

FLOOD CONSEQUENCES ASSESSMENT – SA13 1BL

Document Ref: 24-468P/108

Address: 45 Mansel Street, Port Talbot SA13 1BL

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This Document refers to all information available from the Natural Resources Wales website regarding the potential Risks to the property address indicated at the top of this page.

Initially the Flood Risk Map (Appendix 1) shows the property in the central area of the map within a low flood risk area, and on the edge of an area on the street where there is no flood risk. This indicates that there is low risk of any flood level to reach a point of danger to the house.

NATURAL RESOURCES WALES FLOOD RISK REPORT for the area within 10 metres of:
45 MANSEL STREET, Port Talbot SA13 1BL (nearest to required address) See Appendix 3

The risk measures categories are: **High, Medium, Low and Very low.**

High risk: Not applicable

Medium risk: Not applicable

Low risk: Flooding from rivers - Risk between 0.1% and 1% chance each year

Very low risk: Flooding from the sea - Risk less than 0.1% chance each year

Very low risk: Flooding from surface water and small watercourses – Risk less than 0.1% chance each year

NO RECORDED FLOODING IN THIS AREA

This area:

- Benefits from flood defences to the River Afon
- Has no recorded flooding
- This risk level takes into account the effect of the flood defences that are in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail.

Please note we cannot give the flood risk for individual buildings because this depends on building features and other local factors like drainage conditions. (This information is taken from <https://check-your-flood-risk.naturalresources.wales>) However the Appendix 2 – Local River Level and Appendix 5 – Water Level Report December 2024 show the information recorded for the Afan at Marcroft Weir further upriver.

NORMAL TO HIGHEST RECORDED RIVER LEVEL –

There is no monitoring stations listed in this area due to existing Flood Defences so no specific recorded river levels information is available locally. See Appendix 5

FLOOD ESCAPE ROUTE MAP: See Appendix 6

- We have identified the property with a red circle on the flood risk map
- Created the escape route to follow in a solid red line should there be flooding
- The safe high ground area known as Aberavon Rugby Club is shown by a blue circle

8. CONCLUSION:

As there are no proposed major changes to the property for this development, it should be considered that there is no greater risk to this property than any of the adjacent, attached properties in the street. With reference to the TAN15, this property would be in Zone A – considered to be at little or no risk of fluvial or tidal/coastal flooding.

However, in the case of an extraordinary event, there are two options for any potential residents of this property in this area of Port Talbot in case of flooding.

Firstly, to gather upstairs in their home and wait until any flooding recedes or they are rescued by emergency services, or alternatively take the short (max. 10min) escape route (as shown in Appendix 6) to higher ground in the Aberavon Rugby Club Grounds.

As shown above in the Natural Resources Wales report there has been no recorded incident of flooding within this area since records began.

NOTE:

We have consulted with Barry Cox of NRW to discuss the situation for the building and surrounding location – he indicated that the information provided by NRW (as attached) with an indication of an escape route would be sufficient for the proposed project.

All documentation has been provided by NRW for this statement and the attached 6No. Appendices.