

Flood Consequences Assessment

Rhosafan Primary School

19 June 2025

Prepared for:

Morgan Sindall Construction Ltd

Prepared by:

Stantec Hydrock Ltd

Project/File:

32209-HYD-XX-XX-RP-WENV-0001



Document control sheet

Issued by	Stantec Hydrock Limited Great Suffolk Yard 127-131 Great Suffolk Street London SE1 1PP UNITED KINGDOM stantec.com	+44(0) 203 8468456 HYD-London@stantec.com stantec.com
Client	Morgan Sindall Construction Ltd	
Project name	Rhosafan Primary School	
Title	Flood Consequences Assessment	
Doc ref	32209-HYD-XX-XX-RP-WENV-0001	
Project number	32209-WENV	
Status	S2	
Date	19 June 2025	

Document production record

Issue number	P01	Name
Prepared by		Daisy Thurlow BSc (Hons)
Checked by		Alexandros Petrakis BSc (Hons) MCIWEM C.WEM
Approved by		Alexandros Petrakis BSc (Hons) MCIWEM C.WEM

Document revision record

Issue number	Status	Date	Revision details
P01	S2	19/06/2025	First Issue – for comment

Stantec Hydrock Limited has prepared this report in accordance with the instructions of the above named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.



Table of Contents	i
1 Introduction	1
2 Existing Site Conditions	2
2.1 Site Location	2
2.2 Topography.....	3
2.3 Hydrology.....	4
2.4 Geology and Hydrogeology	5
3 Proposed Development	7
4 Planning Policy.....	8
4.1 National Planning Policy.....	8
4.1.1 TAN 15 (2025)	8
4.2 Neath Port Talbot County Borough Council Local Development Plan (2011-2026)	10
4.3 Neath Port Talbot County Borough Council Flood Risk Management Plan (2015)	10
4.4 Neath Port Talbot County Borough Council Flood Risk Management Strategy Plan (2024) ...	11
4.5 South West Wales - Stage 1 Strategic Flood Consequences Assessment (2022).....	11
4.6 Climate Change Considerations	12
5 Sources of Flood Risk	14
5.1 Fluvial Flooding	14
5.2 Tidal Flooding.....	14
5.3 Surface Water Flooding.....	15
5.4 Groundwater Flooding.....	17
5.5 Sewer Flooding	18
5.6 Artificial Sources Flood Risk	18
5.7 Flood Risk Summary.....	19
6 Conclusions.....	21

List of Tables

Table 1. Site Referencing Information	2
Table 2: Flood events in which development must be flood-free	9
Table 3: Tolerable conditions in an extreme flood event	9
Table 4: Peak River Flow Allowances for the West Wales River Basin District.....	12
Table 5: Change to extreme rainfall intensity (compared to a 1961-90 baseline)	13

List of Figures

Figure 1: Site Location.....	3
Figure 2: Site Topography	4
Figure 3: Main Rivers Map.....	5
Figure 4: NRW Flood Map for Planning (Rivers) (June 2025).....	14
Figure 5: NRW Detailed Flood Map for Planning (Seas) (June 2025).....	15
Figure 6: Flood Map for Planning - Surface Water and Small Watercourses (June 2025).....	16
Figure 7: Flood Map for Planning - Surface Water and Small Watercourses (June 2025) overlaid onto the site layout.....	17

List of Appendices

Appendix A Site Layout Plan

Appendix B Neath Port Talbot County Borough Council Flood Risk Management Plan Figures

Appendix C Borehole Location Plan



1 Introduction

Stantec Hydrock Ltd have been commissioned by Morgan Sindall Construction Ltd. to undertake a Flood Consequences Assessment (FCA) to be submitted with a detailed planning application for the site at Rhosafan Primary School.

The development proposals comprise the demolition of the existing Rhosafan Primary School and new development of community and childcare facilities on the grounds.

This report has been completed in accordance with Technical Advice Note 15: Development and Flood Risk (TAN 15) through:

- Assessing whether the proposed development is likely to be affected by flooding from tidal, fluvial, surface water, groundwater, sewers and artificial sources;
- Assessing whether the proposed development is appropriate in the suggested locations; and
- Detailing measures necessary to mitigate any flood risk identified, to ensure that the proposed development and occupants would be safe, and that flood risk would not be increased.



2 Existing Site Conditions

2.1 Site Location

The site is located within the existing Rhosafan Primary School grounds and is located approximately 2.6km west of Port Talbot. The existing site is currently surrounded by residential units to the north, east and west and the coast to the south west.

The site address and Ordnance Survey Grid Reference is provided in **Table 1** with the site location shown in **Figure 1**.

Table 1. Site Referencing Information

Site Referencing Information	
Site Address	Ysgol Gynradd Gymraeg, Marine Drive, Port Talbot, SA12 7NN
Grid Reference	SS 73935 90485 273935, 190485



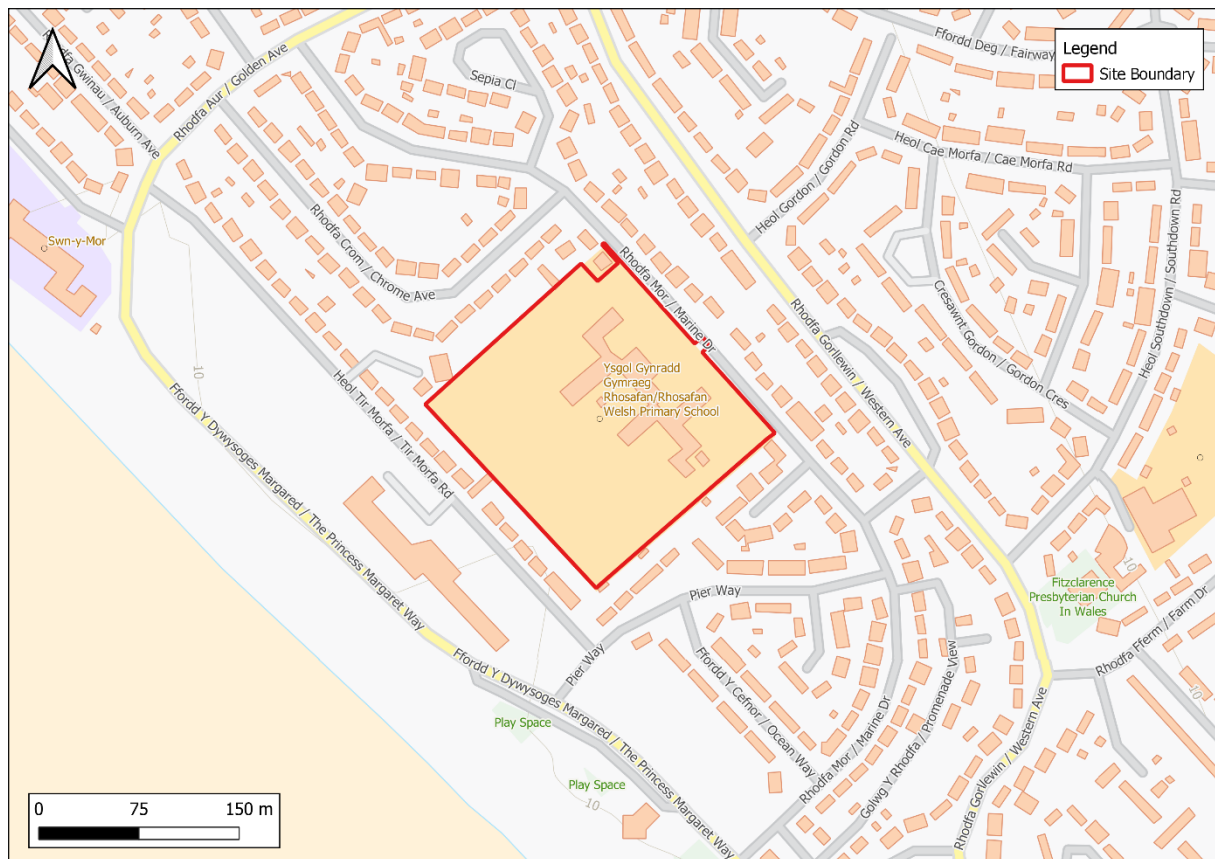


Figure 1: Site Location

2.2 Topography

Figure 2 shows the Light Detection and Ranging (LiDAR)-derived elevation data with 1 m-resolution contours. This shows site that the site is very flat and sits at an elevation of largely between 10 to 11m AOD across the site. The highest elevation recorded is shown around the centre of the site at 11.47m AOD which drops to 10.3m AOD in the northeast of the site. A small dip in the topography can be seen to the southeast of the site, which is recorded at 10.02m AOD.



Figure 2: Site Topography

2.3 Hydrology

The site is located between two main rivers, the River Afan, approximately 1.8km to the southeast of the site and the River Neath, approximately 2.7km northwest of the site (**Figure 3**). Both of these rivers are managed under the jurisdiction of Natural Resources Wales (NRW) and lead into the Bristol Channel, which is located approximately 550m southwest of the site. There are no other known watercourses or significant features located in the vicinity of the site boundary.



Figure 3: Main Rivers Map

2.4 Geology and Hydrogeology

A review of the British Geological survey's (BGS) online GeoIndex¹ mapping shows the site to be underlain by bedrock geology comprising South Wales Middle Coal Measures Formation - mudstones, siltstones and sandstones. This is superimposed by superficial deposits comprising Blown Sand - Sand.

According to MAGIC² mapping, the bedrock deposits on site are classified as a Secondary A Aquifer. Secondary A Aquifers are defined as 'an aquifer designation assigned when it is not possible to attribute either category A or B to a rock type. These aquifer are typically characterised by low permeability layers that may store and yield limited amounts of ground water.' Superficial deposits on site have not been classified as an aquifer.

¹ BGS Geology Viewer (BETA)

² Magic Map Application (defra.gov.uk)



Flood Consequences Assessment

2 Existing Site Conditions

According to Soilsclapes³ mapping the site is located within 'sand dune soils', which are freely draining.

According to BGS historical Borehole records⁴ there are no publicly available boreholes located within, or in close proximity to, the site development site boundary.

³ LandIS - Land Information System - Soilsclapes soil types viewer

⁴ GeoIndex - British Geological Survey (bgs.ac.uk)



3 Proposed Development

The proposals comprise the demolition of the existing Rhosafan Primary School and a redevelopment to be built to the south of the existing building. Proposed development includes:

- 2no. new vehicle access points from existing highway to the north
- Parent and Visitor, Community Facility and Staff Parking Areas
- Rugby Union Pitch
- Cycle Store
- Games Court
- Community Garden
- Green SuDS features across the site
- Play Areas
- Approximately 7 classrooms
- Nursey, Childcare and Assisted Learning Needs rooms
- And associated infrastructure

Proposed site access is via Marine Drive. For reference, general arrangement plans are included in **Appendix A**.

Based on the newly adopted Technical Advice Note 15 (2025), the proposed development is classified as 'Highly Vulnerable' redevelopment.



4 Planning Policy

4.1 National Planning Policy

Planning applications are required to adhere to details set forth by the following:

- Planning Policy Wales (2024);
- Technical Advice Note 15 (TAN 15⁵): Development, flooding and coastal erosion (2025); and
- Flood Consequence Assessments: Climate Change Allowances.

Natural Resources Wales (NRW) defines the fluvial flood zones as follows:

- Flood Zone 1 (Low Risk) comprises land assessed as having a $\leq 0.1\%$ chance of flooding from rivers in any given year (equivalent to the ≥ 1 in 1,000-year return period flood event), including an allowance for climate change.
- Flood Zone 2 (Medium Risk) comprises land assessed as having a 0.1-1% chance of flooding from rivers in any given year (equivalent to the 1 in 1,000 - 1 in 100-year return period flood event), including an allowance for climate change.
- Flood Zone 3 (High Risk) comprises land assessed as having a $\geq 1\%$ chance of flooding from rivers in any given year (equivalent to the ≤ 1 in 100-year return period flood event), including an allowance for climate change.
- TAN 15 Defended Zones comprise areas where flood risk management infrastructure provides a minimum standard of protection against flooding from rivers of 1 in 100-year return period flood event with an allowance for climate change and a freeboard.

4.1.1 TAN 15 (2025)

The TAN provides 'technical guidance which supplements the policies set out in PPW and Future Wales in relation to flooding and coastal erosion' by providing a framework within which 'flood risk arising from rivers, the sea and surface water, and the risk of coastal erosion can be assessed.'

4.1.1.1 Vulnerability to Flooding

According to Figure 4 of TAN 15, the proposed development constitutes a 'Highly Vulnerable' vulnerability classification under 'Schools and childcare establishments, colleges and universities'.

4.1.1.2 Flood Frequency Thresholds

Figure 5 of TAN 15 (**Table 2** below) summaries frequency thresholds for different types of development to ensure new development remains flood free during the 1% river flood (i.e. a flood with

⁵ [Technical Advice Note 15: Development, flooding and coastal erosion](#)



a 1 in 100 chance of occurring in any year) and the 0.5% flood from the sea (i.e. a flood with a 1 in 200 chance of occurring in any year), plus an allowance for climate change over the lifetime of development.

Table 2: Flood events in which development must be flood-free

Vulnerability Categories		Flood event type	
		Rivers	Sea
Highly Vulnerable Development	Emergency services (command centres and hubs)	0.1% + CC	0.1% + CC
	All other types	1% + CC	0.5% + CC
Less vulnerable development		1% + CC	0.5% + CC
Water compatible development that may be occupied by people		1% + CC	0.5% + CC

TAN 15 states that these thresholds may be applied with more flexibility with regard to redevelopment, changes of use, conversions and extensions, where the ability to substantially redesign a development is limited.

4.1.1.3 Tolerable Conditions

Figure 6 of TAN 15 (**Table 3** below) summaries tolerable conditions in an extreme flood event for different types of new development when assessed against the 0.1% extreme flood event, including an allowance for climate change.

Table 3: Tolerable conditions in an extreme flood event

Types of new development	Maximum depth of flooding (mm)	Maximum velocity of flood waters (metres/sec)
Highly vulnerable development	600	0.15
Less vulnerable development	600	0.3

Infrastructure associated with highly vulnerable development e.g., car parks, access, paths and roads

Water compatible development (limited to those built elements of development that may be occupied by people)



4.2 Neath Port Talbot County Borough Council Local Development Plan (2011-2026)⁶

The Neath Port Talbot County Borough Council (NPTCBC) Local Development Plan guides the future development of an area, providing a clear vision for the County Borough setting out where, when and how much new development can take place over the next 15 years (2011-2026). The aim is to provide developers and the public with certainty about the planning framework for Neath Port Talbot. The policy below details the risk of flooding across the borough:

Policy SP 1 – Climate change

In relation to the consequences of climate change:

1. Likely increased flood risk will be taken into account and addressed by ensuring that there is greater resilience by avoiding development on land that is at risk from flooding in the first instance in accordance with the sequential approach set out in national guidance or in locations that could increase the risk of flooding elsewhere.

New developments will be expected to avoid unnecessary flood risk and to meet the requirements of TAN 15: Development and Flood Risk. No highly vulnerable development will be permitted within Development Advice Map (DAM) Zone C2 and development will only be considered in areas at risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in the TAN.

4.3 Neath Port Talbot County Borough Council Flood Risk Management Plan (2015)⁷

The Flood Risk Management Plan has been prepared by Neath Port Talbot County Borough Council (NPTCBC) in consultation with its flood risk partners in its role as a Lead Local Flood Authority to provide a coordinated response to flood risk within our communities.

It sets out how NPTCBC will, in conjunction with stakeholders as appropriate, manage flood risk over the next 6 years to ensure that economic, social and environmental benefits are maximised against the context of available resources. The plan also takes forward the objectives and actions set out in our Local Flood Risk Management Strategy (published in June 2013) and the objectives set out in the Welsh Government's National Flood and Coastal Erosion Risk Management Strategy.

These objectives focus on reducing the adverse consequences of flooding on human health, the environment, cultural heritage and economic activity. The plan highlights the area's most at risk of

⁶ [asset](#)

⁷ [maps and tables switched round](#)



flooding from surface water and ordinary watercourses within the County Borough, draws conclusions from these risks, and sets out the proposed mitigation measures.

Within the plan, the site is shown to fall under the Sandfields West. Sandfields West flood extent map shows that despite the high level of population within the community, the predicted flood risk is very low. Relevant figures have been included within **Appendix B**.

4.4 Neath Port Talbot County Borough Council Flood Risk Management Strategy Plan (2024)⁸

This is the Strategic Environmental Assessment (SEA) Report of the Neath Port Talbot Local Flood Risk Management Strategy and Plan (LFRMSP), which has been prepared by AtkinsRéalis on behalf of Neath Port Talbot County Borough Council (NPTCBC). This Report fulfils requirements of the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 and sets out to show the anticipated significant effects of implementation of the LFRMSP on the environment of Wales and in particular Neath Port Talbot. This Report also sets out to provide detail on proposed mitigation to minimise significant adverse effects, whilst bolstering those effects considered likely to be beneficial to the environment and a programme for monitoring effects is also proposed.

One objective included within the report is 'To reduce or manage flood risk by limiting the causes and effects of climate change'.

4.5 South West Wales - Stage 1 Strategic Flood Consequences Assessment (2022)⁹

The South West Wales – Stage 1 SFCA, produced by JBA, has been reviewed in relation to the site.

In terms of historical flooding, Neath Port Talbot has a history of recorded flood events caused by multiple sources of flooding. Four flooding incidents have been recorded according to the NRW's recorded flood outlines dataset and Neath Port Talbot Council records. These occurred in 1938, 1979, 1998 and 2021. Additionally, 7 sewer flooding events have been recorded within Sandfields West between 1990-2021.

Port Talbot, located in the lower reach of the River Afan, is partially located within Flood Zone 3 according to the SFCA. NRW fluvial flood defences are located along both riverbanks and have a standard of protection of 1 in 100 years. As a result, areas behind the flood defences in Port Talbot are categorised as a TAN-15 Defended Zone. Additionally, the SFCA identifies areas of Port Talbot to be at risk of tidal flooding. However, NRW flood defences are present in Port Talbot and are identified as tidal defences. The flood defences have a design standard of protection of 1 in 200 years.

⁸ [NPTLFRMSPSEARportv30.pdf](#)

⁹ [SW Wales - Stage 1 SFCA](#)



Within Port Talbot surface water flow paths are shaped by urban infrastructure and topographic depressions. Surface water is channelled by the roads around the town, pooling in areas of wider open spaces and topographic depressions. In terms of groundwater flooding, the variation in superficial deposits suggests that groundwater flooding could present a localised risk in some areas of Port Talbot. The majority of the county has groundwater that is at least 5m below ground surface or lower.

Lastly, according to the SFCA, the NRW FRAW Flood Risk from Reservoirs mapping indicates that Port Talbot is identified as the areas likely to be affected due to a reservoir breach or overtopping.

Figures were not available for this report.

4.6 Climate Change Considerations

Under TAN 15 and local planning policy, it must be demonstrated that any proposed development at the site would be safe over its intended lifetime. This could include measures to ensure the development is flood resistant/resilient and that safe access and egress is provided for the following flood events, also known as 'design flood events':

- 1 in 100-year (1% AEP) fluvial flood event accounting for the future impacts of climate change;
- 1 in 200-year (0.5% AEP) tidal / coastal flood event accounting for the future impacts of climate change;
- 1 in 30-year (3.3% AEP) pluvial (surface water) event accounting for the future impacts of climate change; and
- 1 in 100-year (1% AEP) pluvial (surface water) event accounting for the future impacts of climate change.

Table 4 and Table 5 provide the latest climate change uplifts for fluvial and surface water flooding, as per the NRW Climate Change Allowances and Flood Consequence Assessments guidance¹⁰.

Table 4: Peak River Flow Allowances for the West Wales River Basin District.

	Total Potential change anticipated by the 2020s	Total potential change anticipated by the 2050s	Total potential change anticipated by the 2080s
Upper end estimate	25%	40%	75%
Change factor / central estimate	10%	25%	30%

¹⁰ Flood Consequences Assessments: Climate change (gov.wales)



Lower end estimate	5%	10%	15%
---------------------------	----	-----	-----

Table 5: Change to extreme rainfall intensity (compared to a 1961-90 baseline)

	Total potential change anticipated for 2020s (2015-2039)	Total potential change anticipated for 2050s (2040-2060)	Total potential change anticipated for 2080s (2070-2115)
Upper estimate	10%	20%	40%
Central estimate	5%	10%	20%

As the site is located in Flood Zone 1 for both fluvial and pluvial flood sources, and the NRW FMFP data takes into account climate change under the central climate change estimate, climate change is not assessed in greater detail within this FCA report.



5 Sources of Flood Risk

5.1 Fluvial Flooding

The NRW Online Flood Map for Planning (FMFP) (Rivers), presented in **Figure 4** below, indicates that the site is located in Flood Zone 1 relative to fluvial flood risk, land defined as having less than 0.1% annual probability of flooding.

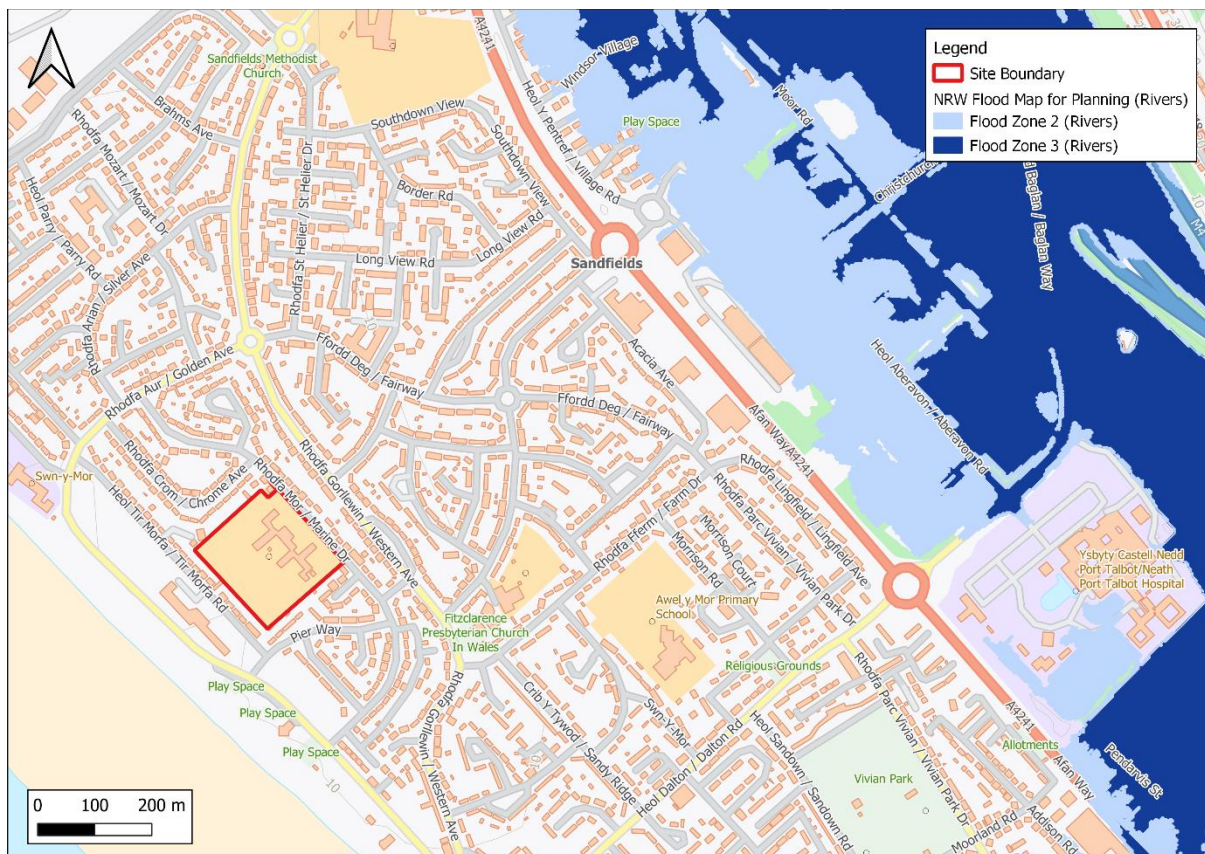


Figure 4: NRW Flood Map for Planning (Rivers) (June 2025)

The site is therefore concluded to be at 'low' risk of fluvial flooding.

5.2 Tidal Flooding

The NRW Online FMfP (Sea), indicates that the site is located within Flood Zone 1 (**Figure 5**). The site is located between two main rivers, the River Afan, approximately 1.8km to the southeast of the site and the River Neath, approximately 2.7km northwest of the site, both tidally influenced Main Rivers. There is also a coastal sea wall flood defence located along the Swansea Bay, approximately 150m southeast of the site. Given that the site is located in Flood Zone 1 with respect to flooding from the sea, the site is concluded to be at 'low' risk of tidal flooding. Additionally, the minimum elevation



recorded at the site is 10.02m AOD, several metres above the maximum Flood Zone extents.

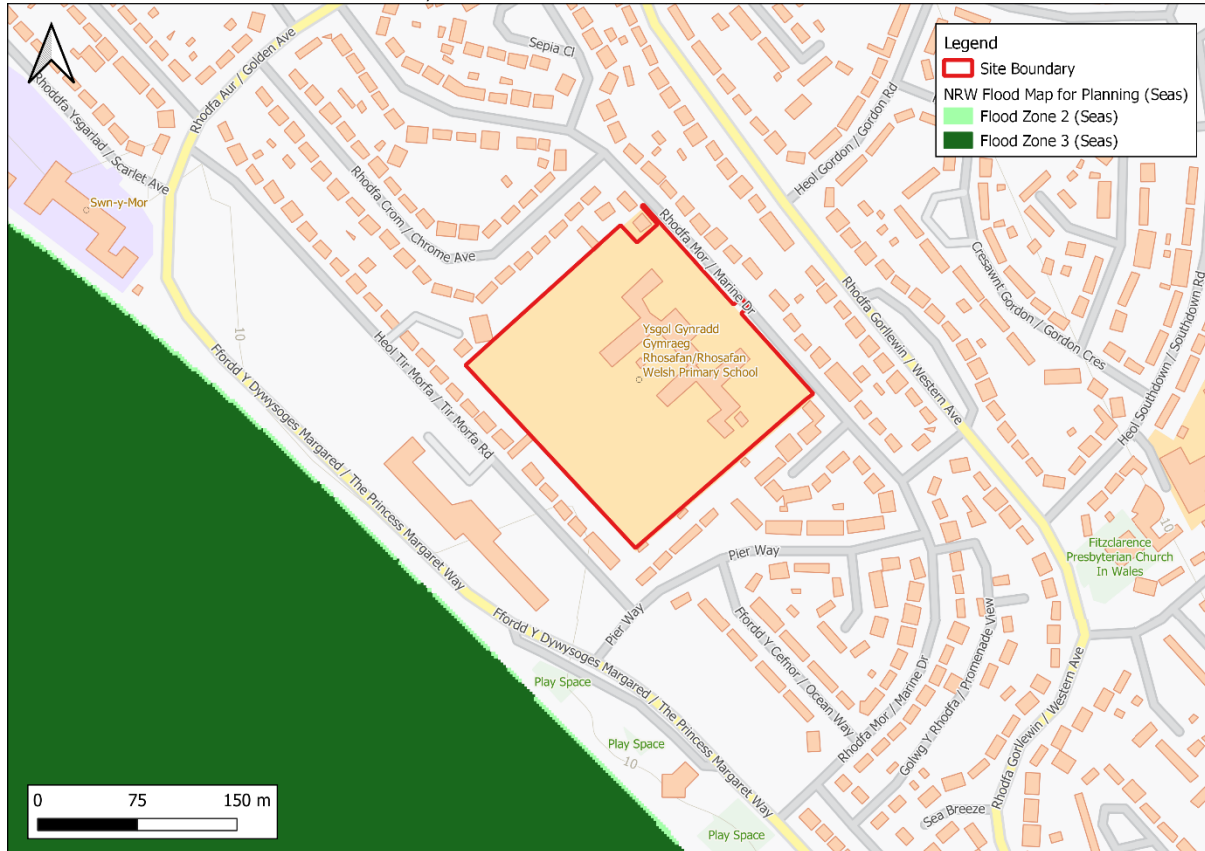


Figure 5: NRW Detailed Flood Map for Planning (Seas) (June 2025)

5.3 Surface Water Flooding

Surface water (pluvial) flooding is caused by rainfall levels exceeding the natural infiltration properties of the surrounding soils. Flooding can also occur owing to the absence of a natural method of drainage such as watercourses or ditches, or where soil infiltration rates are low. Flooding often results in ponding of water at low points or when surface water flow routes are blocked by an obstruction.

The NRW Flood Map for Planning (Surface Water and Small Watercourses) presented in **Figure 6**, indicates that the large majority of the site is within Flood Zone 1, land assessed as having less than 0.1% chance of flooding in any given year.

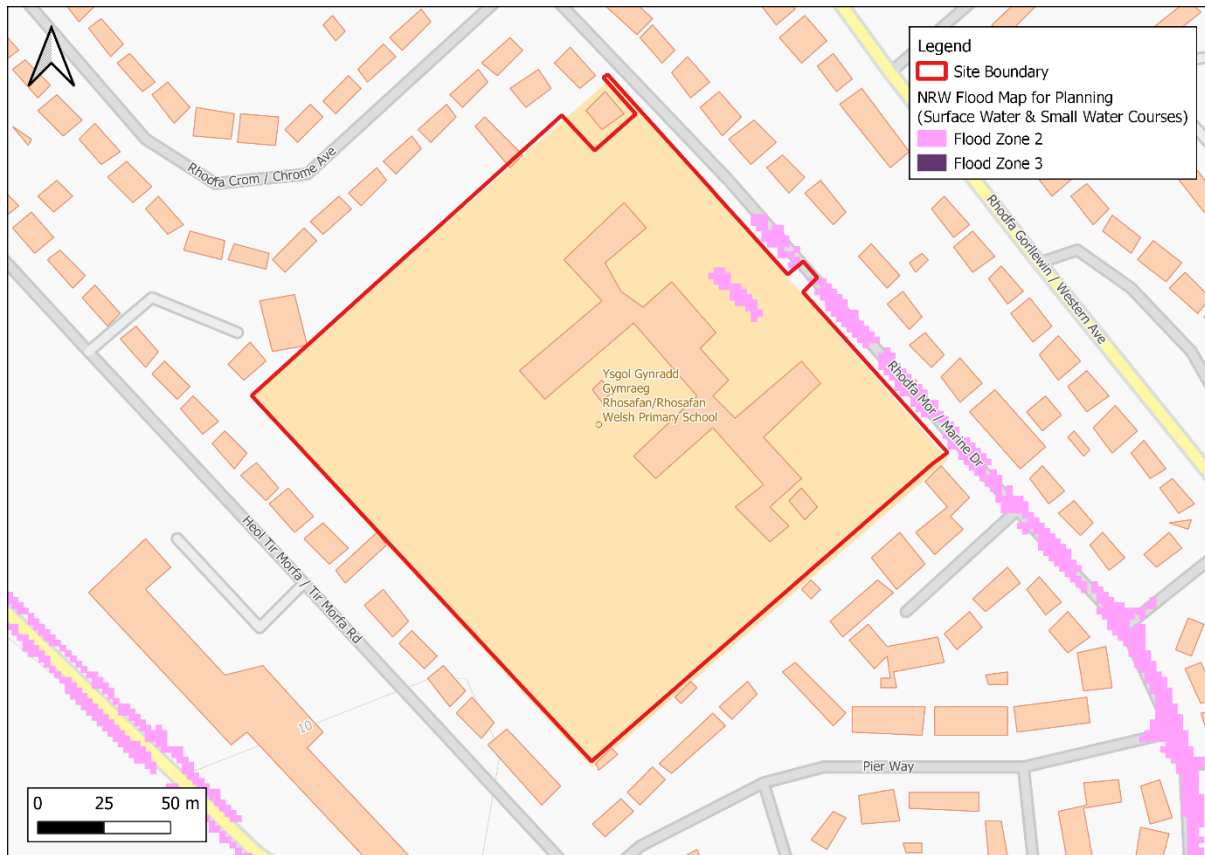


Figure 6: Flood Map for Planning - Surface Water and Small Watercourses (June 2025)

The small area of Flood Zone 2 that can be seen in the northeast of the site is shown to occupy a topographic low point, as seen in **Figure 2**. Below, the site layout has been overlayed by the Flood Map for Planning – Surface Water and Small Courses to further review the small risk of surface water flooding to the development. In can be seen in **Figure 7** that the localised area of Flood Zone 2 does not impact the proposed development outlined in blue. Additionally, there are two entrance roads into the site from Marine Drive. As detailed in the site layout (**Appendix A**), the left hand entry/exit road is shown to be located along a flood free area of Marine Drive. Therefore, safe access and egress of the site is achieved.

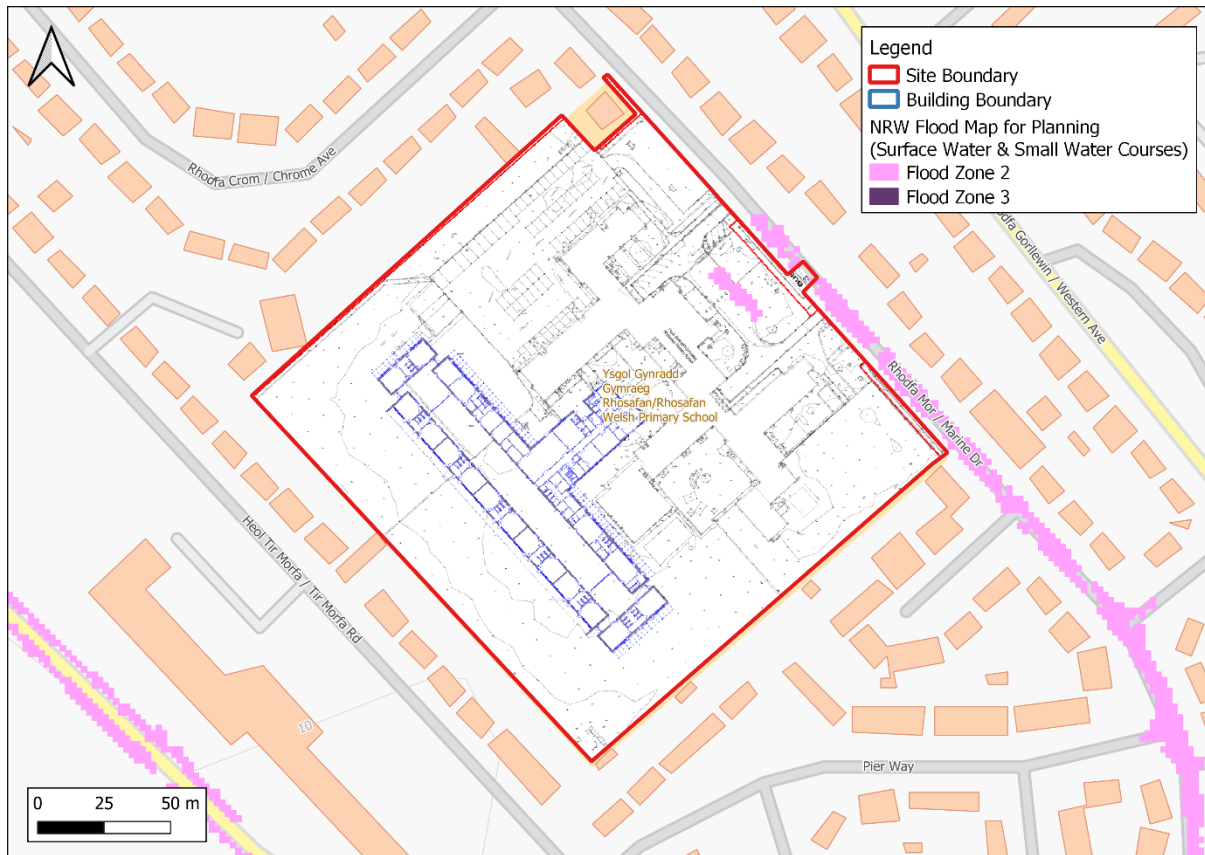


Figure 7: Flood Map for Planning - Surface Water and Small Watercourses (June 2025) overlaid onto the site layout

A drainage strategy has been produced for the site (ref: 26CC04-HYD-10-XX-T-CS-0003 - Drainage Strategy Report - P03) to maximise the amenity and biodiversity benefits of the site. The aim of the proposed SuDS strategy is to mimic the natural catchment processes as closely as possible whilst ensuring the design is in accordance with the Welsh Government's statutory national standards for sustainable drainage systems.

As such, given the low risk identified by the NRW mapping, the site is concluded to be at 'low' risk of surface water flooding.

5.4 Groundwater Flooding

Groundwater flooding is caused by the emergence of water originating from sub-surface permeable strata. A groundwater flood event results from a rise in groundwater level sufficient for the water table to intersect the ground surface and inundate low lying land. Periods of prolonged rainfall may also be a cause of groundwater flooding, with aquifers and soils becoming saturated.

The low permeability of the geology at the site, due to the bedrock classification as mudstone, siltstone and sandstone and being classed as a Secondary A Aquifer, is unlikely to be conducive to significant groundwater emergence.



The SFCA suggested that groundwater flooding could present a localised risk in some areas of Port Talbot. However, no figures were available to determine the risk to the site itself.

Ground conditions of the site have been summarised within the Ground Investigation Review report (32209_HYD_XX_XX_XX_RP_S_0001), including a review of groundwater. The report states that groundwater was encountered within BH01 to BH04 at depths between 2.90m to 8.70m bgl. These boreholes are located in the centre and south of the site and a borehole location plan can be seen in **Appendix C**. It has been noted within the report that these samples were taken in September 2024 and can vary seasonally and year on year.

Although NRW suggests that the site is not at risk of groundwater flooding, as a precaution, it has been recommended within the GI report that groundwater management measures will be required.

Considering the above information, the site is concluded to be at 'low' risk of groundwater flooding.

5.5 Sewer Flooding

Flooding can occur owing to the failure of existing foul or surface water drainage infrastructure. If flows within the drainage system exceed the designed capacity or foreign matter causes blockages, overflow to the surface can occur, leading to flooding.

Table 1-2 of the SFCA comprises a record of sewer flooding incidents by electoral ward from 1990 to 2021. These records were provided by Dŵr Cymru Welsh Water. The table shows that 7 sewer flooding incidents have been recorded over this time period for Sandfields West, the area in which the site is located. Bearing in mind, the population of Sandfields West is approximately 6,700, this risk is determined as low for the site.

TAN 15 does not specify sewer flood risk other than that it should be considered within a FCA.

Sewer flooding is considered a residual risk, and, given the topography of the site, as shown by the surface water map, the site is not prone to significant ponding and is concluded to be at 'low' risk of sewer flooding.

5.6 Artificial Sources Flood Risk

NRW Mapping presents the maximum extent that may be affected in the event of an uncontrolled release of water (failure) from a reservoir. The mapping indicates that the site is located outside of the area that would be at risk of flooding from a reservoir failure (**Figure 7**).



Flood Consequences Assessment

5 Sources of Flood Risk

The NRW also state that reservoir flooding is extremely unlikely to happen. All large reservoirs must be inspected and supervised by reservoir panel engineers as determined by the Reservoirs Act 1975 in England and Wales. It is assumed that any local reservoirs are regularly inspected, and essential safety work is carried out. TAN 15 therefore indicates that the Cwmwernderi reservoir, located 7.5 km east of the site, presents minimal risk.



Therefore, the risk to the site from artificial sources of flood risk is considered to be 'low'.

5.7 Flood Risk Summary

The site is at 'low' risk of fluvial and tidal flooding in accordance with the NRW Flood Map for Planning.

A small, isolated area of surface water risk is present in the northeast of the site. A drainage strategy has been produced for the site to maximise the amenity and biodiversity benefits of the site.

It is recommended that site levels ensure that surface flows drain away from building entrances and to the nearest drainage point.

It has been suggested within the SFCA that the site may be at risk of groundwater flooding. A ground investigation was produced for the site and groundwater was encountered within BH01 to BH04 at depths between 2.90m to 8.70m bgl. As a precaution, it has been recommended within the GI report that groundwater management measures will be required. No bespoke mitigation measures relating to



Flood Consequences Assessment

5 Sources of Flood Risk

groundwater flooding are considered necessary within the FCA, other than to ensure appropriate management techniques during the construction phase.

Access and egress to the site will be provided from Marine Drive to the northeast. This access route is indicated to be at 'low' or negligible risk of flooding from all assessed sources and therefore safe access and egress is concluded to be achievable.

The NRW Recorded Flood Extents Mapping does not indicate that the site has flooded historically.

The site is considered to be at 'low' risk of flooding from fluvial, tidal, surface water, groundwater, sewer and artificial sources.



6 Conclusions

Stantec have been commissioned by Morgan Sindall Construction Ltd. to undertake a Flood Consequences Assessment (FCA) to be submitted with a detailed planning application for the site at Rhosafan Primary School.

The site lies entirely within Flood Zone 1 and is therefore classified as having a low risk of flooding from tidal and/or fluvial sources. The site is considered to be at low risk of flooding from surface water and all other assessed sources.

This report therefore demonstrates that, in respect to flood risk, the proposed development:

- Is suitable in the location proposed;
- Will be adequately flood resistant and resilient;
- Will not place additional persons at risk of flooding;
- Will not increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage or impedance of flood flows; and
- Will put in place measures to ensure surface water is appropriately managed.

This report concludes that in flood risk context, the proposals are safe and appropriate and do not increase flood risk.

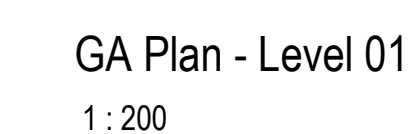
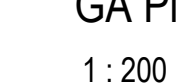
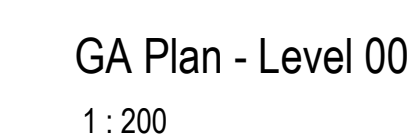


Appendices

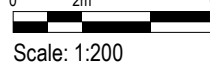


Appendix A Site Layout Plan

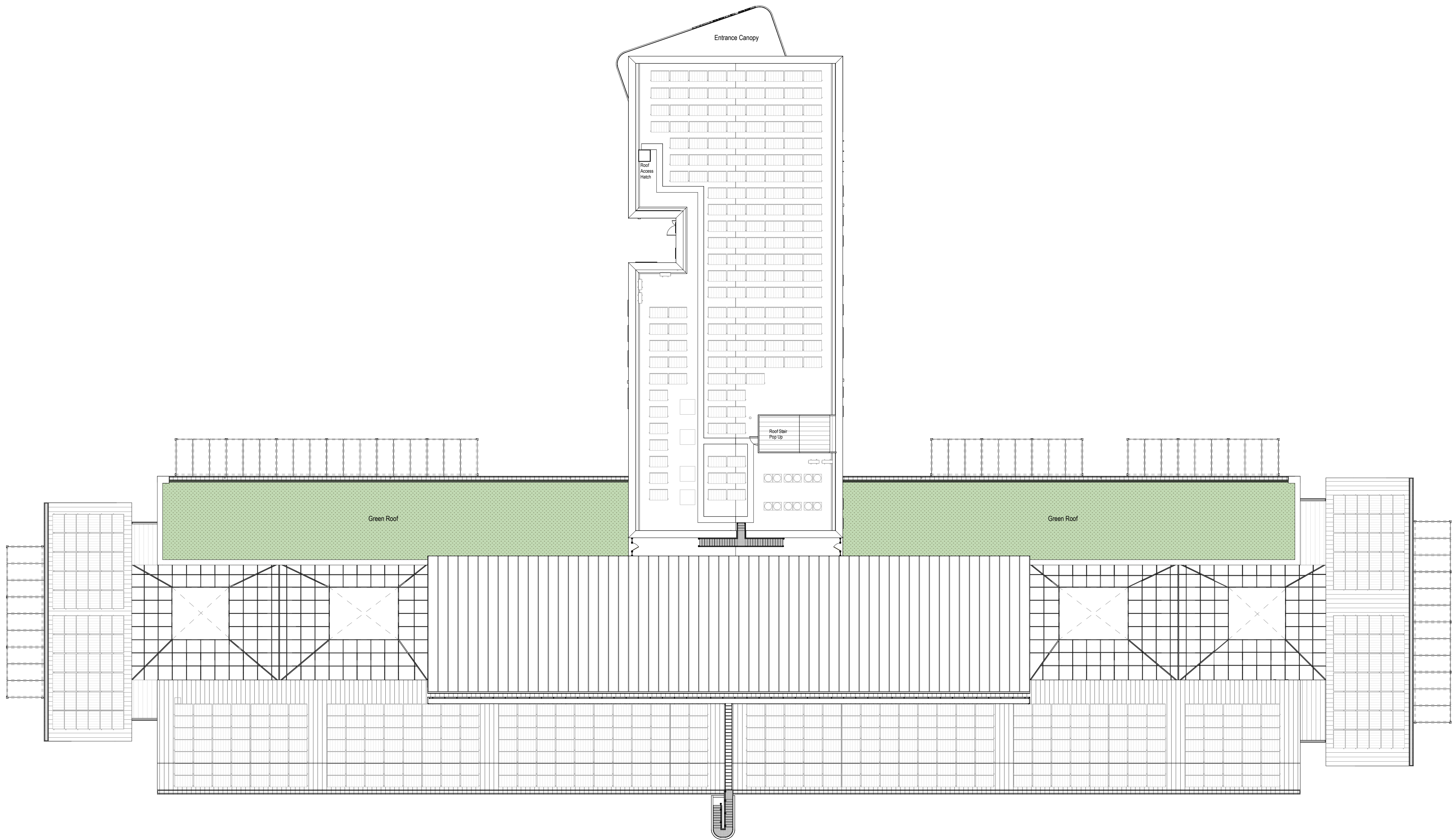




1:200

Notes: - The drawing is copyright. - Do not make alterations from this drawing. - Any drawing that is not drawn to full scale must show (drawing x-A) - Dimensions of this drawing are to be marked to the outside - Use drawing units of millimetres (mm) for all drawing - Use drawing only for generalised layout - The drawing form control table Scale Bar 	North Point 
Key Plan	

P11	02/05/2005	Planning Issue	MJ	AP
P30	14/03/2005	Renewed and issued for PAC	CD	AP
P6	12/10/2005	Issued for PAC	MJ	AP
P6	04/11/2005	CA Plant Issue	MJ	CF
P7	20/10/2005	CA Plant Pre-Application Submission	MJ	CF
P6	29/10/2005	CA Plant updated following layout changes	MJ	ASJC
P8	28/10/2005	CA Plant issued to the design team	MJ	ASJC
P4	19/05/2005	Drawings updated following Client feedback	MJ	ASJC
P5	07/06/2005	Updated drawings issue	MJ	ASJC
P7	18/10/2005	CA Plant updated	MJ	CF
P1	02/07/2005	RIBA Stage 2 issue	MJ	ASJC
Rev	Date	Revision Notes	Revised Version	
Logos   www.arcadis.com				
Project YGG Rhosafan				
Drawing Title General Arrangement Plans				
Job Number	Date	Security Classification	Drawn By	
26C004	2025 05 02		MJ	
Scale/Plot	Purpose		Reviewed By	
1 : 200	Suitable for Planning		AP	
Drawing Number	Revision		Sensitivity	
26C004-ARC-31-ZZ-D-A-200000	P11		S2	



GA Plan - Roof
1 : 200

Notes:

- This drawing is copyright.
- Do not make alterations to this drawing.
- This drawing is to be read in conjunction with all other relevant drawings.
- Alterations to this drawing are to be reported to the architect.
- Do not modify any element of this drawing.
- Use drawing only for purposes intended.
- This drawing may contain errors.

North Point

Scale bar

Scale: 1:200

Key Plan

Health

To be read in conjunction with all other consultant's information.

HAZARD

To be read in conjunction with all other consultant's information.

Refer to CDM Schedule 28/CDM ARHC 10/22/24/25/26/27/28

The following external model files are included within this drawing:

P11	02/05/2025	Planning Issue	MJ	AP
P10	14/03/2025	Revised and issued for PAC	CD	AP
P9	01/12/2024	Issued for PAC	MJ	AP
P8	04/11/2024	GA Plans Issue	MJ	CF
P7	01/10/2024	GA Plans Pre-Application Submission	MJ	CF
P6	28/10/2024	GA Plans updated following recent changes	MJ	ASDCF
P5	08/10/2024	GA Plans issued to the design team	MJ	ASDCF
P4	10/05/2024	Drawings updated following Client feedback	MJ	ASDCF
P3	07/05/2024	Updated drawings issue	MJ	ASDCF
P2	19/07/2024	GA Plans updated	MJ	CF
P1	03/07/2024	ARHA Stage 2 issue	MJ	ASDCF

Drawn By: **MORGAN SINDALL**

Check: **ARCADIS**

Project: **YGG Rhosafan**

Drawing Title: **General Arrangement Plan - Roof**

Job Number: 26CC04	Date: 2025.05.02	Security Classification: Public	Drawn By: MJ
Scale: 1 : 200	Project: Suitable for Planning	Reviewed By: AP	
Drawing Number: 26CC04-ARC-31-ZZ-D-A-200001	Revision: P11	Submitter: S2	

Appendix B Neath Port Talbot County Borough Council Flood Risk Management Plan Figures



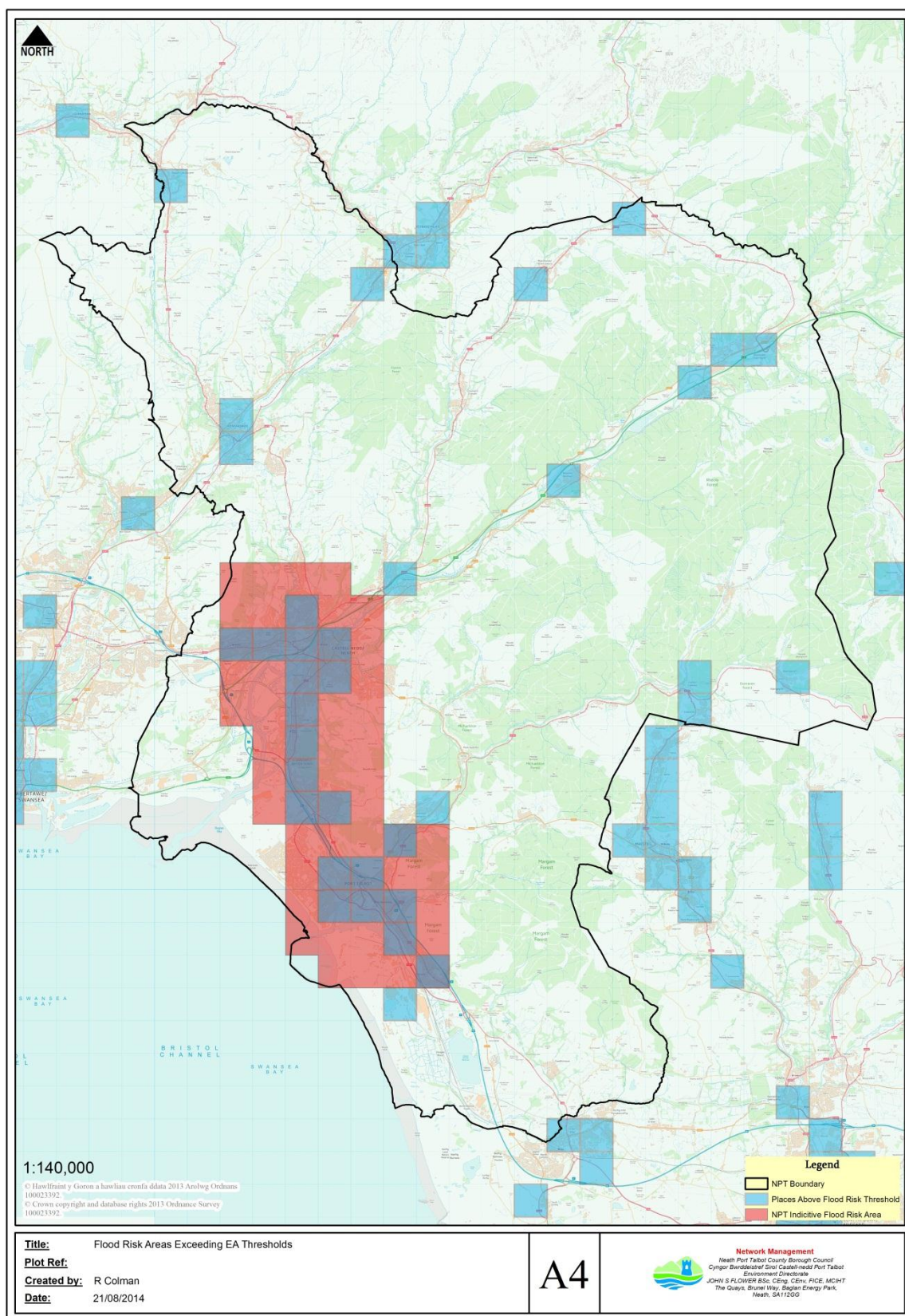


Figure 3: Indicative Flood Risk Areas within Neath and Port Talbot County Borough

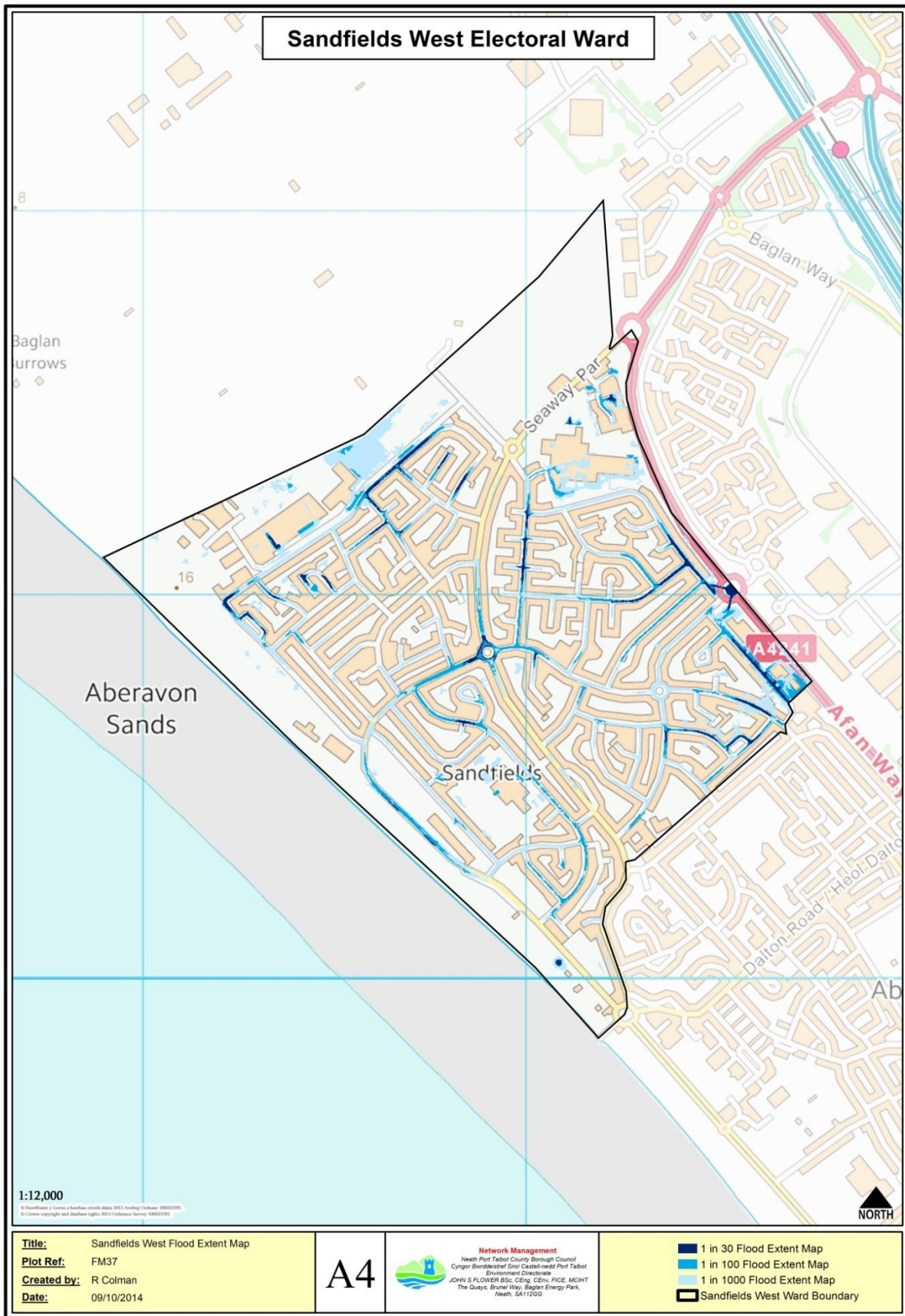


Figure 44: Sandfields West Flood Extent Map

Appendix C Borehole Location Plan



Project Id: 784-B068544
Project Title: YGG_Rhosafan
Location: Port Talbot
Client: Morgan Sindall

Title: Site Plan
Scale: 1:1500
Engineer:
Contractor: Tetra Tech

Legend Key

-  Locations By Type - Empty
-  Locations By Type - CP
-  Locations By Type - TP





Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

Stantec
Great Suffolk Yard
127-131 Great Suffolk Street
London
SE1 1PP
UNITED KINGDOM
stantec.com

