

FLOOD CONSEQUENCES ASSESSMENT – SA12 6QG

Document Ref: 24/456-110

Address: 3 Victoria Road, Sandfields, Port Talbot, SA12 6QG

CONTENT –

1. Flood Consequences Assessment
2. Flood Risk Map (Appendix 1)
3. Flood Risk Report (Appendix 2)
4. Detailed Flood Map for Planning (Appendix 3)
5. Conclusion

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: 3 Victoria Road, Port Talbot, SA12 6QG

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

Details for this area:

- Benefits from flood defences to the River Afon
- Has no recorded flooding
- This risk level considers 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.

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.

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 other properties in the area. With reference to the TAN15, this property is in Zone 2/3 for Rivers and Sea and considered to be at little or no risk of fluvial or tidal/coastal flooding.

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

NOTE:

All documentation has been provided by NRW website for this statement and also the attached 3No. Appendices:

24-456-110 FLOOD RISK MAP

24-456-110 APPENDIX 2 FLOOD RISK REPORT 3 VICTORIA RD SA126QG

24-456-110 DETAILED FLOOD MAP PLANNING