

**Flood risk report for the area within 10 metres of:**

**45, MANSEL STREET, PORT TALBOT, SA13 1BL**

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**Low risk**

**Flooding from rivers**

Risk between 0.1% and 1% chance each year

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**Very low risk**

**Flooding from the sea**

Risk less than 0.1% chance each year

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**Very low risk**

**Flooding from surface water and small watercourses**

Risk less than 0.1% chance each year

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The risk levels are: High, Medium, Low and Very low.

**This area:**

- Benefits from flood defences from rivers
- Has no recorded flooding

This risk level takes into account the effect of any flood defences that may be 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.