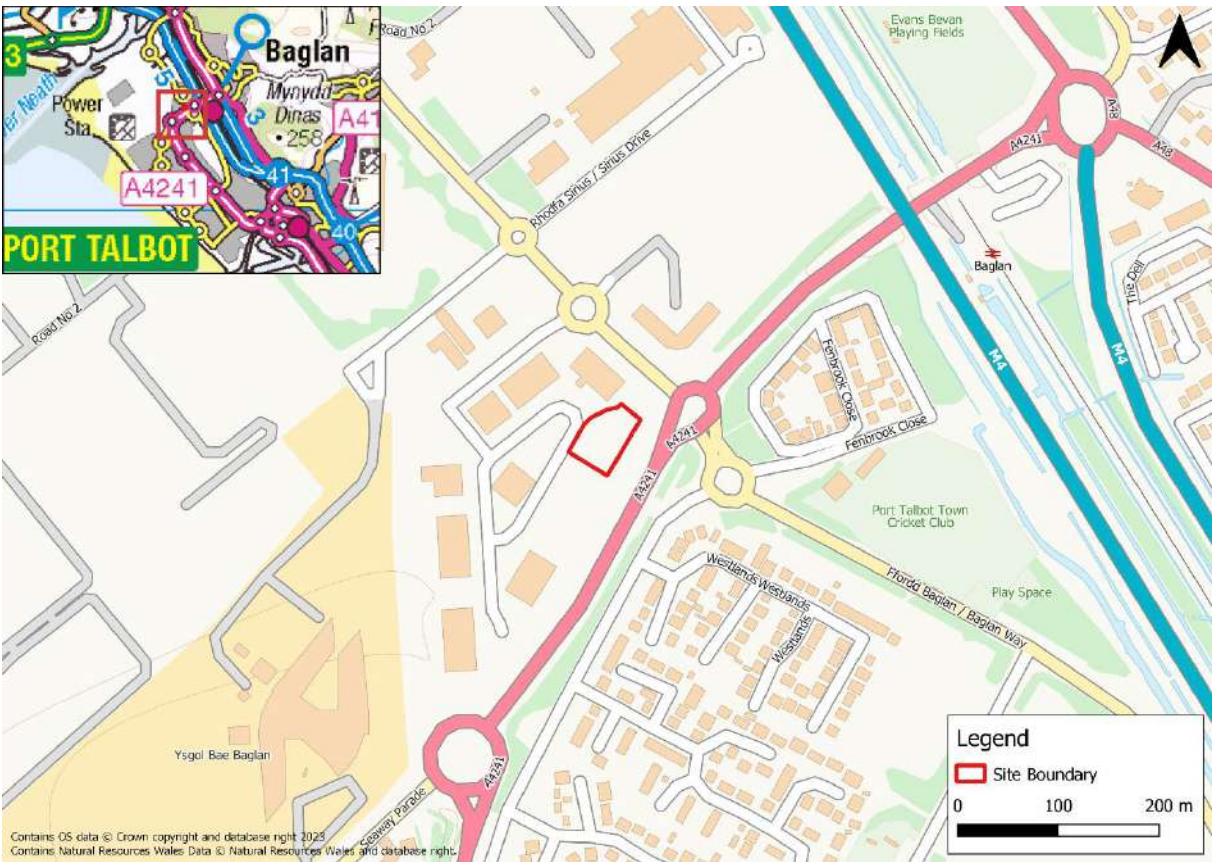


Figure 2-1 Site Location

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2.2 Site Topography

Figure 2-2 shows Natural Resources Wales (NRW) Light Detection and Ranging (LiDAR) data, which provides an illustration of the site topography. A topographic survey of the site is not available for use at the time of writing.

Ground levels which have been extracted from the LiDAR data indicate that the site slopes in a general north easterly direction with ground levels ranging from 6.31mAOD in the north to 7.95mAOD in the south-east.

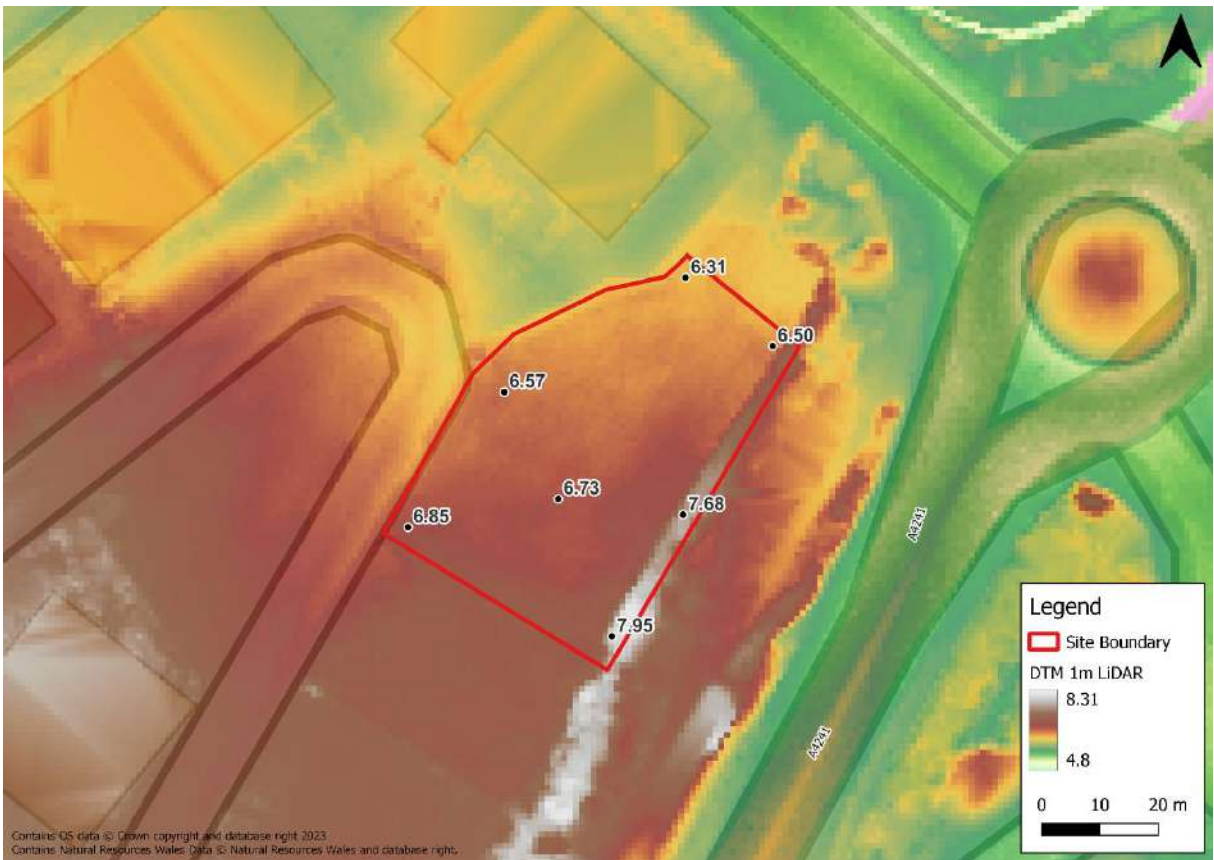


Figure 2-2 LiDAR Topographic data from NRW (1m resolution)

2.3 Soils and Geology

The geology of the site has been assessed using the British Geological Survey (BGS) GeoIndex¹. The bedrock at the site is described as South Wales Lower Coal Measures Formation, comprised of mudstone, siltstone, and sandstone. The superficial deposits are identified as being Tidal Flat Deposits comprised of clay, silt, and sand.

The soils on site have been assessed on the Cranfield University Soilscape viewer² and are shown to be loamy and clayey soils of coastal flats with naturally high groundwater. As the

1 <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/>

2 <https://www.landis.org.uk/soilscales/index.cfm>

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site is surrounded by tarmacked areas, the site is likely to drain through overland flow to surface water sewers and via evapotranspiration.

2.4 Watercourses

No watercourses cross the proposed development site. Figure 2-3 shows that approximately 0.5km to the east of the site is a network of ordinary watercourses, including Baglan Brook which flows in a general north westerly direction before converging with the River Neath.

Approximately 1.8km to the north of the proposed development site is the River Neath, an NRW Main River. Swansea Bay is located approximately 1.7km south-east of the site.

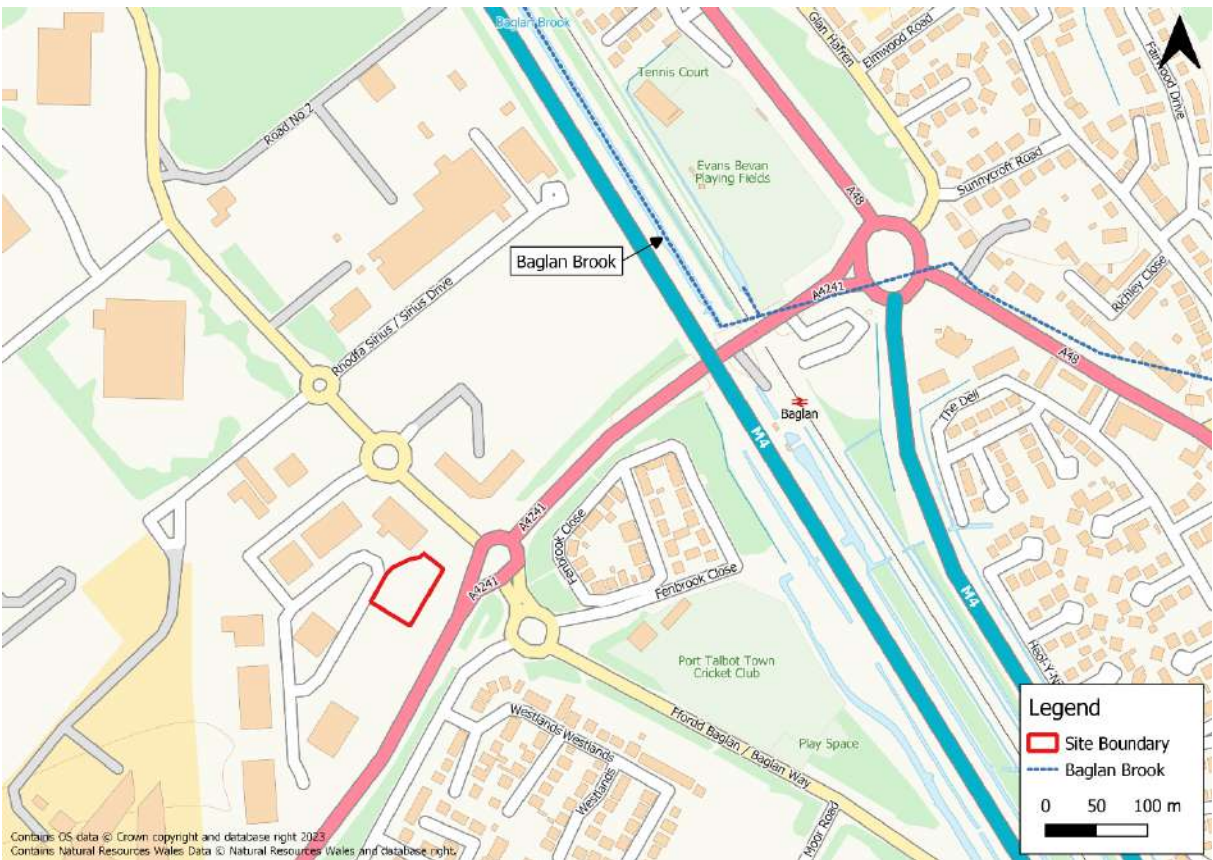


Figure 2-3 Nearby Watercourses

2.5 Development Proposal

It is proposed to re-develop the site for B8 container storage purposes. The proposal includes № 82 20ft by 8ft wide steel containers, and № 14 10ft by 8ft smaller steel containers. A vehicle route and site parking is included, and existing access to the site via the western boundary shall continue to be utilised. Figure 2-4 shows a proposed site layout, which is contained in full in Appendix A. The existing site has no permanent structures and comprises of unmetalled surface and storage.

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Figure 2-4 Development Proposal

3 Planning Policy and Flood Risk

3.1 Planning Context

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales. These policies have the aim that all development in Wales is sustainable and improve the social, economic, environmental, and cultural wellbeing of Wales as set out in the Wellbeing of Future Generations Act 2015.

Technical Advice Note 15 (TAN-15), introduced by the Welsh Government in 2004, provides technical guidance relating to development planning and flood risk in Wales. The initial requirements of TAN-15 are to identify the vulnerability classification(s) and flood zones relevant to the proposed development, and to apply this information to the application of the justification tests.

An update for TAN-15 was released in October 2021 and was due to come into force on the 1st December 2021. However, Welsh Government subsequently suspended the implementation of the new TAN-15 until further notice with the latest consultation draft released in January 2023.

Although the new TAN-15 is not a material consideration, Welsh Government and NRW advise that some consideration is given to the draft Flood Map for Planning (FMfP) as best available information. Therefore, where a site is located in a FMfP flood risk zone it is recommended that an FCA is carried out.

As a result of the above, both the DAM and the FMfP are considered as part of this FCA, although only the current TAN-15 has been applied to assessment.

3.2 Vulnerability Classification

TAN-15 assigns one of three flood risk vulnerability classifications to a development, as shown in Table 3-1.

The proposed development is for container storage which is deemed to be industrial development. Consequently, the development is classified as **'less vulnerable'**.

Table 3-1 Development Categories Defined by TAN-15

Development category	Types
Emergency services	Hospitals, ambulance stations, fire stations, police stations, coastguard stations, command centres, emergency depots and buildings used to provide emergency shelter in time of flood.

Development category	Types
Highly vulnerable development	All residential premises (including hotels and caravan parks), public buildings, (e.g., schools, libraries, leisure centres), especially vulnerable industrial development and waste disposal sites.
Less vulnerable development	General industrial , employment, commercial and retail development, transport and utilities infrastructure, car parks, mineral extraction sites and associated processing facilities, excluding waste disposal sites.

3.3 Development Advice Map Classification

The Development Advice Map (DAM) is used to trigger different planning actions based on a precautionary assessment of flood risk. Figure 3-1 shows that the majority of the proposed development site falls into Zone C1 of the DAM. Zone C1 is described as "areas of the floodplain which are developed and served by significant infrastructure, including flood defences". A small proportion of the site in south-east is shown to be located within Zone B, which is described as areas that are known to have flooded in the past.

Less vulnerable development, such as that proposed, is only acceptable in Zone C1 if it can be shown to satisfy the requirements of the Justification Test, including the acceptability of consequences.

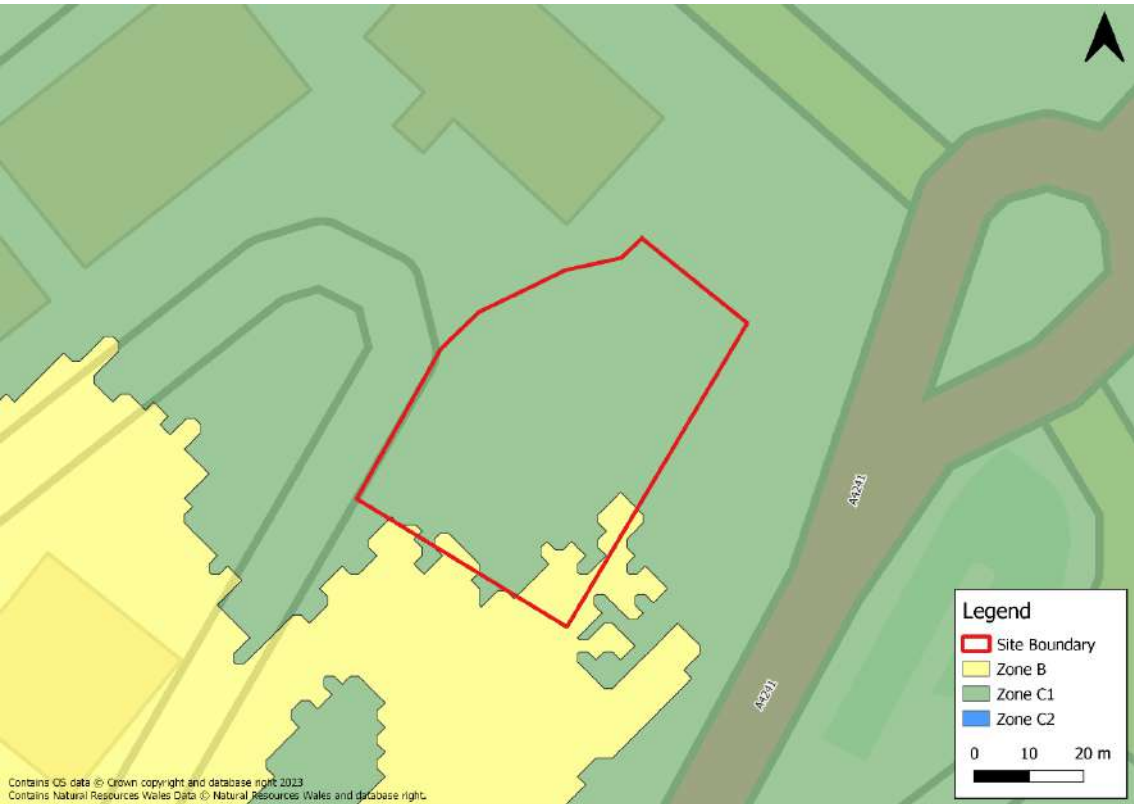


Figure 3-1 Development Advice Map

3.4 Flood Map for Planning Classifications

The Flood Map for Planning is used to trigger different planning actions in support of the new forthcoming TAN-15. Although the new TAN-15 is not a material consideration, the new Flood Map for Planning is useful in that it shows the flood risk allowing for climate change over a 100-year lifetime of development.

3.4.1 Flood Map for Planning - Rivers

As shown in Figure 3-2, most of the site is located within a TAN-15 Defended Zone of the Flood Map for Planning for Rivers. TAN-15 Defended Zones indicate areas where flood risk management infrastructure provides a minimum standard of protection against flooding for rivers of 1 in 100 years (1% AEP) plus climate change.

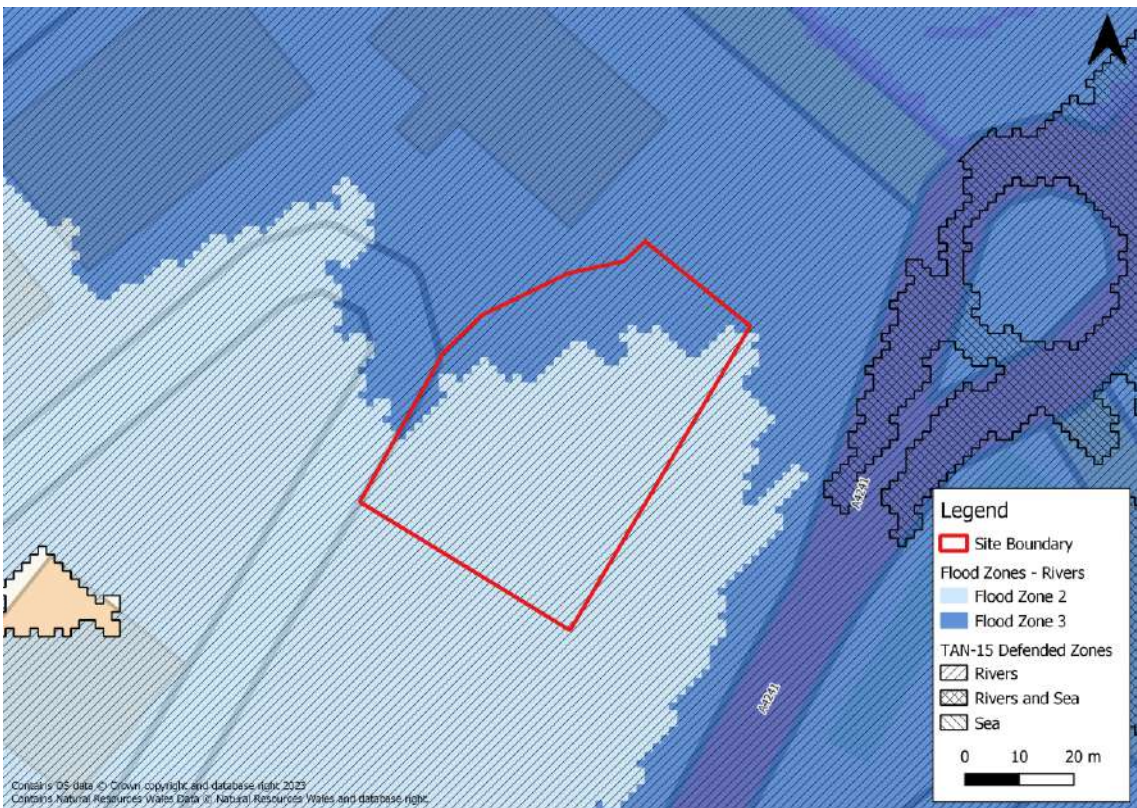


Figure 3-2 Flood Map for Planning – Rivers

3.4.2 Flood Map for Planning - Sea

As shown in Figure 3-3, the proposed development site is located within Flood Zone 1 of the Flood Map for Planning for the Sea. Flood Zone 1 represents areas which have less than a 0.1% AEP (1 in 1000) chance of flooding in any given year, including climate change.

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Figure 3-3 Flood Map for Planning – Sea

3.4.3 Flood Map for Planning - Surface Water and Small Watercourses

The proposed development site is located within Flood Zone 1 of the Flood Map for Planning for Surface Water and Small Watercourses, as shown in Figure 3-4. This means that the site has a less than 0.1% AEP (1 in 1000) (plus climate change) chance of flooding in any given year.

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Figure 3-4 Flood Map for Planning - Surface Water and Small Watercourses

3.5 Local Development Plan

The Local Development Plan (LDP) is a land-use document in which the County Borough Council sets out its land use development over a 15-year period. The current LDP, entitled 'Neath Port Talbot County Borough Council Local Development Plan (2011-2026)' ³, was adopted by Neath Port Talbot County Borough Council (NPTCBC) in January 2016.

The proposed development will help to meet Strategic Policy 5 (SP5) of the NPTCBC LDP. SP5 focuses on facilitating growth within Neath Port Talbot as a part of the Coastal Corridor Strategy Area and promoting sustainable development and regeneration of brownfield land in the Baglan Bay area.

The strategy identifies that large areas of the County Borough are brownfield land (formerly developed land) and that these areas should be prioritised through regeneration schemes to prevent the unnecessary loss of greenfield land. Policies SP16 and BE1-C require that the development of brownfield land be prioritised over greenfield sites. The proposed development would help satisfy these objectives.

3 Neath and Port Talbot County Borough Council (2016) Neath Port Talbot County Borough Council Local Development Plan, Retrieved from:
https://www.npt.gov.uk/media/7321/ldp_written_statement_jan16.pdf?v=20170727124344

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3.6 Justification Test

TAN-15 states that new development will be justified if it can be demonstrated that:

Its location in Zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement;

or,

Its location in Zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;

and,

It concurs with the aims of Planning Policy Wales and meets the definition of previously developed land;

and,

The potential consequences of a flooding event for the development have been considered and found to be acceptable.

The proposed development has been assessed against the requirements of the Justification Test, with the results summarised in Table 3-2.

Table 3-2 Justification Test applied to the proposed development.

TAN 15 Justification Criteria	Comments	Achieved
Its location is necessary to assist a local authority regeneration initiative or strategy or contribute to key employment objectives necessary to sustain an existing settlement or region.	The proposed development will assist with SP5, SP16 and BE1-C of the Local Development Plan (ref. Section 3.5)	✓
The site meets the definition of previously developed land (i.e., it is not a Greenfield site) and concurs with the aims of Planning Policy Wales (i.e., the presumption in favour of sustainable development).	The proposal involves the development of an existing yard, meeting the definition of previously developed land.	✓
A Flood Consequence Assessment has been produced to demonstrate that the potential consequences of a flood event up to the extreme flood event (1 in 1000 chance of occurring in any year) have been considered and meet the [Acceptability Criteria] to be considered acceptable.	The flood consequences have been assessed and are detailed further in Sections 4 and 5.	✓

4 Flood Risk Assessment

This section assesses the risk to the proposed development site from all sources of flooding, the risk of increased flooding to others, and how flood risk can be managed. Information is taken from publicly available data sources.

4.1 Review of Existing Flood Risk Data

A summary of the latest available information on flood risk at the site, published by Natural Resources Wales (NRW) is summarised in Table 4-1 below.

Table 4-1 Summary of Flood Risk

Source of Flooding	Onsite Presence	Description
Flood Risk from Rivers	✓	The site is at low risk of river flooding.
Flood Risk from the Sea	✗	The site is at very low risk of tidal flooding.
Flood Risk from Surface Water and Small Watercourses	✗	The site is at very low risk of surface water flooding.
Flood Risk from Groundwater	✗	The site is at very low risk of flooding from groundwater.
Flood Risk from Reservoirs	✗	The site is at very low risk of flooding from reservoirs.
Flood Risk from Sewers	✗	The site is at very low risk of flooding from sewers.

4.2 Historical Flooding

The site is not located within NRW’s recorded flood extents. Additionally, no specific mention of historical flooding at the site is identified within the Neath Port Talbot County Borough Council Flood Risk Management Plan (FRMP)⁴ and Preliminary Flood Risk Assessment (PFRA)⁵.

4.3 Flood Risk from Rivers

NRW’s Flood Risk Assessment Wales (FRAW) flood mapping indicates that the majority of the site is located within an area at low risk of fluvial flooding, as shown in Figure 4-1. This means that there is between a 0.1% AEP (1 in 1000) and 1% AEP (1 in 100).

4 Neath Port Talbot County Borough Council Flood Risk Management Plan/FRMP, Retrieved from: <https://www.npt.gov.uk/media/5399/floodriskmanagementplan15.pdf?v=20170627002320>
5 Neath and Port Talbot Council, Preliminary Flood Risk Assessment, (2011), Retrieved from: https://www.npt.gov.uk/media/4629/pfra_report_2011.pdf?v=20171123145433

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Flood defences are present in Port Talbot, protecting the site against flooding from the River Afan and the Baglan Brook. Consequently, the site is located within an ‘Area Benefitting from Flood Defences (Rivers)’ as designated by NRW’s Flood Risk Assessment Wales Map.

To better understand the risk of flooding posed by fluvial flooding sources and the implications of climate change on the flood risk to the proposed development, further assessment using detailed flood modelling data is discussed in Section 5.

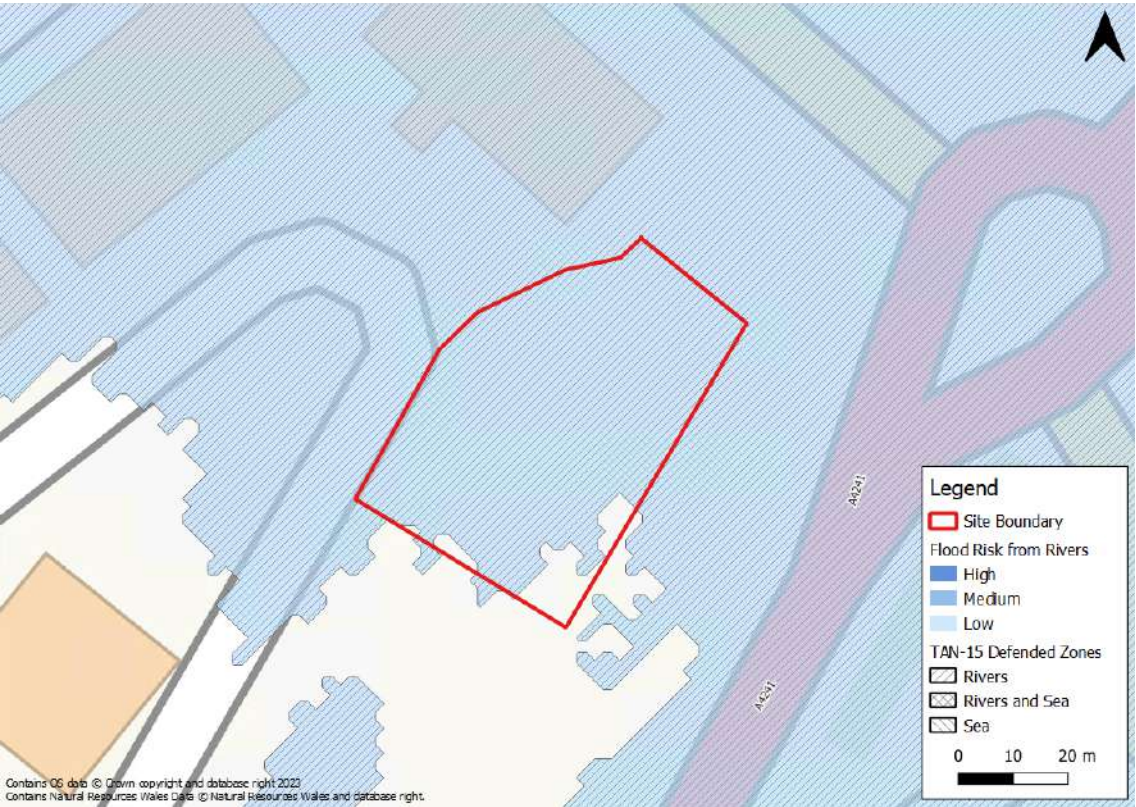


Figure 4-1 FRAW map – Risk of flooding from Rivers

4.4 Flood Risk from the Sea

The NRW FRAW mapping shows that the site is located within an area at very low risk of tidal flooding. This means that there is a less than 0.1% AEP (1 in 1000) chance of flooding in a given year. No figure is provided as very low risk is shown as a transparent layer on the FRAW mapping.

4.5 Flood Risk from Surface Water and Small Watercourses

The NRW FRAW Surface Water and Small Watercourses map shows that the site is at very low risk of flooding from surface water and small watercourses. Therefore, the site predominantly has a less than 0.1% AEP (1 in 1000) chance of flooding in any given year, as shown in Figure 4-2.



Figure 4-2 FRAW map - Risk of flooding from Surface Water and Small Watercourses

4.6 Flood Risk from Groundwater

Groundwater flooding is caused by unusually high groundwater levels. It occurs as excess water emerges at the ground surface or within manmade structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and can result in damage to property. This risk of groundwater flooding depends on the nature of the geological strata underlying the site and the local topography.

Neath Port Talbot County Borough Council's Flood Risk Management Plan⁶ states that 'there are no specific areas of historical groundwater flooding recorded in the Neath Port Talbot area'. It can therefore be concluded that the site is not considered to be at risk of groundwater flooding.

4.7 Flood Risk from Reservoirs

NRW flood maps indicate that the proposed development site is not at risk of flooding due to reservoir failure. It can therefore be concluded that the risk of reservoir flooding at the site is very low.

6 Neath Port Talbot County Borough Council Flood Risk Management Plan/FRMP, Retrieved from: <https://www.npt.gov.uk/media/5399/floodriskmanagementplan15.pdf?v=20170627002320>

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4.8 Flood Risk from Sewers

Neath Port Talbot County Borough Council's Flood Risk Management Plan ⁷ does not show any evidence of historic sewer flooding on or close to the site. It can therefore be concluded that the risk of sewer flooding at the site is very low.

⁷ Neath Port Talbot County Borough Council Flood Risk Management Plan/FRMP,
Retrieved from:
<https://www.npt.gov.uk/media/5399/floodriskmanagementplan15.pdf?v=20170627002320>

5 Detailed Assessment of Flood Risk

Fluvial flood risk has been identified as the only significant source of flood risk to the site. Consequently, a more detailed assessment of this flood risk source has been carried out and is reported in the following section.

5.1 Hydraulic Modelling Availability

The Port Talbot flood model was originally developed by Hyder Consulting in 2010. This model was updated by JBA Consulting in 2016 to create a unified detailed flood model of Port Talbot. The updates included new hydrology, construction of a new 1D-2D model element for Baglan Brook and Ffrwd Wylt and incorporated new survey data of the Baglan Brook.

The updated Port Talbot flood model was thoroughly reviewed and accepted by Natural Resources Wales (NRW) in July 2017.

In 2020, to support a Flood Consequence Assessment for a nearby site (planning reference P2020/0471) JBA made further updates to the model since it was accepted by NRW. The updates included:

- Updated the TUFLOW version to 2016-03-AE.
- Amended the network layer to account for altered operation of the Seaway Parade pumping station, as recommended by NRW.
- New tide curves were generated for 2117 as the previous model assessed climate change at 2116.
- Updated initial conditions of the model to account for the above changes.
- Updated climate change allowances to 30% in line with the latest guidance⁸

The 2020 JBA modelling has been used without amendment to support this FCA. This model currently represents the best available data for assessing flood risk at the Seaway Parade site.

5.2 Baseline Flood Modelling

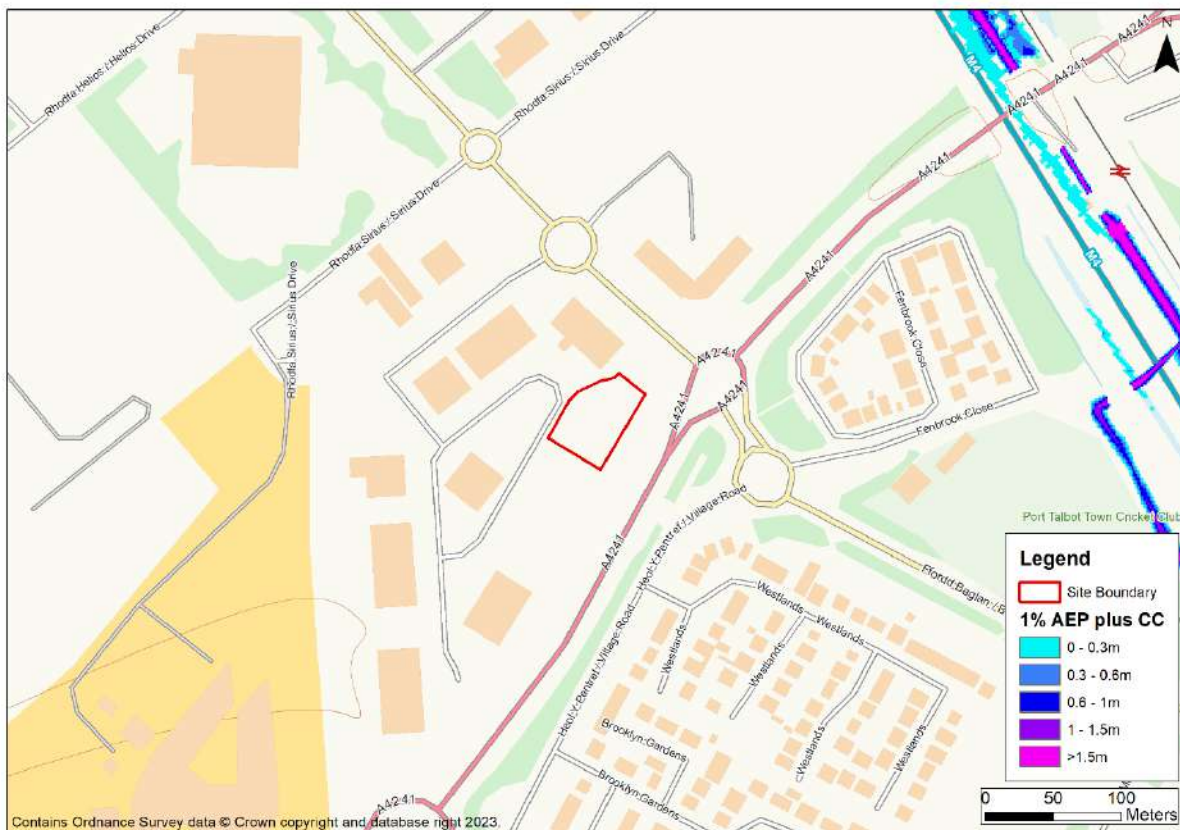
This section details the modelled flood extents and depths for the 1% AEP plus climate change and the 0.1% AEP events, as required by TAN-15.

⁸ Welsh Government. Flood Consequence Assessment: Climate Change Allowances (2016) <https://gov.wales/sites/default/files/publications/2018-11/flood-consequence-assessments.pdf>

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5.2.1 1% AEP plus climate change event

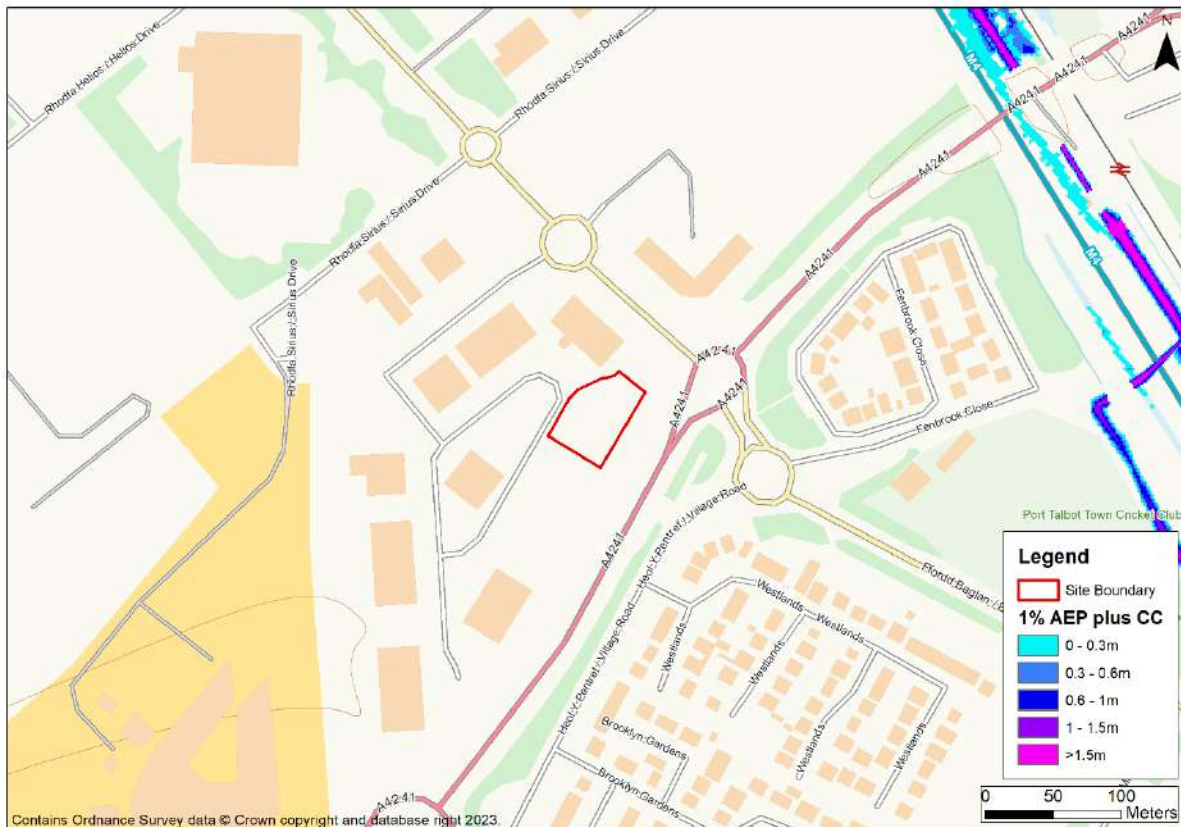
Figure 5-1 shows the maximum flood depths at the proposed development site during the 1% AEP plus climate change event. This illustrates that the proposed development site is predicted to be flood free during this event.



5.2.2 0.1% AEP event

Figure 5-2 shows the maximum flood depths at the proposed development site during the 0.1% AEP event. This shows that the proposed development site is predicted to be flood free during this event.

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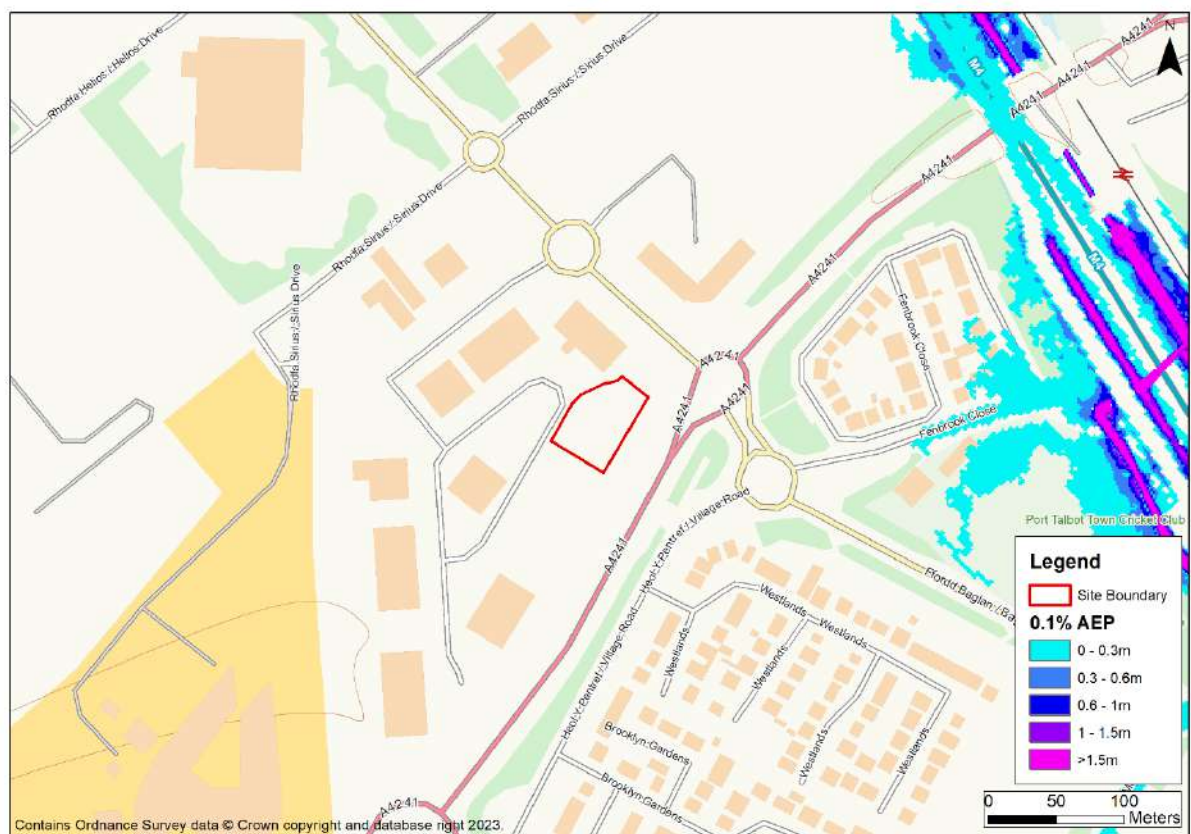


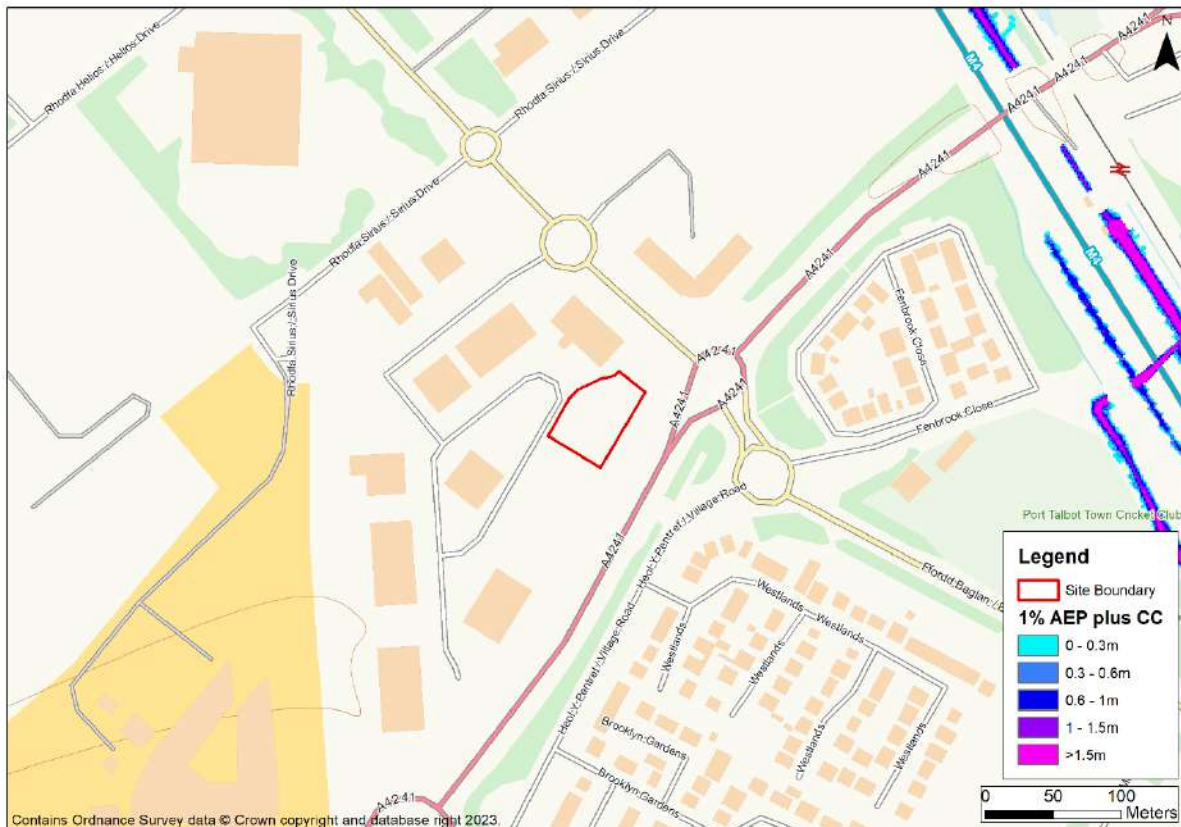
Figure 5-4 0.1% AEP maximum flood depths - High Street bridge blockage

5.3.2 Baglan Brook Pump Failure

The failure of the Welsh Water Seaway Parade pumping station on the Baglan Book downstream of the site has also been considered. The station consists of a dry weather pump, three storm pumps and a back-up storm pump. The failure of Storm Pump 3 was assessed, as this pump commences operation with an upstream water level of between 0.8m and 1.10m. Typically, the failure of a storm pump will result in the operation of the back-up storm pump. However, the back-up pump was not activated in the pump failure scenario, as to provide a conservative estimate of the potential impact. The model assumes the failure of Storm Pump 3 by reducing the maximum capacity of the station by 2 cumecs.

Figure 5-5 shows the maximum flood depths at the proposed development site during the 1% AEP plus climate change event, including the failure of the Baglan Brook pump. This illustrates that the proposed development site is predicted to be flood free during this event.

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6 Assessment of Acceptability Criteria

Table 6-1 assesses the proposed development against the acceptability requirements required to be met for the development zone.

Table 6-1 Acceptability Criteria for TAN-15

TAN 15 Justification Criteria	Comments	Achieved
Developer is required to demonstrate that the site is designed to be flood free for the lifetime [Ref: TAN-15 A1.5] of development for a 1 in 100 (1%) chance (fluvial) flood event including an allowance for climate change in accordance with TAN-15 table A1.14.	The site is predicted to be flood-free during the 1% AEP plus climate change event.	Yes
The development should be designed so that in an extreme (1 in 1000 chance) event there would be less than 600mm of water on access roads and within the property.	The site is predicted to be flood-free during the 0.1% AEP plus climate change event.	Yes
No flooding elsewhere.	As detailed in Section 5.3, the proposed redevelopment and surrounding area are flood free in both modelled flood scenarios. Therefore, third party detriment is unlikely as a result of the development.	Yes
Flood defences must be shown by the developer to be structurally adequate particularly under extreme overtopping conditions (i.e. that flood with a 1 in 1000 chance of occurring in any given year).	The proposed re-development is protected by the presence of flood defences upstream of the site. These are NRW owned assets that must be maintained to offer protection throughout Neath Port Talbot.	Yes
The developer must ensure that future occupiers of development are aware of the flooding risks and consequences.	The developer will provide future occupants and purchasers with information on flood risk in the form of this report.	Yes
Effective flood warnings are provided at the site.	N/A - The proposed development site is flood free in all conditions therefore flood alerts and warnings are not relevant.	Yes
Escape/evacuation routes are shown by the developer to be operational under all conditions.	N/A - The proposed development site is flood free in all conditions.	Yes

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TAN 15 Justification Criteria	Comments	Achieved
The development is designed by the developer to allow the occupier of the facility for rapid movement of goods/possessions to areas away from flood waters.	Flood free access and egress for the site can be obtained via Central Avenue to the north of the site during all flood events.	Yes
Development is designed to minimise structural damage during a flooding event and is flood proofed to enable it to be returned to its prime use quickly in the aftermath of the flood.	N/A - The proposed development is flood free in all conditions.	Yes

7 Conclusions and Recommendations

JBA Consulting (JBA) were commissioned by Mango Planning and Development Ltd to undertake a Flood Consequences Assessment (FCA) to support a change of use planning application for the change of use to storage to site storage containers at Seaway Parade, Port Talbot.

The proposed development site is approximately 0.27ha in size and currently brownfield in nature. The existing site has no permanent structures and comprises of unmetalled surface and storage. Access to the site is available off Central Avenue to the north-west of the site.

NRW LiDAR data indicates that the site slopes in a general north easterly direction with ground levels ranging from 6.31mAOD in the north to 7.95mAOD in the south-east.

The development is classified under TAN-15 as 'less vulnerable' development.

The site is located within Zone C1 on the DAM map which classifies areas of the floodplain which are developed and served by significant infrastructure, including flood defences. Development within this zone is acceptable subject to satisfying the requirements of the Justification Test, including the acceptability of flood consequences.

The Flood Map for Planning - Rivers indicates that the site is located within Flood Zones 2 and 3.

The site is located within Flood Zone 1 of the Flood Map for Planning for the Sea, and Surface Water and Small Watercourses.

NRW FRAW mapping indicates that the development site has a low risk of flooding from rivers. Flood risk from the sea, surface water and small watercourses, groundwater, reservoirs, and sewers is considered to be very low based on NRW FRAW data.

Detailed fluvial flood modelling, undertaken by JBA in 2017, shows that the site is predicted to be flood-free during both the 1% AEP plus climate change and the 0.1% AEP events.

The residual risk of a blockage on the River Afan and the failure of the Baglan Brook pumping station have also been assessed in this report. Detailed fluvial flood modelling shows that in the occurrence of a pump failure or bridge blockage, the site is flood free during the 1% AEP plus climate change event and the 0.1% AEP event.

An assessment of the Justification Test and Acceptability Criteria has been undertaken, with all aspects found to be satisfied for the site.

Consequently, it is concluded that on the grounds of flood risk, the proposed development meets the requirements set out in TAN-15 and the aims and objectives of Planning Policy Wales.

Superseded



A Development Proposal

hmf_157

PROJECT NO:

157_L01

DRAWING NO:

A

REVISION:

1:200 / 1:20

SCALE AT A1:

14.06.23

DATE:

CW

DRAWN:

CW

CHECKED:

PROPOSED SITE layout plan

TITLE

Seaway Industrial Estate

SITE:

Port Talbot SA13 7BR

Port Talbot SA13 7BR

LOCKSPOT SELF STORAGE

CLIENT:

Unit 1 LLANELLI GATE BUSINESS PARK

LLANELLI

lockspot

lockspot

HAFOD DESIGN LTD

Architectural Services

07830 296758

croig@hafoddesign.co.uk

www.hafoddesign.co.uk

www.hafoddesign.co.uk

Hafof Design Ltd

Hafof Design Ltd

planning application

STATUS:

DESCRIPTION:

REV:

DATE:

BY:

Container door swing removed - plot to A1

DESCRIPTION:

04.05.23

DATE:

CW

BY:

A

REV:

Access to 10ft containers via foot only - small storage offering.

8a

10ft long x 8ft wide Steel containers. - colour green 14no

8

Proposed site parking

7

Existing site surface - gravel / tarmacadam area retained.

6

Vehicle route within compound proposed to be one way operation as indicated

5

5.5m wide access ways within site allowing 2 way / park and pass space

4

perimeter of site secured with existing galvanised pallade fence

3

20ft long x 8ft wide Steel containers. - colour Green (82no)

2

Existing access control Gate - Galvanized pallade to be retained

1

Existing fencing

Existing fencing

Access to 10ft containers via foot only - small storage offering.

8a

10ft long x 8ft wide Steel containers. - colour green 14no

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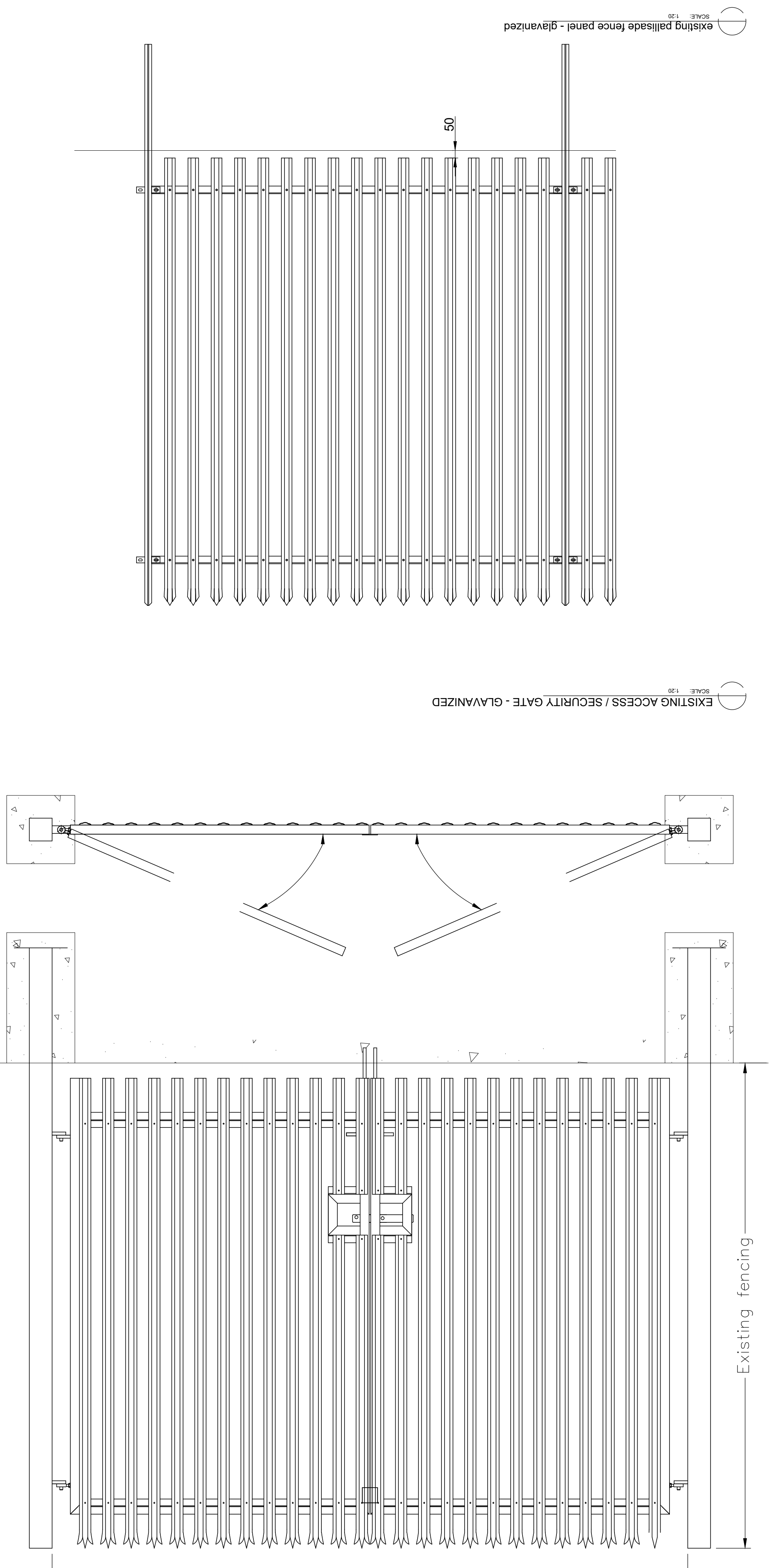
2

Existing access control Gate - Galvanized pallade to be retained

1

Existing fencing

Existing fencing



Superseded

JBA
consulting

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Thirsk
Wallingford
Warrington

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

+44(0)1756 799919
info@jbaconsulting.com
www.jbaconsulting.com
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Jeremy Benn
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