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CONSULTING CIVIL & STRUCTURAL ENGINEERS

FLOOD CONSEQUENCE ASSESSMENT (FCA)

101 Talbot Road,
Port Talbot
SA13 1LA

Prepared for: Cole Quinn
Project Ref: 22343 – FCA – 01

01656 863 794 | enquiries@vale-consultancy.co.uk | <http://vale-consultancy.co.uk>
29 Bocam Park | Old Field Road | Pencoed | Bridgend | CF35 5LJ

Thornlink Limited T/A Vale Consultancy
Registered Number | 04140053 | VAT Number | 879 7269 45



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Issue	Prepared by	Approved by	Date	Status
01	Liam Davies BA, MSc <i>Flood Risk & Drainage Consultant</i>	Richard Peskett BSc (Hons), MSc <i>Flood Risk & Drainage Engineer</i>	21.07.2025	First issue



CONTENTS

1	SITE DETAILS AND PROPOSED DEVELOPMENT	4
1.1	Site Location	4
1.2	Existing & Proposed Development	4
1.3	Surface Waterbodies in the Vicinity of the Site.....	4
1.4	Existing Topography	5
1.5	Existing Ground Conditions	6
2	PLANNING POLICY	6
2.1	National Planning Policy	6
2.2	Local Planning Policy.....	7
2.3	Water Framework Directive	7
3	SOURCES OF FLOODING AND PROBABILITY	8
3.1	Historical Records of Flooding.....	8
3.2	Flood Risk from the Sea (Tidal / Coastal).....	8
3.3	Surface Water & Small Watercourses (Pluvial)	14
3.4	Groundwater Flooding	15
3.5	Artificial Sources of Flooding.....	15
4	FLOOD RISK MITIGATION MEASURES & RECOMMENDATIONS.....	16
4.1	Flood Risk Mitigation	16
4.2	Flood Risk Elsewhere	16
5	CONCLUSIONS	17
	APPENDIX A: Site Location & Existing Plans	18
	APPENDIX B: Proposed Site Plans.....	19



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1 SITE DETAILS AND PROPOSED DEVELOPMENT

1.1 Site Location

The site is situated to the West of Talbot Road (A48) at National Grid Reference 277029E, 189258N as shown in **Figure 1**.

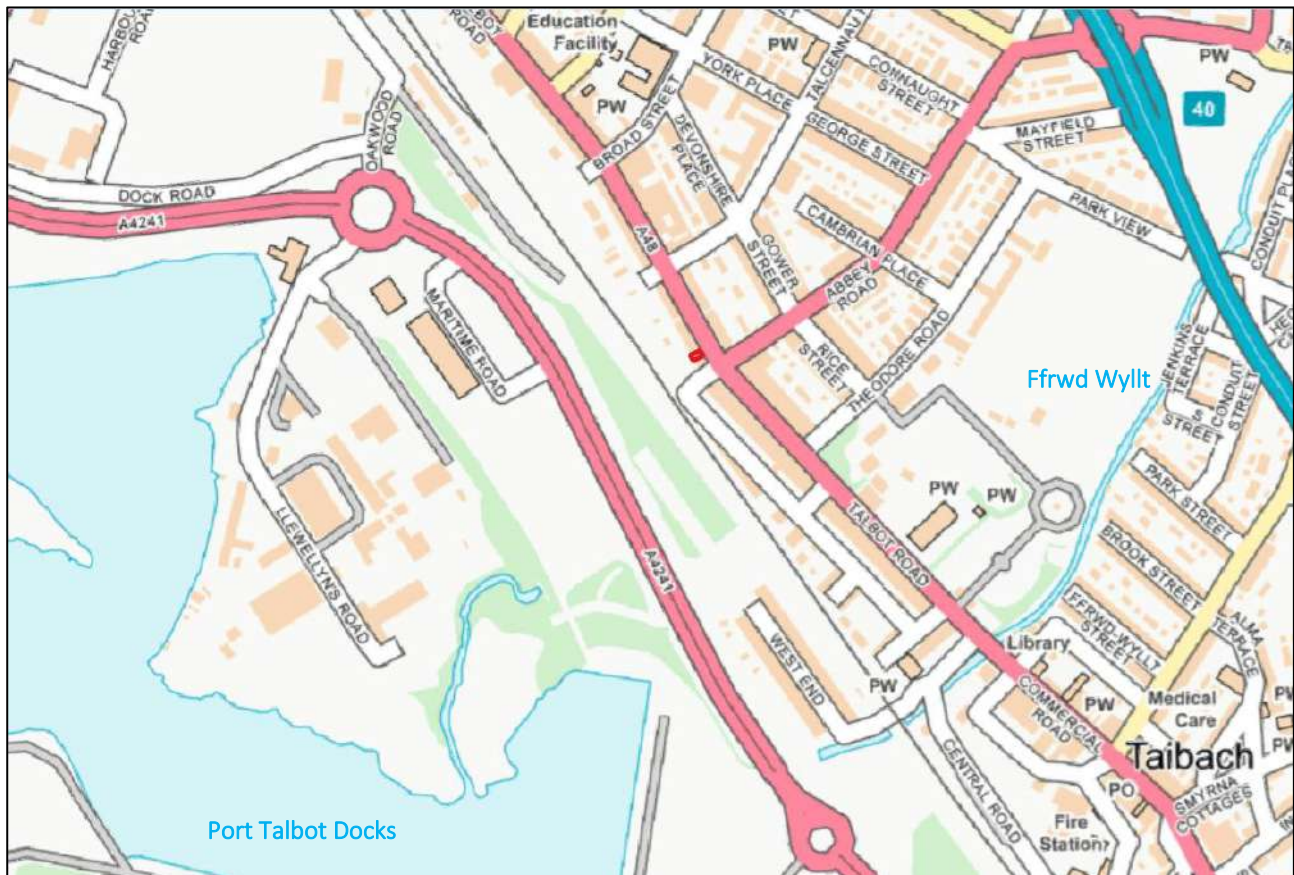


Figure 1: Site Location and Location of Surface Waterbodies

1.2 Existing & Proposed Development

The site currently comprises a terraced dwelling house (C3). The site is bounded by residential properties to the north and south with residential properties adjacent east of the site. To the west lies a railway track.

The proposal is for the change of use from dwellinghouse (C3) to HMO (C4) with fenestration alterations to the rear.

The proposed site plan is provided in **Appendix B**, for reference.

TAN15 classifies residential development as Highly Vulnerable to flood risk.

1.3 Surface Waterbodies in the Vicinity of the Site

Ffrwd Wylt is located 230 m East of the site and Arnallt Brook is located 400 m south of the site.

The River Avan is located 960 m Northeast of the site and runs southeasterly and outfalls into the Bristol Channel circa 2km west of the site.



Port Talbot Docks are located 460 m West of the site.

Ffrwd Wyllt and River Avan are classified as “Main Rivers”, whereas Arnallt Brook is classified as an “Ordinary Watercourse”

1.4 Existing Topography

In the absence of a Topographic Survey for this site location , LiDAR data has been used to develop a 1m resolution Digital Terrain Model (DTM) of the site and surrounding area as illustrated in **Figure 2**.

Site Levels are in the region of **9.21– 9.46 m AOD**. The ground level at the toe of the dropped kerb on Talbot Road (A48) directly adjacent to the site is 9.10 m AOD. The finished floor level for a building should typically be set 0.15 m above the adjacent ground level, with the ground sloping downward away from the building. Although no finished floor level has been specified, a level of 9.25 m AOD has been assumed for the purposes of this assessment.

Ground Levels on Talbot Road (A48) are indicated to be in the region of **9.10 – 9.30 m AOD**.



Figure 2: Digital Terrain Model from LiDAR (m AOD)



1.5 Existing Ground Conditions

According to Soilscape soils dataset produced by the Cranfield Soil and AgriFood Institute, soil conditions at the site and within the surrounding area are described as Freely draining acid loamy soils over rock (*Soilscape 13*).

British Geological Survey (BGS) Mapping of surface geology indicates the underlying bedrock formation comprises South Wales Middle Coal Measures Formation - Mudstone, siltstone and sandstone. Sedimentary bedrock formed between 318 and 309.5 million years ago during the Carboniferous period overlain by Tidal Flat Deposits - Clay, silt and sand. Sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.

According to the BGS and NRW aquifer designation dataset the superficial deposits are described as a Secondary A aquifer whilst the bedrock is also classified as a Secondary A aquifer. The site is not shown to be in a designated groundwater source protection zone.

2 PLANNING POLICY

2.1 National Planning Policy

Future Wales - the National Plan 2040 sets out the national development framework for Wales with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Policy 8 - Flooding states that “flood risk management that enables and supports sustainable strategic growth and regeneration in National and Regional Growth Areas will be supported. The Welsh Government will work with Flood Risk Management Authorities and developers to plan and invest in new and improved infrastructure, promoting nature-based solutions as a priority. Opportunities for multiple social, economic and environmental benefits must be maximised when investing in flood risk management infrastructure. It must be ensured that projects do not have adverse impacts on international and national statutory designated sites for nature conservation and the features for which they have been designated”.

PPW sets out government's planning policies for Wales and how these are expected to be applied. TAN15 (2025) provides technical guidance which supplements the policy within PPW and seeks to ensure that flood risk is taken into account at all stages in the planning process and is appropriately addressed.

The general approach of TAN15 is to set out a precautionary framework to guide planning decisions in areas at high risk of flooding. The overarching aim of TAN15 is to provide a framework within which the flood risks arising from rivers, the sea and surface water, and the risk of coastal erosion can be assessed. It also provides advice on the consequences of the risks and adapting to and living with flood risk.

National policy requires that planning applications for new development proposals should incorporate SuDS to appropriate operational standards and with maintenance arrangements in place unless there is clear evidence that this would be inappropriate.

Statutory standards for sustainable drainage were published by Welsh Government in October 2018 in relation to the design, construction, operation and maintenance of sustainable drainage systems serving new developments of more than one house or where the construction area is equal to or greater than 100 m². These standards set out how surface water runoff generated during the 100%, 3.3% and 1% AEP rainfall events and for events exceeding the 1% AEP event should be managed, how peak runoff rates should be



restricted and how runoff volumes should be controlled. Approval is subsequently required from the SAB before construction can commence.

2.2 Local Planning Policy

The Local Development Plan 2011 - 2026 was adopted by Neath Port Talbot Council in January 2016. Policy SP 1 Climate Change states that “The causes and consequences of climate change will be addressed by implementing the following measures...In relation to the consequences of climate change: 1. Likely increased food 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...”.

The Council is preparing a Replacement Local Development Plan 2023 - 2038. The Preferred Strategy (December 2024) was consulted on between 12 December 2024 and 6 February 2025. Objective 14 Flooding and Pollution states “Ensure that environmental issues and future changes including flood risk, coastal and fluvial change and pollution issues are appropriately avoided, addressed and adverse impacts minimised”.

The following policies are also relevant in respect of flood risk and drainage:

SP2 Climate Change states “Development proposals will be required to make a positive contribution towards mitigating, adapting and building resilience to the impacts of climate change. Proposals should take account of the need to...5. Avoid development in areas identified as being at risk of flooding or that increases the risk of flooding and coastal erosion”.

SP18 Environmental Protection states “The quality of the environment will be safeguarded and enhanced and potential adverse impacts of existing or anticipated environmental problems will be addressed (including through de-risking approaches) in relation to the following...3. Flood risk and coastal erosion”.

2.3 Water Framework Directive

The Water Framework Directive (WFD) provides a legal framework for the protection, improvement and sustainable use of inland surface waters, groundwater, transitional waters, and coastal waters across Wales, and seeks to:

- Prevent deterioration in the status of aquatic ecosystems, protect them, and improve the ecological condition of waters
- Achieve at least ‘good’ status for all waterbodies by 2015
- Promote the sustainable use of water as a natural resource
- Conserve habitats and species that depend directly on water
- Progressively reduce or phase out the release of individual pollutants or groups of pollutants that present a significant threat to the aquatic environment
- Progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants; and
- Contribute to mitigating the effects of floods and droughts.

The WFD applies to any proposed development which has the potential to impact on a waterbody. Where this is the case, Natural Resources Wales may require evidence demonstrating that the proposed development does not compromise the aims of the WFD.

3 SOURCES OF FLOODING AND PROBABILITY

3.1 Historical Records of Flooding

The Flood Map for Planning – Recorded Flood Extents and associated database indicates that there are no records of flooding at or within the immediate vicinity of the site. No Section 19 Investigation Reports by Neath Port Talbot County Borough Council have also been undertaken at or within the vicinity of the site .

3.2 Flood Risk from the Sea (Tidal / Coastal)

The Flood Map for Planning - Rivers and Sea indicates the site to be located within Flood Zone 1 (Rivers). The site is not located within a TAN15 defended zone.

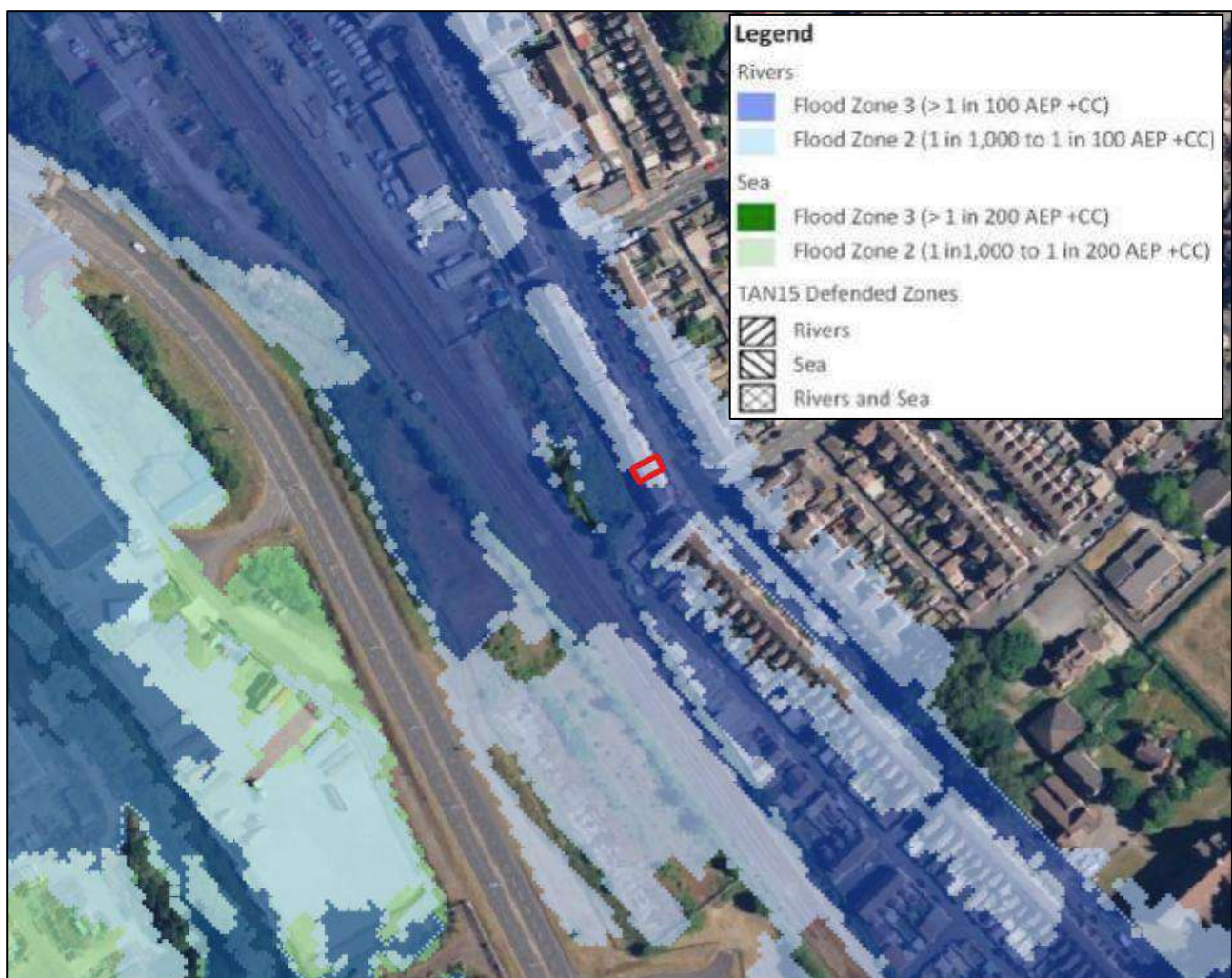


Figure 3: Flood Map for Planning – Rivers and Sea

Source: NRW Website; Accessed: July 2025

The flood zones are defined as follows and include the effects of climate change:

- Flood Zone 1: Less than a 1 in 1000 (0.1%) chance of flooding in a given year from Rivers, and from Surface Water and Small Watercourses (pluvial flows) in a given year including climate change allowances.
- Flood Zone 2: Less than a 1 in 100 chance (1%) of flooding from Rivers and pluvial flows, but greater than 1 in 1000 (0.1%) chance of flooding from Rivers and pluvial flows in a given year including climate change allowances.



- Flood Zone 3: Greater than a 1 in 100 (1%) chance of flooding from Rivers and pluvial flows in a given year including climate change allowances.
- TAN15 Defended Zones: Areas where flood risk management infrastructure provides a minimum standard of protection (SOP) against flooding from Rivers (during the 1 in 100 + CCA event and freeboard).

As per Section 11.7 of TAN15 (2025), The required design standard for new development is to be flood-free during the 1% Annual Exceedance Probability (AEP) Fluvial flood event / scenario (i.e. a flood with a 1 in 100 chance of occurring in any year) plus an appropriate allowance for climate change over the lifetime expectancy of the development.

The following table (**Table 1**) summarises the frequency thresholds for different types of development and is described in terms of annual probability of occurrence (AEP). The thresholds may be applied with more flexibility for redevelopment, changes of use, conversions, and extensions, where the ability to substantially redesign a development is limited. In those circumstances the thresholds are a guide. If they cannot reasonably be met, the planning authority should seek the views of the relevant risk management authorities on the resilience measures proposed to help it reach a decision.

Table 1: 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 (1 in 1,000 + CC)	0.1% + CC (1 in 1,000 + CC)
	All other types	1% + CC (1 in 100 + CC)	0.5% + CC (1 in 200 + CC)
Less Vulnerable Development		1% + CC (1 in 100 + CC)	0.5% + CC (1 in 200 + CC)
Water Compatible Development that may be occupied by people		1% + CC (1 in 100 + CC)	0.5% + CC (1 in 200 + CC)

As per Section 11.9 of TAN15 (2025), the flood free thresholds outlined above relate to very serious but not the most extreme flood events (with the exception of thresholds for emergency services). During extreme flood events there is recognition that it may not be possible to keep all development flood-free. In these circumstances it is imperative that flooding does not endanger life, therefore it needs to be demonstrated that conditions within the development during an extreme event will be tolerable.

Table 2, below / overleaf indicates the tolerable flood depth and inundation velocity conditions for highly vulnerable and less vulnerable development when assessed against the 0.1% AEP extreme flood event, including an appropriate allowance for climate change.



Table 2: Tolerable conditions in an extreme flood event

Vulnerability Categories	Maximum depth of flooding (mm)	Maximum velocity of inundation (m/s)
Highly Vulnerable Development	600	0.15
Less Vulnerable Development 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)	600	0.30

Mitigation and flood resilience measures are not sufficient justification to permit a development if the tolerable conditions are exceeded during an extreme flood event. High velocities and / or depths of floodwater pose a potential risk to life, may cause structural damage to buildings, and could impact on human health and wellbeing.

Table 2 summarises tolerance levels below which new development may be acceptable. Each site, however, must be considered individually, and a judgement taken in the context of the circumstances which could prevail at that site. Emergency services developments are not shown because they must be flood-free in a 0.1% event, as set out in Table 2. For emergency services developments other than command centres or hubs, the conditions for highly vulnerable development should be applied.

When deciding if the consequences of an extreme flood event can be acceptably managed, planning authorities should refer to relevant policies and actions identified in their Local Development Plan (LDP) and by Risk Management Authorities in local contingency plans. This is of particular relevance to emergency access and evacuation requirements.

A 1D-2D hydraulic model of the Afon Afan, Ffrwd Wyllt and Baglan Brook was developed by JBA as part of the Port Talbot Model (Port Talbot Harbourside PAR), which was recently updated in 2021 (PortTalbot_5_V3.1_2021) (Fluvially Dominated Runs) and 2022 (PortTalbot_5_V3.2_2022) (Tidally Dominated Runs)

The Port Talbot Modelling was first undertaken in 2009 by a consultant on Environment Agency Wales (NRW's precursor body) behalf. The original model covered the Afon Afan and the Ffrwd Wyllt. Natural Resources Wales (NRW) then undertook work to update the model in 2014 to reflect the construction of the Peripheral Distributor Road (PDR). This used design drawings for the PDR as no as built drawing were available, at the time of model completion LIDAR data did not contain the PDR.

Since the 2014 Port Talbot, the PDR model was completed and there have been a number of improvements in the hydraulic modelling software, in particular to the operation of bridges and weir. Additionally, updated LIDAR was flown, which captured a number of topographical changes including the construction of the PDR.

JBA Consulting (JBA) has provided NRW with a hydraulic model for Port Talbot which includes the Baglan Brook Drain, Afon Afan and the Ffrwd Wyllt. This model (Port Talbot Harbourside PAR) was undertaken by JBA on behalf of Neath Port Talbot County Borough Council (NPTCBC). This model is based up on the combined modelling which JBA have previously submitted twice for review.



With this in mind NRW have undertaken a limited review to ensure the pumping station has been correctly represented within the model following confirmation of the pumping regime by DCWW. The confirmed pumping regime from DCWW is significantly different from the initial modelling. The initial modelling had a single pump of up to 8 cumecs which had a staggered flow capacity depending on upstream water level based upon previous modelling. NRW challenged this assumption due to no firm evidence of the pumping regime being provided. Following NRW's challenge, JBA have received confirmation from DCWW that the pumps operate to the following water level rules and pump rates provided in Product 5 data.

A previous review a detailed review of the structures has not been undertaken however, NRW recommend the following points be reviewed should further work be undertaken on the model:

- On the Ffrwd Wylt, at the bridge FF_1581B a form loss of 0.025 has been applied. NRW believe that this bridge does not contain piers and should have a value of 0.001 applied. Due to the location of this structure, it unlikely to impact on the overall flood risk to Port Talbot. However, NRW would recommend a review of the form loss for this bridge, if the model is used to assess flood risk near bridge FF_1581B.

A number of key stability indicators are also identified, and these were Presented as per the Product 5 data provided by Natural resources Wales

A review of the hydrology and model data has confirmed that the combined Port Talbot Modelling covering the Baglan Brook Drain, Afon Afan and the Ffrwd Wylt , submitted by JBA on behalf of Neath Port Talbot County Borough Council (NPTCBC) for the Port Talbot Harbourside PAR is suitable for the purpose it was intended. It is recommended that should further works be undertaken that the revised pumping regime as suggested by the Product 5 data is used . The Afon Afan and the Ffrwd Wylt are based upon NRW's modelling from 2014 and updated survey data, commissioned by NRW, collected in 2016.

The Baglan Brook is based upon survey data commissioned by JBA on behalf of Neath Port Talbot for the purpose of Port Talbot Harbourside PAR. Details of NRW's reviews of the previous modelling work submitted can be found in "20170130 Review of Port Talbot Combined Model" and "20170210 Review of Port Talbot Model". JBA have since undertaken several refinements and clarified the seaward Parade pumping station operating regime with Dŵr Cymru Welsh Water (DCWW). Port Talbot Harbourside PAR has been submitted to NPTCBC this is therefore considered the final model.

In addition to the normal blockage scenarios required as part of the Flood Consequence Assessment (FCA) it is recommended that for a FCA's in the vicinity of the Seaward Parade Pumping Station on the Baglan Brook consider the risk of failure of the pumping station.

The updated models (2021 and 2022) assess both defended and undefended scenarios for the Afon Afan , Ffrwd Wylt and Baglan Brook Drain during the present day (2016 – Fluvial & 2022 – Tidal) 1 in 100 , 1 in 200 and 1 in 100 AEP events and including an allowance for climate change (2116 – Fluvial and 2122 – Tidal) .

Tidally Dominated

According to the Environment Agency's Coastal Flood Boundary Conditions for the UK: 2018 Update , the "present day" (2017) peak still tidal levels presented in Table 3 are expected within the River Afan (275966 , 189715) .

TAN15 requires an allowance for climate change to be made. Using the allowance set out in Welsh Government guidance and a development lifetime of 100 years, this allowance has been calculated as 1.14 m (70th Percentile; 70P) and 1.54 m (95th Percentile; 95P). The peak still tidal levels accounting for climate change are also presented in Table 3.

**Table 3: Peak Still Tidal Levels**

Vulnerability Categories	Maximum depth of flooding (mm)	
	Coastal Flood Boundary Conditions for the UK , 2018	
1 in 200 (Present Day)	2017	6.37
1 in 1000 (Present Day)	2017	6.69
1 in 200 + CC – 70P	2125	7.51
1 in 200 + CC – 95P	2125	7.91
1 in 1000 + CC – 70P	2125	7.83
1 in 1000 + CC – 95P	2125	8.23

The modelled 1D in-channel flood level expected at (275966 , 189715) during the defended 1 in 200 and 1 in 1000 AEP events plus climate change (2122) are 7.46 and 7.75 m AOD . The sea level rises considered for the 2122 scenario provide similar flood levels to those derived for the 70P allowances in accordance with current climate change guidance to the year 2125 (as shown in Table 3) . As such the model outputs for the Port Talbot Model may be used as a proxy to assess the future flood risk to the site .

When accounting for the 95P allowance , a 0.40 m uplift may be applied to the flood level observed at the extremity of the modelled flood extents to accord with current climate change guidance for the 95P scenario (albeit such increases in sea level may not be expected at the site)

The Welsh Government climate change guidance is based on UK Climate Projections (UKCP18) data and states “as a minimum, development proposals should be assessed against the relevant regional 70th percentile... to inform design levels. An assessment should also be made against the 95th percentile to inform mitigation measures, access and egress routes and emergency evacuation plans”.

The modelled defended (overtopping) indicate the following:

- The site is not expected to flood during the present day 1 in 200 and 1 in 1000 AEP events
- The site is not expected to flood during the 1 in 200 AEP event plus climate change (2122-2125 , 70P proxy) and also when accounting for the uplift of 0.40 m for the 95P scenario .
- Furthermore , based on a site level of 9.21 – 9.46 m AOD , therefore there is a significant freeboard above all modelled tidal scenarios

A breach of the existing flood defences was not assessed as part of the Port Talbot Model. In the absence of such data the undefended modelled outputs may be utilised to provide a conservative estimate of the risk of flooding during such a scenario. The modelled outputs indicate the following:

- No Flooding of the site
- Flood extents within the vicinity of the site are similar to those presented
- The site is not indicated to be at risk of flooding during all modelled tidally dominated scenarios.



Fluvially Dominated

Fluvial flood defences (as indicated on DataMapWales) are present throughout Port Talbot . Within the vicinity of the site , defences are present along the left and right banks of the Afon Avan and comprise of high ground , flood walls and embankments . No further defences are present along Arnallt Brook or Ffrwd Wyllt.

The site is expected to remain flood free during a Q100 fluvially dominated event (+ MHWS) (2016) . The mapped flood extents indicate flooding of the site during a Q1000 fluvially dominated event (+MHWS) (2016) , with a maximum flood level of 9.33 m AOD , with maximum velocities of 0.35 m/s . The time taken for floodwater to reach the site during this event is 10 hours 50 minutes. The mapped flood extents indicate flooding during a Q100 fluvially dominated event (+ MHWS) (2116) with a maximum flood level of 9.26 m AOD , with maximum velocities of 0.16 m/s . The time taken for floodwater to reach the site is 11 hours 15 minutes. The mapped flood extents indicate flooding of the site during a Q1000 fluvially dominated event (+MHWS) (2116) , with a maximum flood level of 9.44 m AOD , with maximum velocities of 0.60 m/s . The time taken for floodwater to reach the site during this event is 10 hours 40 minutes.

A breach of the existing flood defences was not assessed as part of the Port Talbot Model. In the absence of such data the undefended modelled outputs may be utilised to provide a conservative estimate of the risk of flooding during such a scenario. The modelled outputs indicate the following:

- Flood Levels remain unchanged
- Flood extents within the vicinity of the site are similar to those presented
- The site is indicated to be at risk of flooding during a Q1000 fluvially dominated event (+MHWS) (2016) , Q100 fluvially dominated event (+ MHWS) (2116) & Q1000 fluvially dominated event (+MHWS) (2116) AEP event .

The proposal is for the change of use from dwellinghouse (C3) to HMO (C4) with fenestration alterations to the rear . As per section 10.23 of TAN15 (2025) , proposals will only be appropriate if they are essential to the Development Plan Strategy to regenerate an existing settlement or achieve key economic or environmental objectives. Any redevelopment proposal must be consistent with the acceptability considerations in section 11. In addition, proposals which include residential development must ensure that such uses do not occur at ground floor level.

All new residential development aspects are occurring on the first floor and above in accordance with this policy , providing a freeboard above design flood levels (First floor levels are circa 2.9 m above the ground floor) . The existing Lounge , Living Room , Hall and Kitchen/Dining Room on the ground floor will be retained as existing .

Therefore, the risk for the new residential development is low .

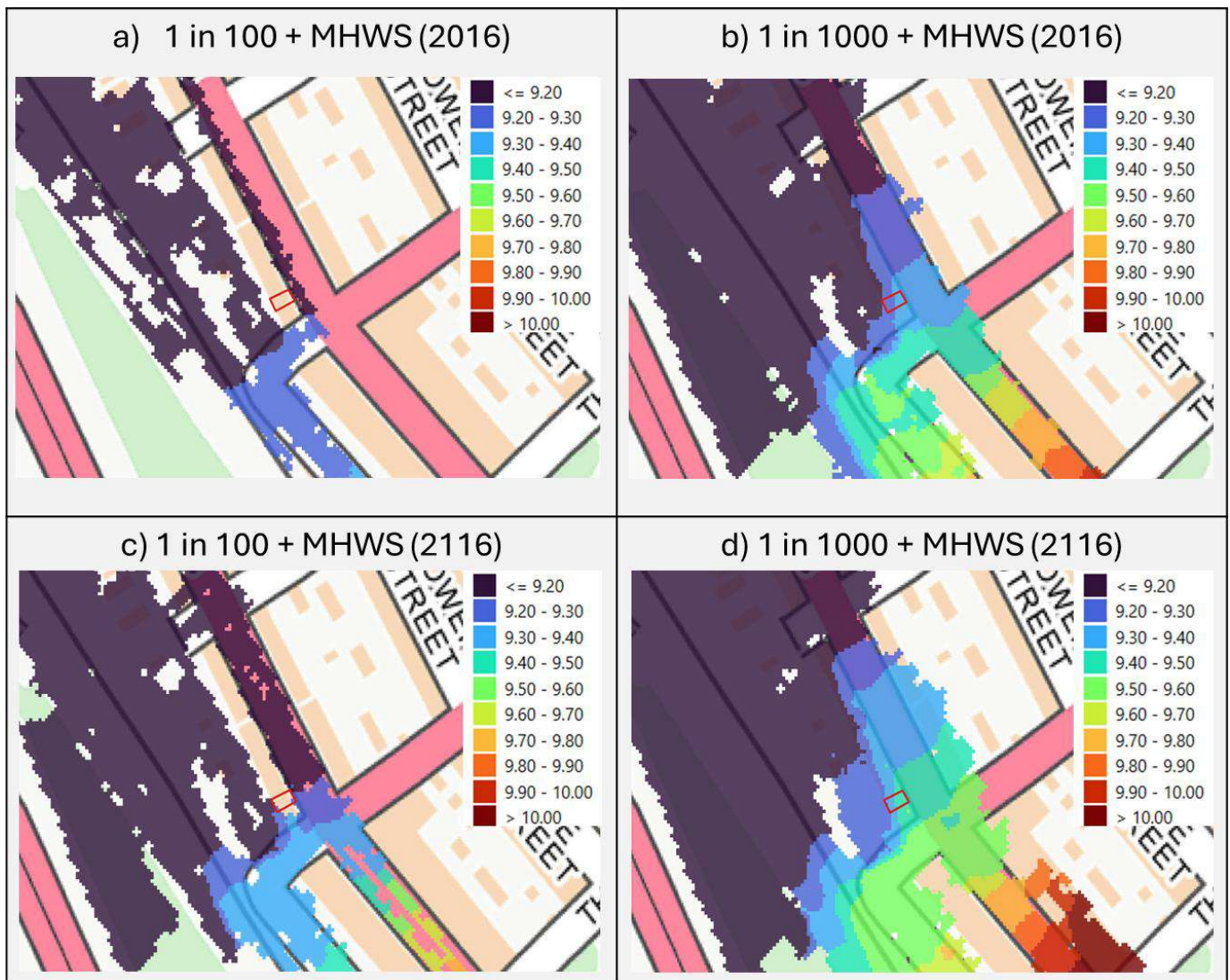


Figure 4: Modelled Flood Extents and Flood Levels – Defended (Overtopping)

Source : Port Talbot Model 2021 & 2022, Natural Resources Wales

3.3 Surface Water & Small Watercourses (Pluvial)

Surface water (or pluvial) flooding occurs when rainwater does not drain away through the normal drainage system or soak into the ground. It is usually associated with high intensity rainfall events but can also occur with lower intensity rainfall or melting snow where the ground is saturated, frozen, or developed, resulting in overland flow and ponding in depressions in topography. Surface water flooding can occur anywhere without warning. However, flow paths can be determined by consideration of contours and relative levels.

The Flood Map for Planning – Surface Water and Small Watercourses indicates that the site is at a Very Low Risk of flooding from surface water , with surface water risk confined to the access road to the East .

The Flood Risk Assessment Map – Flood Risk from Surface Water and Small Watercourses which does not account for climate change , indicates that the maximum depth of flooding on Talbot Road (A48) is 0.00 – 0.15 m .



Figure 5: Flood Map for Planning – Surface Water & Small Watercourses

Source: NRW Website; Accessed: July 2025

3.4 Groundwater Flooding

Groundwater flooding occurs when water levels underneath the ground rise above normal levels. Prolonged heavy rainfall soaks into the ground and can cause the ground to become saturated. This results in rising groundwater levels which leads to flooding above ground.

The majority of the proposed development site will be overlain by hardstanding, thus, preventing the ingress of groundwater to the surface.

It can be concluded that the risk of groundwater flooding is **Low**.

3.5 Artificial Sources of Flooding

Port Talbot Docks has an enclosed dock system with a maintained water level. Given this, the docks are not considered to pose a risk of flooding to the site.

There are no canals or other artificial / man-made surface water bodies within the immediate vicinity of the site or surrounding area which could or would pose a flood risk to the site.

The NRW 'Risk of Flooding from Reservoirs' map indicates that the site is at risk of flooding from reservoirs (Cwmwernderi). The risk of flooding from reservoirs is extremely unlikely to happen. For instance, all large reservoirs must be inspected and supervised by a reservoir panel engineer, as the enforcement agency the NRW ensure that reservoirs are inspected regularly, and essential safety / maintenance work is carried out.

Therefore, it can be concluded that the probability of flooding from artificial sources is **Low / Residual**



4 FLOOD RISK MITIGATION MEASURES & RECOMMENDATIONS

4.1 Flood Risk Mitigation

The risk of flooding to the proposed development from all identified sources is assessed to be low / negligible, with the exception of flooding from the fluvially dominated events for the present day 1 in 1000 + MHWS event and taking climate change into account for the 1 in 200 and 1 in 1000 + MHWS events.

The risk of flooding to the proposed development will be mitigated through the implementation of the following measures:

- All new residential aspects to be located on the First Floor and above which will provide significant freeboard above fluvially and tidally dominated events, including an allowance for climate change
- It is recommended that a Flood Warning and Evacuation Plan is prepared in consultation with Neath Port Talbot County Borough Council emergency planning team. The site is included in a Natural Resources Wales flood alert and warning area, and as such, the site could sign up to this flood warning area. This provides the opportunity for the relevant response procedures set out in the plan to be invoked in response to receipt of a flood warning from Natural Resources Wales.

4.2 Flood Risk Elsewhere

In accordance with TAN15 developers must ensure there will be no loss of flood flow or flood storage capacity for floods up to the severity of the 1 in 1,000 AEP event. Whilst not specified by TAN15, Natural Resources Wales generally recommends that this should be the case over the lifetime of development (i.e. should take into account climate change) and should consider breach and blockage where necessary.

No external construction or modifications will be undertaken that would expand the building's footprint beyond its current dimensions. The structure will remain unchanged in its existing form, ensuring that it does not contribute to increased flood risk in surrounding areas.



5 CONCLUSIONS

This report has been prepared on behalf of Cole Quinn and relates to the proposed residential HMO development at 101 Talbot Road , Port Talbot

The Flood Map for Planning - Rivers & Sea indicates the site to be located in flood zone 3 (Rivers) and is not within a TAN15 Defended Zone.

The risk to the site from all sources is assessed to be low with the exception of flooding from the fluvially dominated events for the present day 1 in 1000 + MHWS event and taking climate change into account for the 1 in 200 and 1 in 1000 + MHWS events.

The assessment demonstrates that the proposed development may be completed in accordance with the requirements of planning policy subject to the following:

- All new residential aspects to be located on the First Floor and above which will provide significant freeboard above fluvially and tidally dominated events, including an allowance for climate change

It is recommended that a Flood Warning and Evacuation Plan is prepared in consultation with Neath Port Talbot County Borough Council emergency planning team. The site is included in a Natural Resources Wales flood alert and warning area, and as such, the site could sign up to this flood warning area. This provides the opportunity for the relevant response procedures set out in the plan to be invoked in response to receipt of a flood warning from Natural Resources Wales.

There will be no adverse impact on flood risk elsewhere

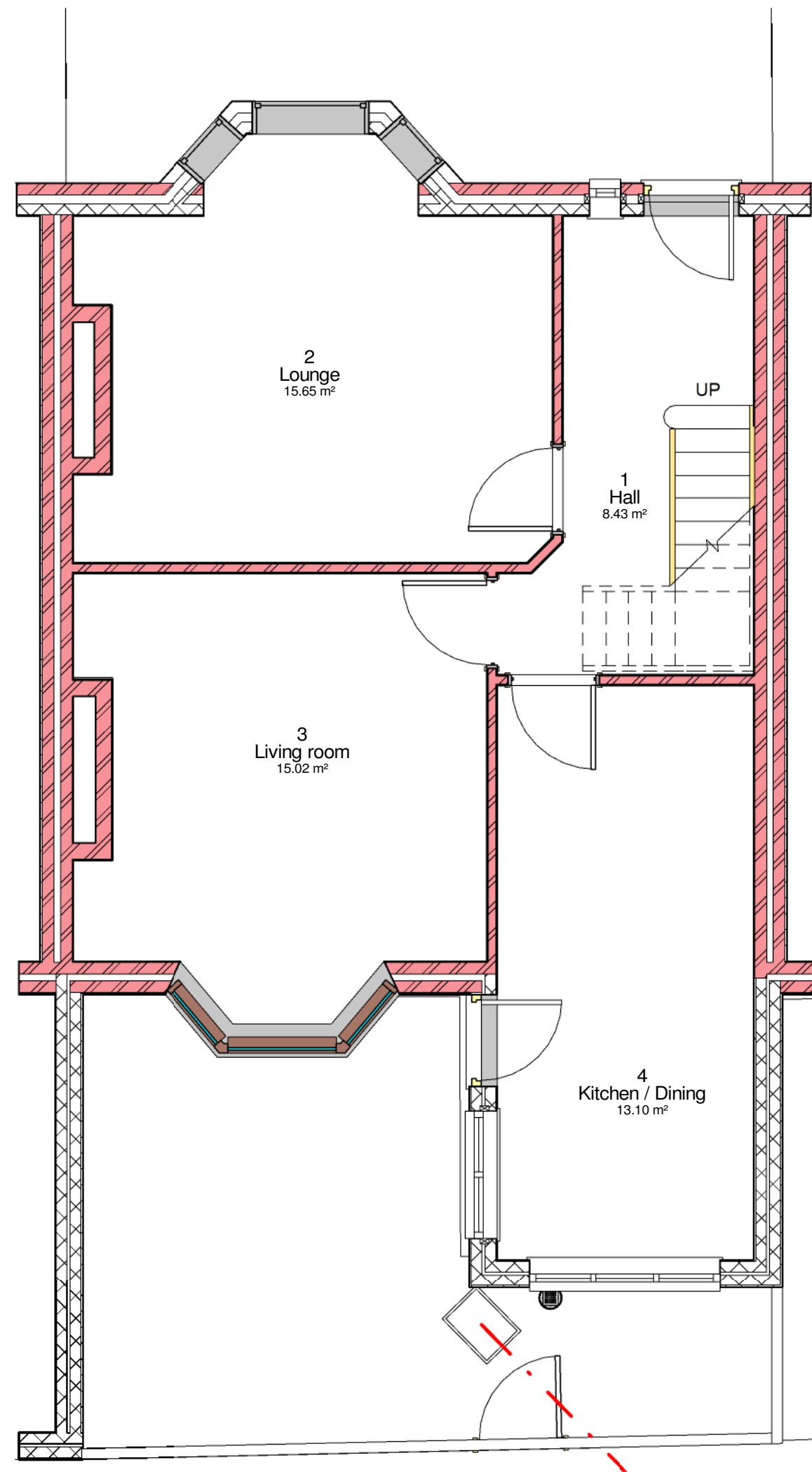
In conclusion, this report demonstrates that the proposed development may be completed in accordance with the requirements of planning policy.

This FCA has been undertaken by suitably qualified personnel and is commensurate to the scale and nature of the proposals.

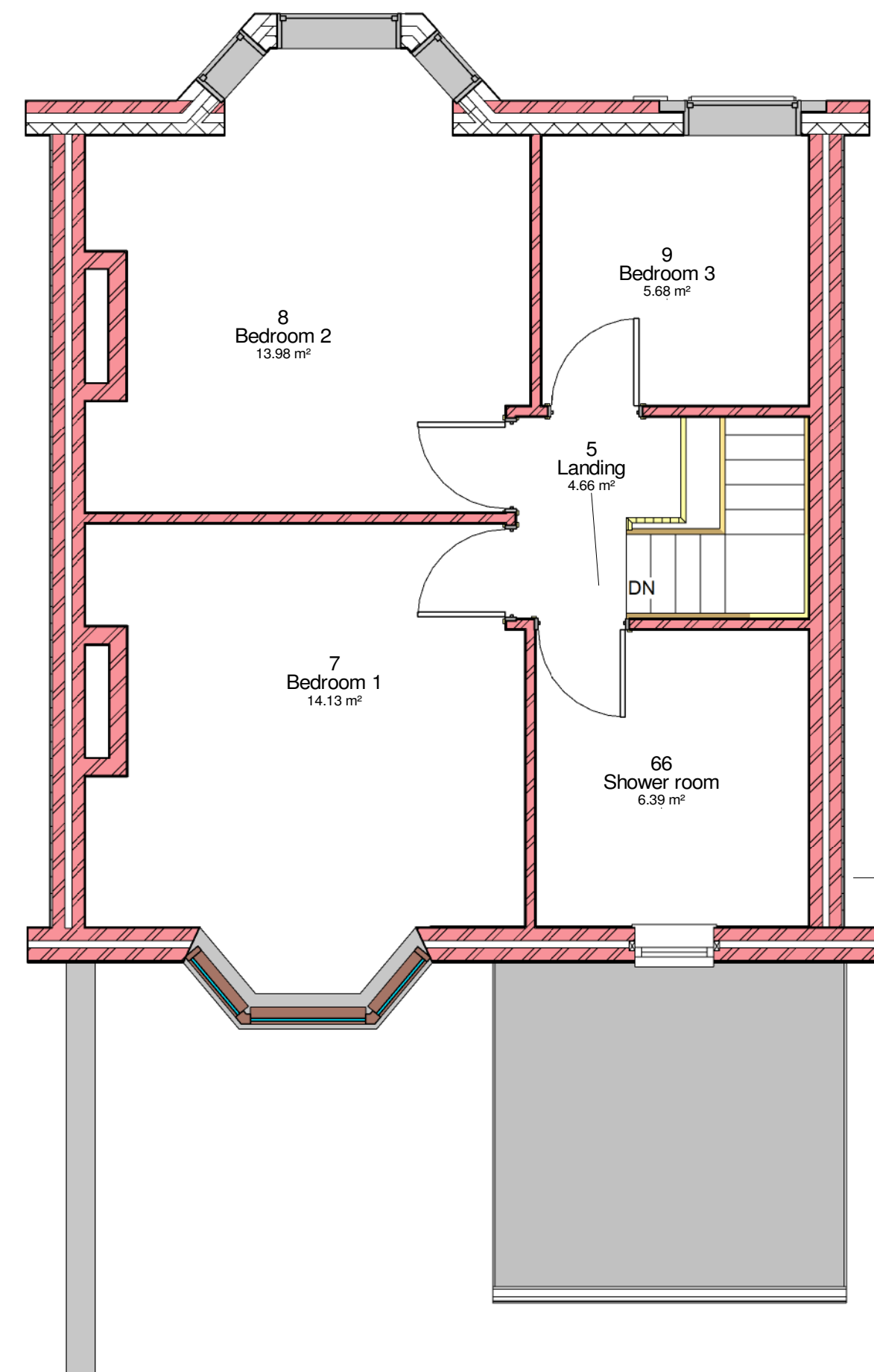
The development proposals are in alignment with national, regional and local policy.



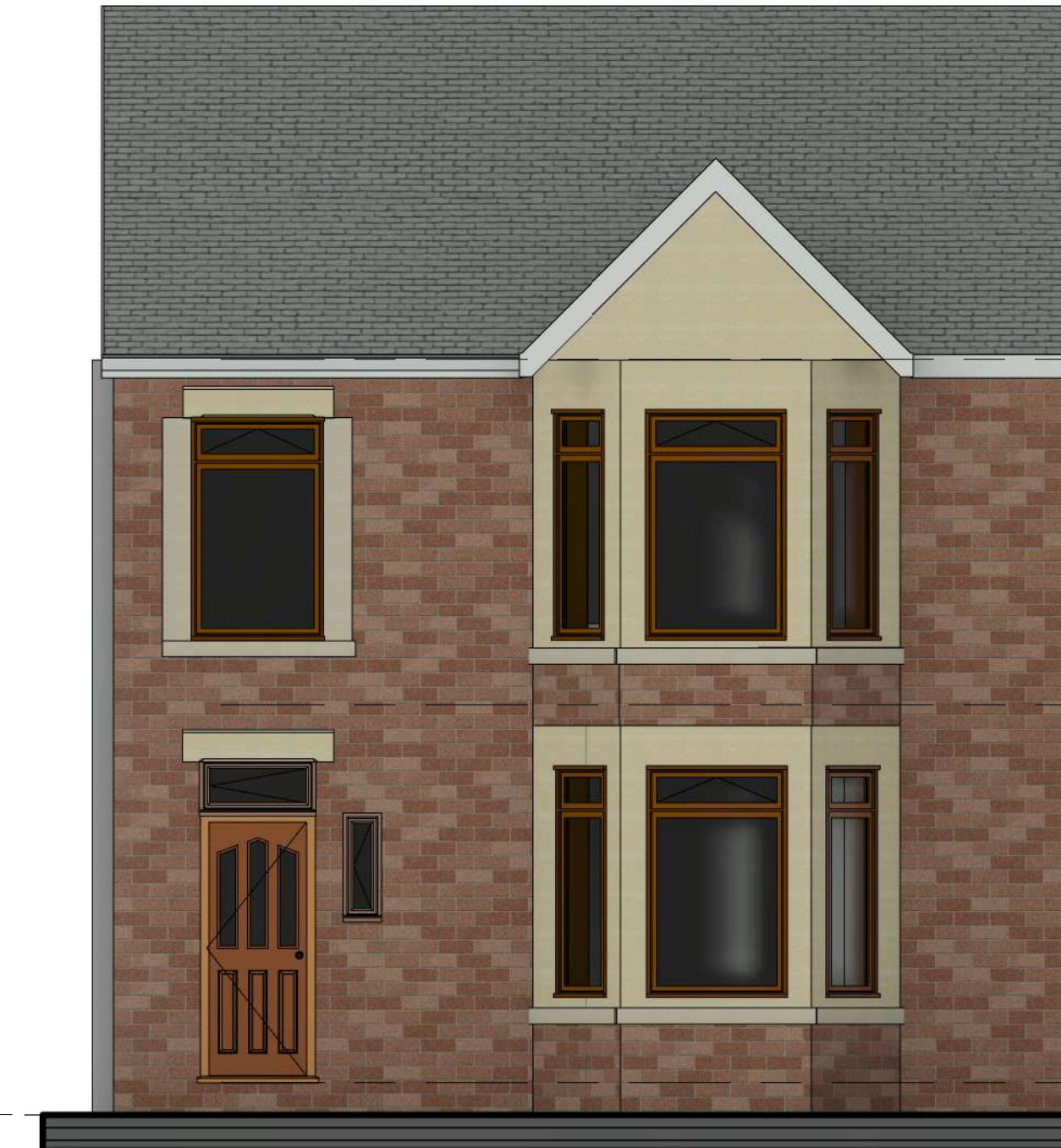
APPENDIX A:
Site Location & Existing Plans



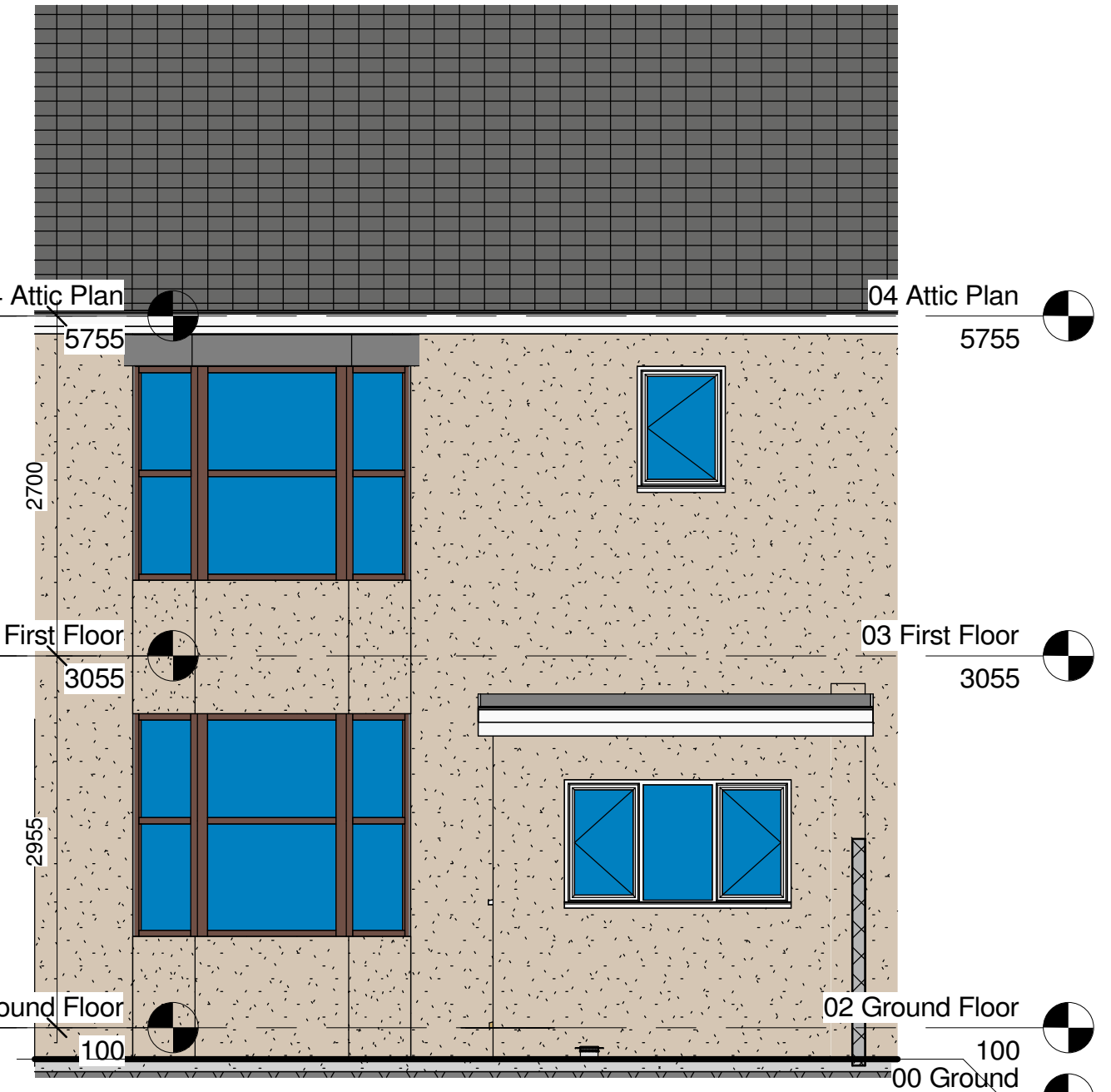
1 02 Ground Floor
1 : 50



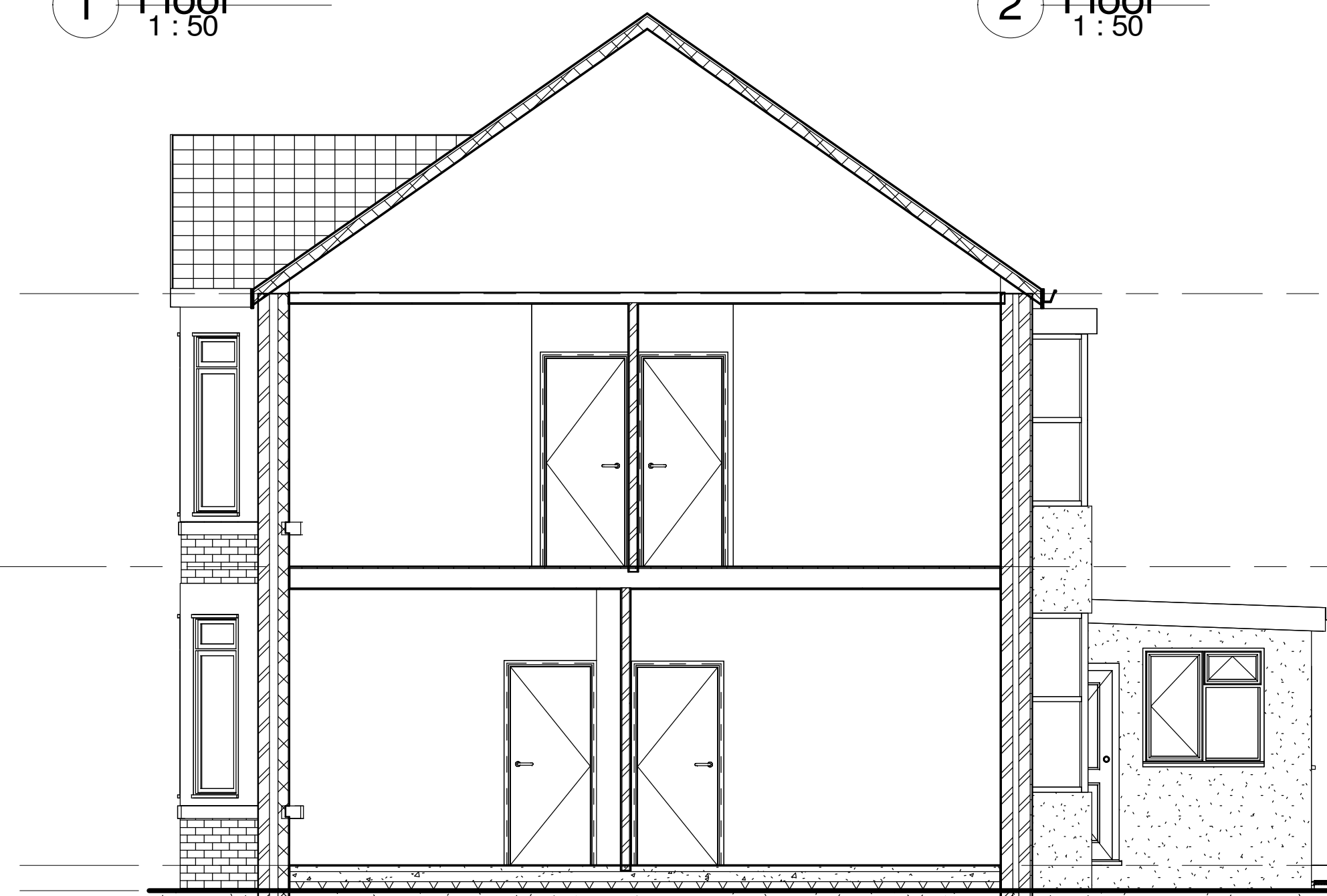
2 03 First Floor
1 : 50



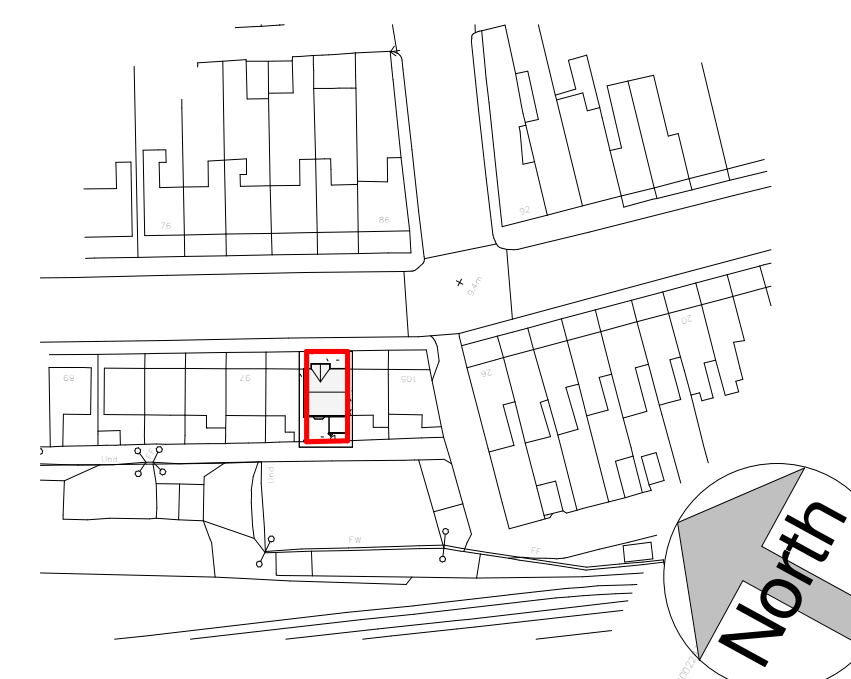
3 Front
1 : 50



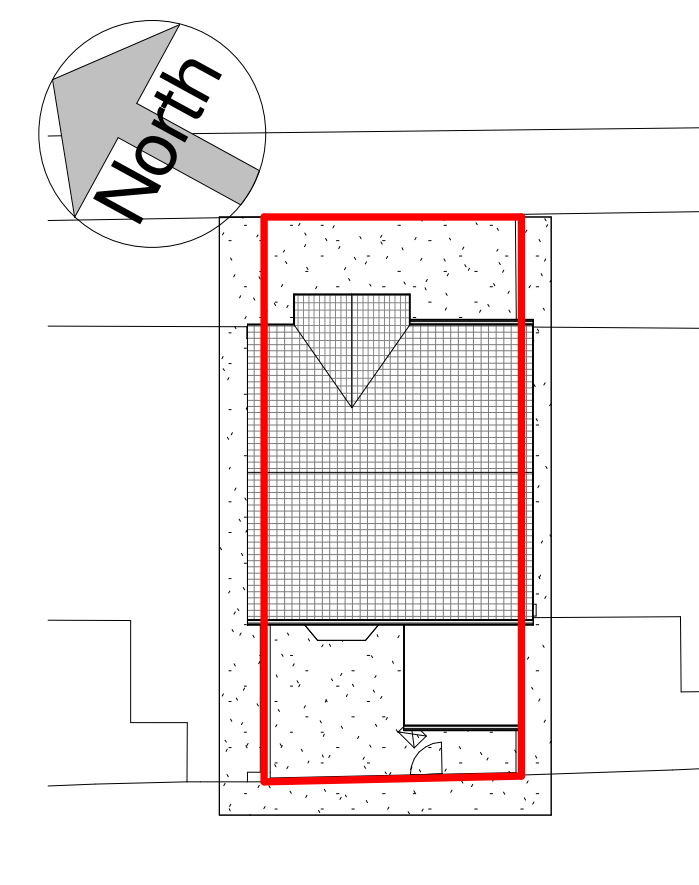
4 Rear
1 : 50



5 Sectional Elevation
1 : 50



6 Location
1 : 1250



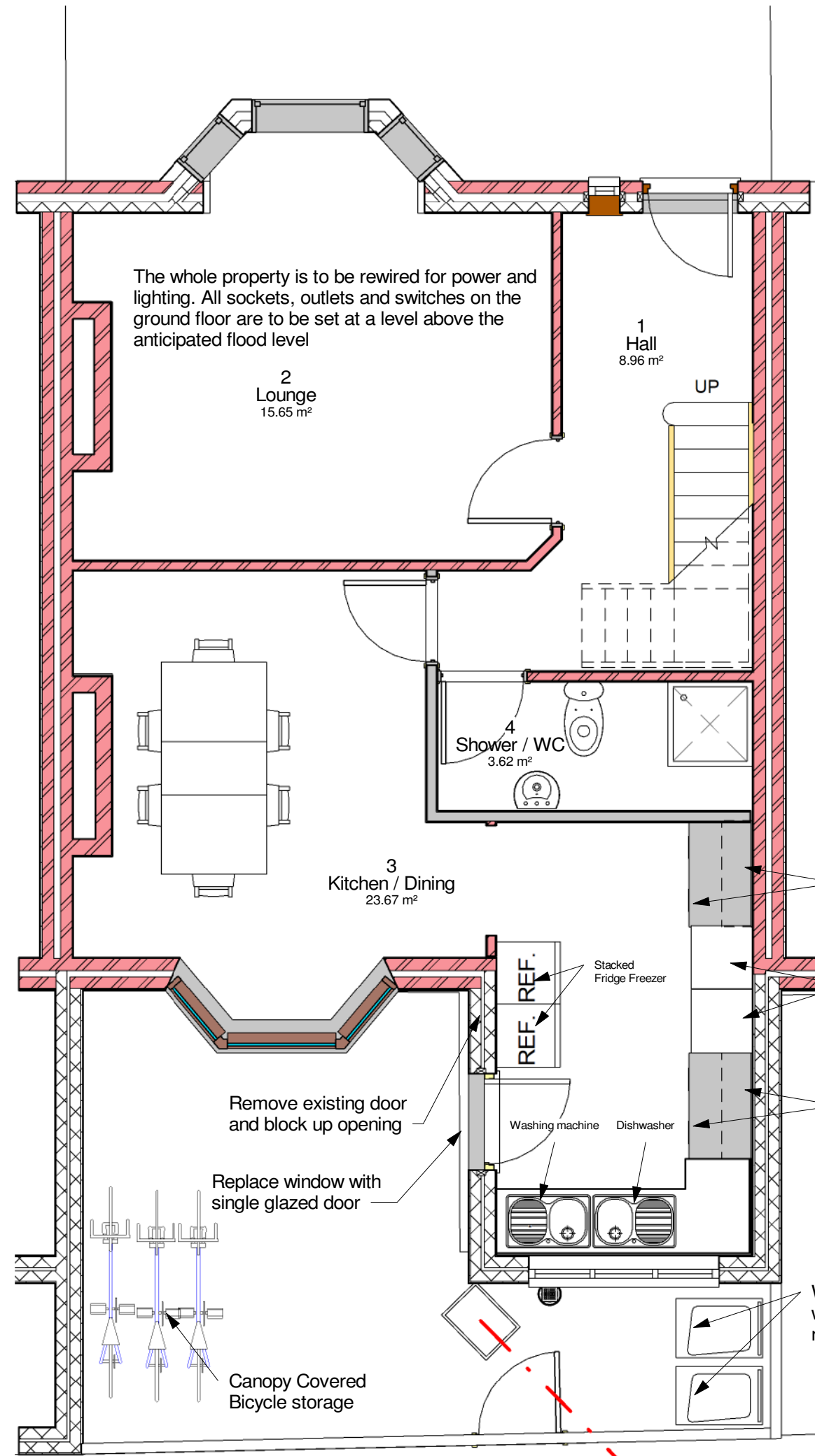
7 Site
1 : 200

dp architecture
56 Walter Road Swansea SA1 5PY
tel: 01792 466554 mob: 0777 585 3754
e-mail david@dparchitecture.co.uk

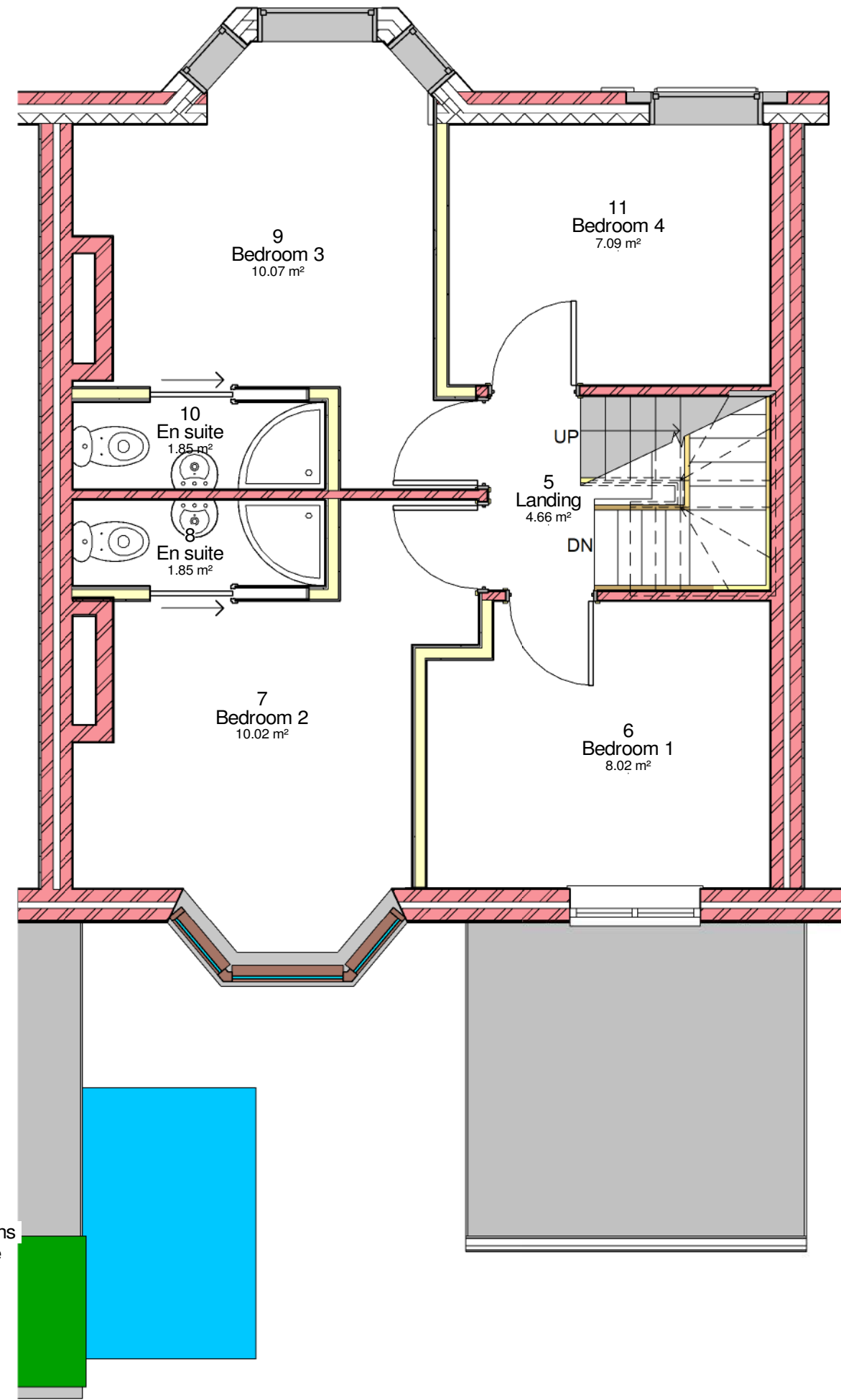
Job			Description	
101 Talbot Road Port Talbot			Existing Plans and Elevations	
Scale	As Shown	Approved	Figural dimensions must be taken, not dimensions. All discrepancies in title must be reported immediately to Contractor. Contractor must check all dimensions on site.	
Date	April 25	Job No.		
Drawn By	dp	Dwg. No.		
			25 - 04	25 - 04/01



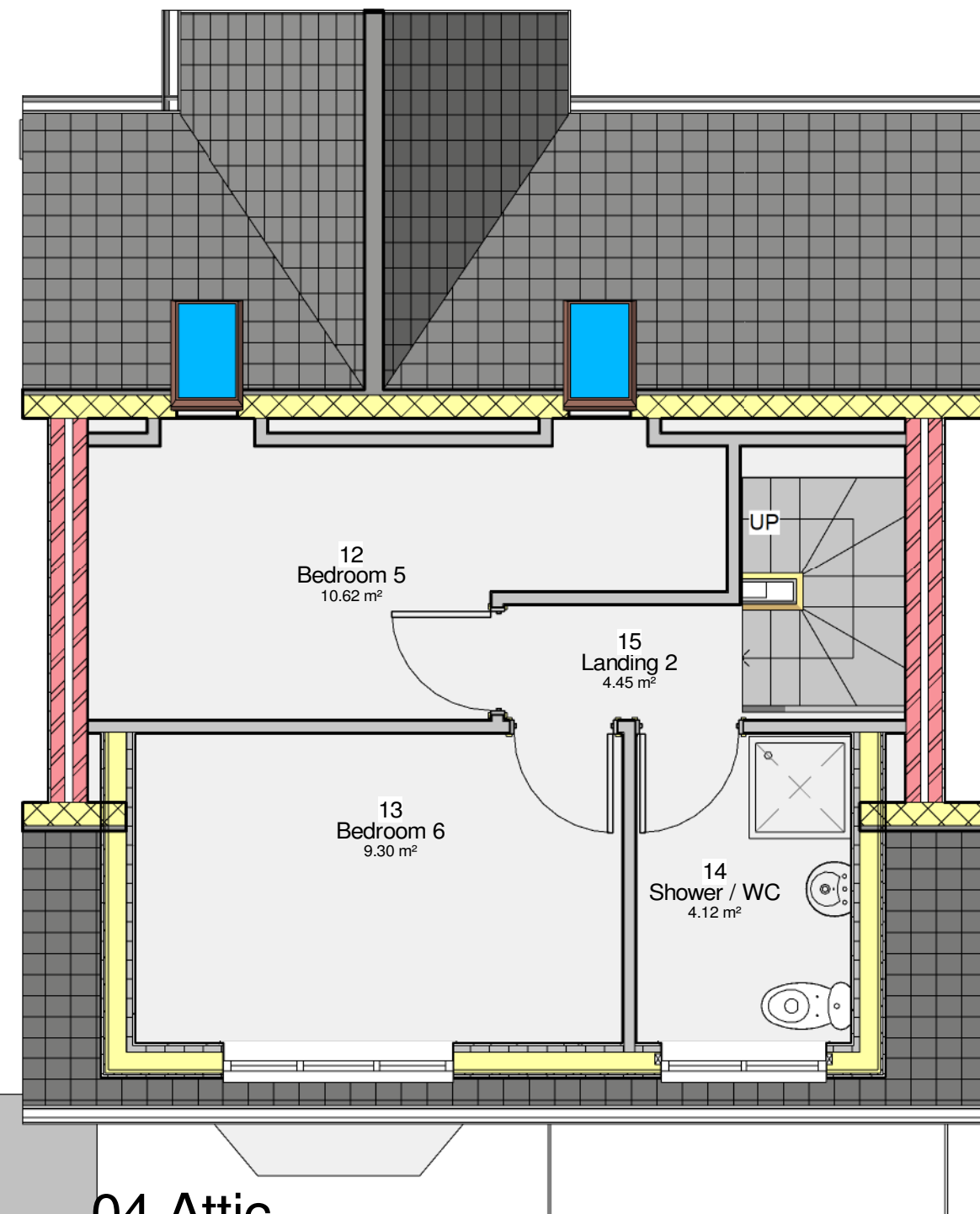
APPENDIX B:
Proposed Site Plans



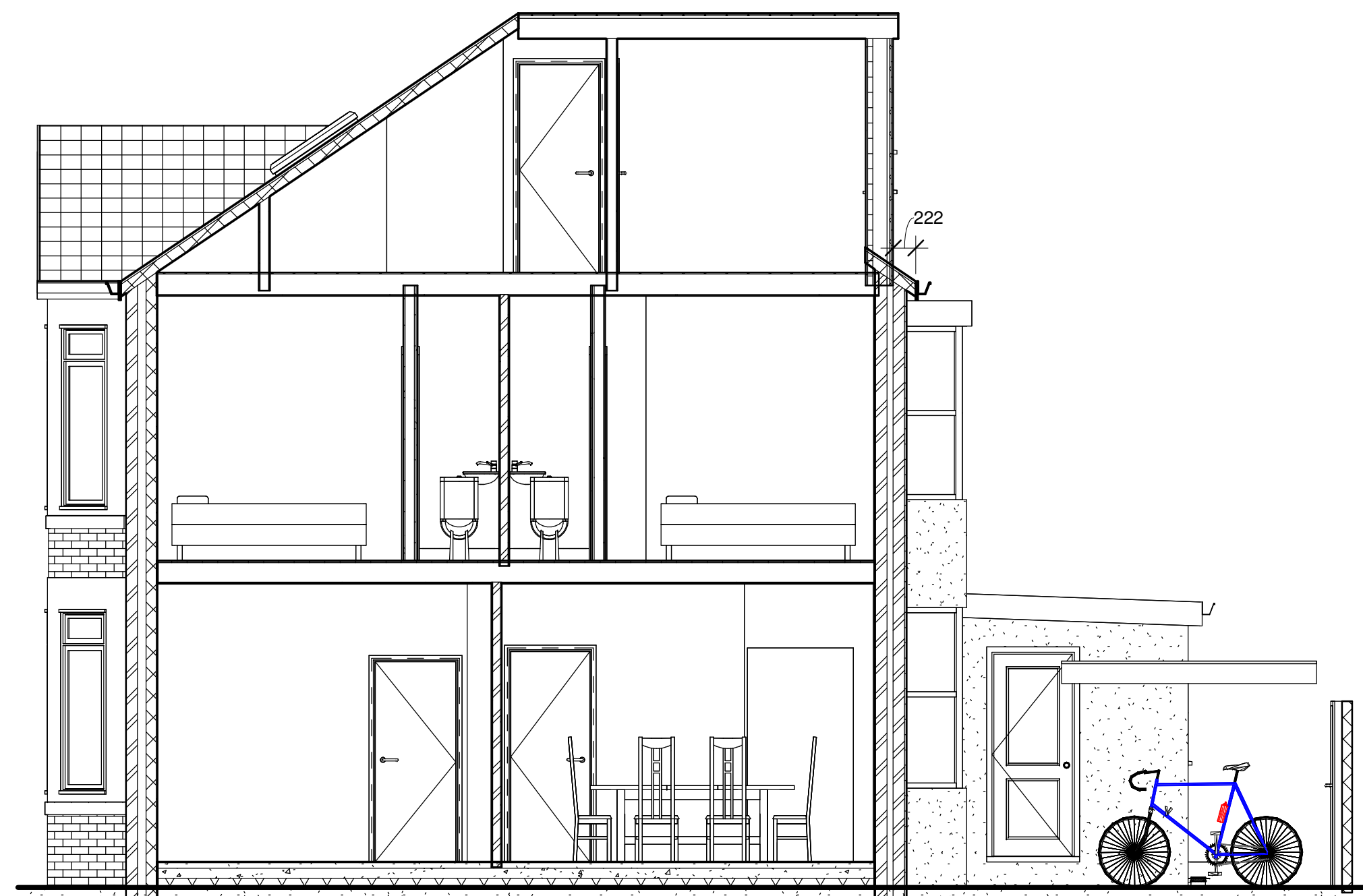
02 Ground Floor
1 1:50



03 First Floor
2 1:50

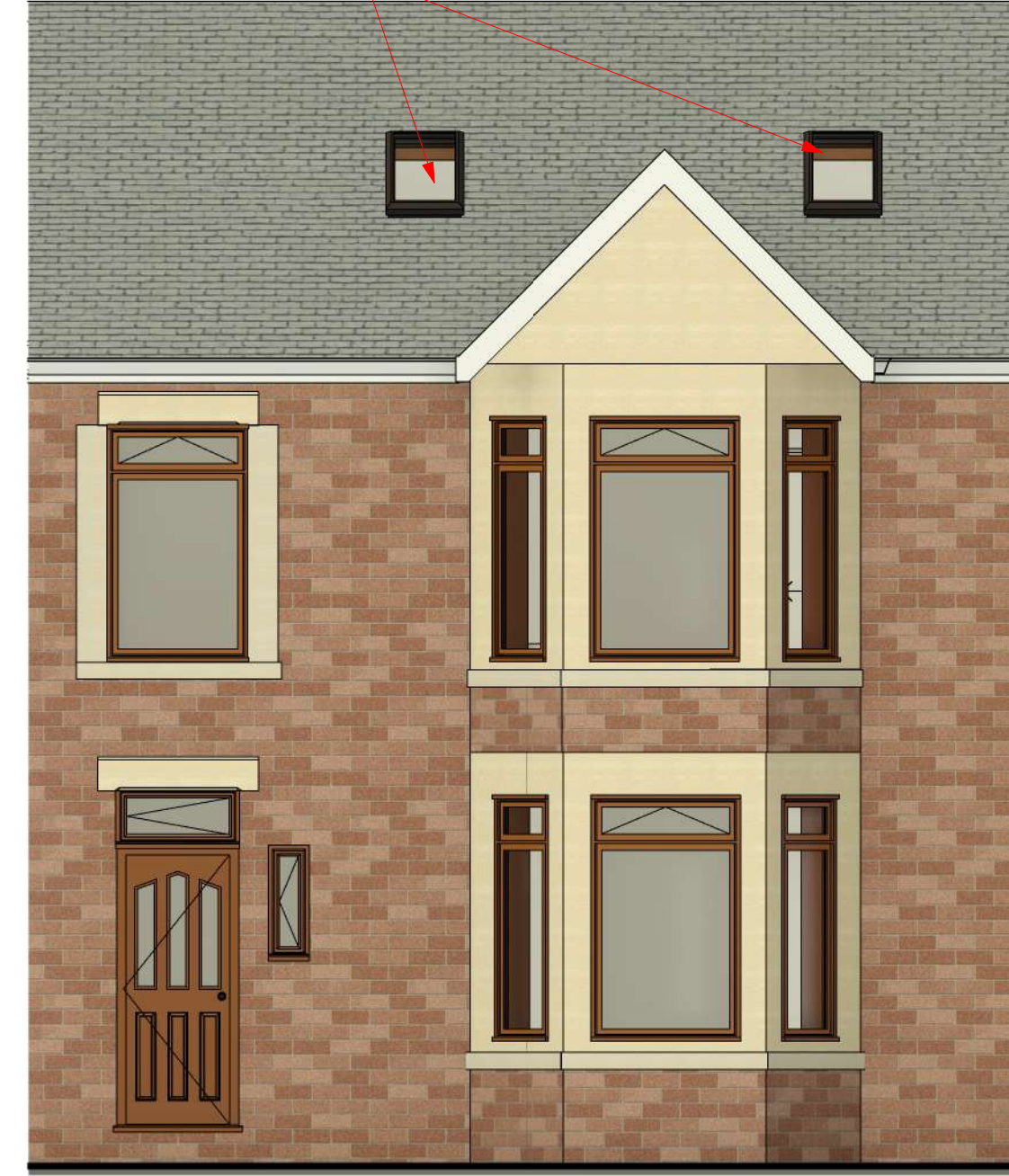


04 Attic Plan
5 1:50

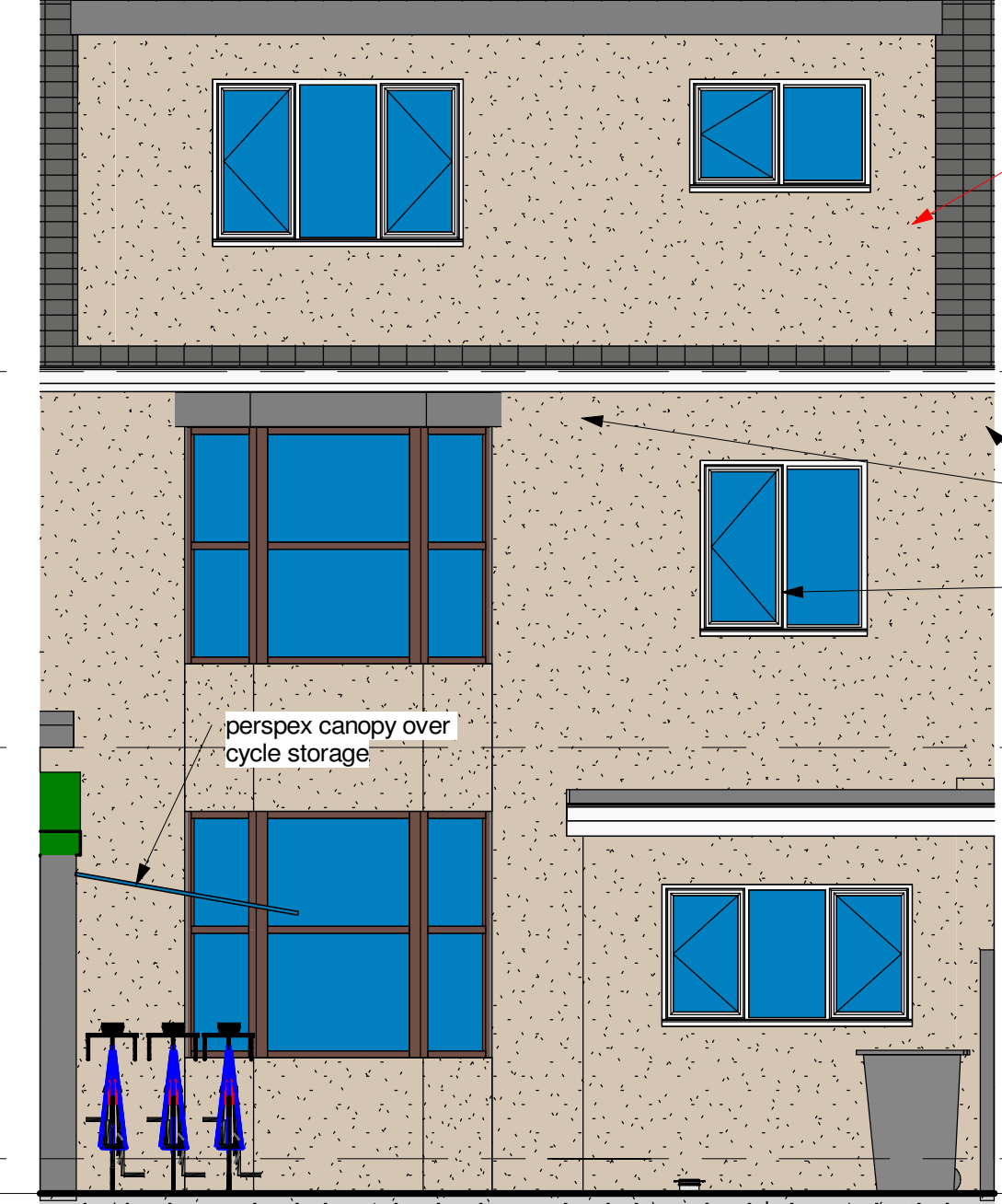


Sectional Elevation
6 1:50

The new velux roof windows are to be installed under the Permitted Development for Householders Legislation and are therefore not part of the planning application



3 Front
1:50



4 Rear
1:50

The new rear roof dormer and works within the roof dormer are to be constructed under the Permitted Development for Householders Legislation and is therefore not part of the planning application

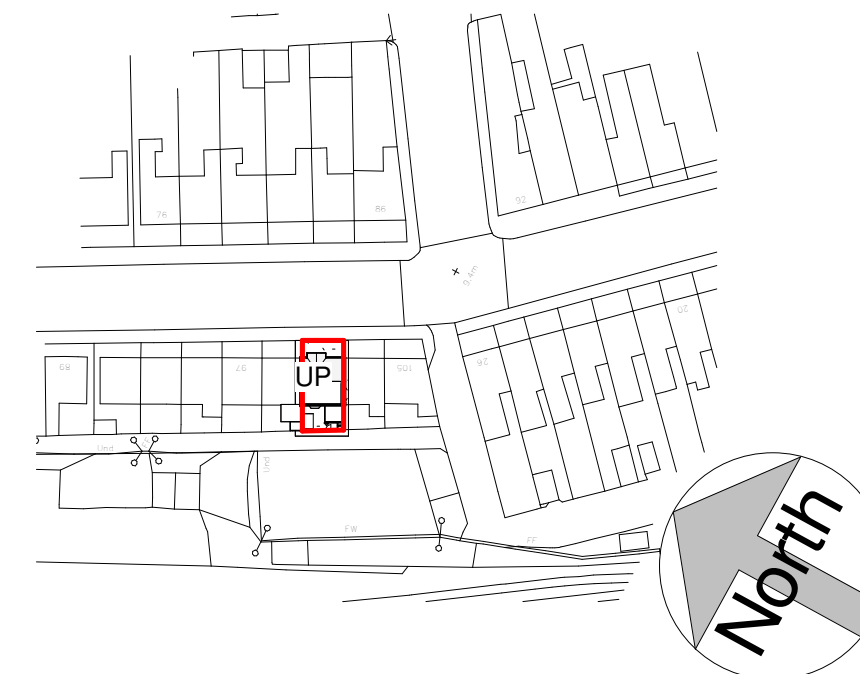
04 Attic Plan
5755

fit a bird nesting box and a F2 Schwegler bat box at high level

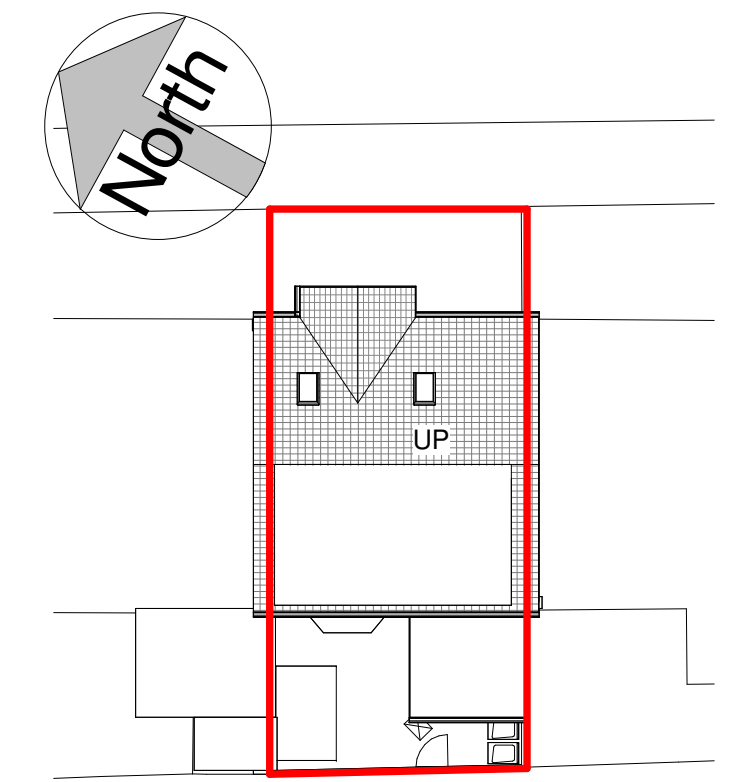
Replace top hung window with new double casement window

03 First Floor
3055

02 Ground Floor
100
00 Ground
-150



7 Location
1:1250



8 Site
1:200

dp architecture
56 Walter Road Swansea SA1 5PY
tel: 01792 466554 mob: 0777 585 3754
e-mail david@dparchitecture.co.uk

Job			Description	
101 Talbot Road Port Talbot			Proposed Plans and Elevations rev A	
Scale	As Shown	Approved	Figural dimensions must be taken, not dimensions. All discrepancies in title must be reported immediately to Contractor Contractor must check all dimensions on site.	
Date	May 25	Job No.		
Drawn By	dp	Dwg. No.		
			25 - 04	25 - 04/02a