

Ein cyf/Our ref: CAS-271615-W4H1
Eich cyf/Your ref: P2024/0819

Neath Port Talbot County Borough Council
The Quays
Briton Ferry
SA11 2GG

Dyddiad/Date: 07 February 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: A REPLACEMENT AND REFURBISHMENT OF THE EXISTING PUBLIC OPEN SPACE PARK AREA AT RIVERSIDE, PORT TALBOT, AS WELL AS THE REFURBISHMENT OF THE ADJACENT FOOTBRIDGE INCLUDING THE REMOVAL OF ITS CANOPY.

LLEOLIAD/LOCATION: RIVERSIDE PARK RIVERSIDE, PORT TALBOT SA13 1EJ

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 03 January 2025.

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The planning application proposes less vulnerable development. Our Flood Risk Map confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 2 and 3 Rivers.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

We have reviewed the FCA entitled 'Princess Royal Theatre Flood Consequences Assessment – Version 1' by JBA Consulting, dated July 2024 (reference: MSX-JBAB-XX-XX-RP-Z-0001-S3-P01- Princess_Royal_Theatre_FCA). The FCA confirms there are no proposed changes in the site levels, and shows that the risks and consequences of flooding are manageable to an acceptable level. Therefore, we have no objection to the application as submitted.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Contaminated Land

We have reviewed the following reports:

- 'Phase 1 Geoenvironmental Assessment Desk Top Study, Princess Royal Theatre.' (Report Reference: 784-B046183), by Tetra Tech Limited, dated April 2024;
- 'Ground Investigation Report, Princess Royal Theatre' (Report Reference: 784-B046183), by Tetra Tech Limited, dated August 2024.

We note the historical land uses of the site are unlikely to have resulted in significant contamination. The results of the ground investigation presented support this, and do not indicate there to be significant contamination. Hydrocarbon odours are noted at location WS10; however, the leachate analysis did not identify significant contamination. We note that groundwater was not encountered at the site, however soil leachate results are a conservative alternative to quantify leachable components of any contamination. We therefore have no concerns to raise over contaminated land.

Ecology

The 'Preliminary Ecological Assessment' (PEA) by Ecological Services Ltd (dated 12th April 2024, Version 1.0) describes the site as a public open space made up of footpaths, well mown semi improved grassland and ornamental scattered trees. The survey rules out its use by any protected species under our remit. We welcome the recommendations made in section 4 of the PEA and advise these are discussed and agreed with your Authority's Ecologist.

Pollution Prevention

We welcome the submission of the Construction Environmental Management Plan (CEMP) entitled 'Port Talbot – Riverside Walk – Project Specific Method Statement' by Morgan Sindall (undated). Section 1 refers to the proposed working hours of 8am-6pm. The site lies adjacent to the river Afan, which has many otter records, that are generally most active around the dusk and dawn periods. Therefore if any work is to be carried out in the Winter months, we advise the working hours are shortened in the evening, prior to dusk, to avoid disturbance. The working hours should be discussed and agreed with your Authority's Ecologist.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is

published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

Advice for the Developer

Flood Risk Activity Permit

Under the Environmental Permitting Regulations (2016), a bespoke Flood Risk Activity Permit (FRAP) is required for any works or structures located in, under, over or within 8 metres of the bank top of the River Afan, a designated 'main river'. As the proposals involve work to the footbridge, we advise the Applicant contacts Barry Cox, Development and Flood Risk Advisor, to discuss this further (please email barry.cox@cyfoethnaturiolcymru.gov.uk).

Further advice and guidance on FRAPs are available on our website:

<http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en>

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Hannah Roberts

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.