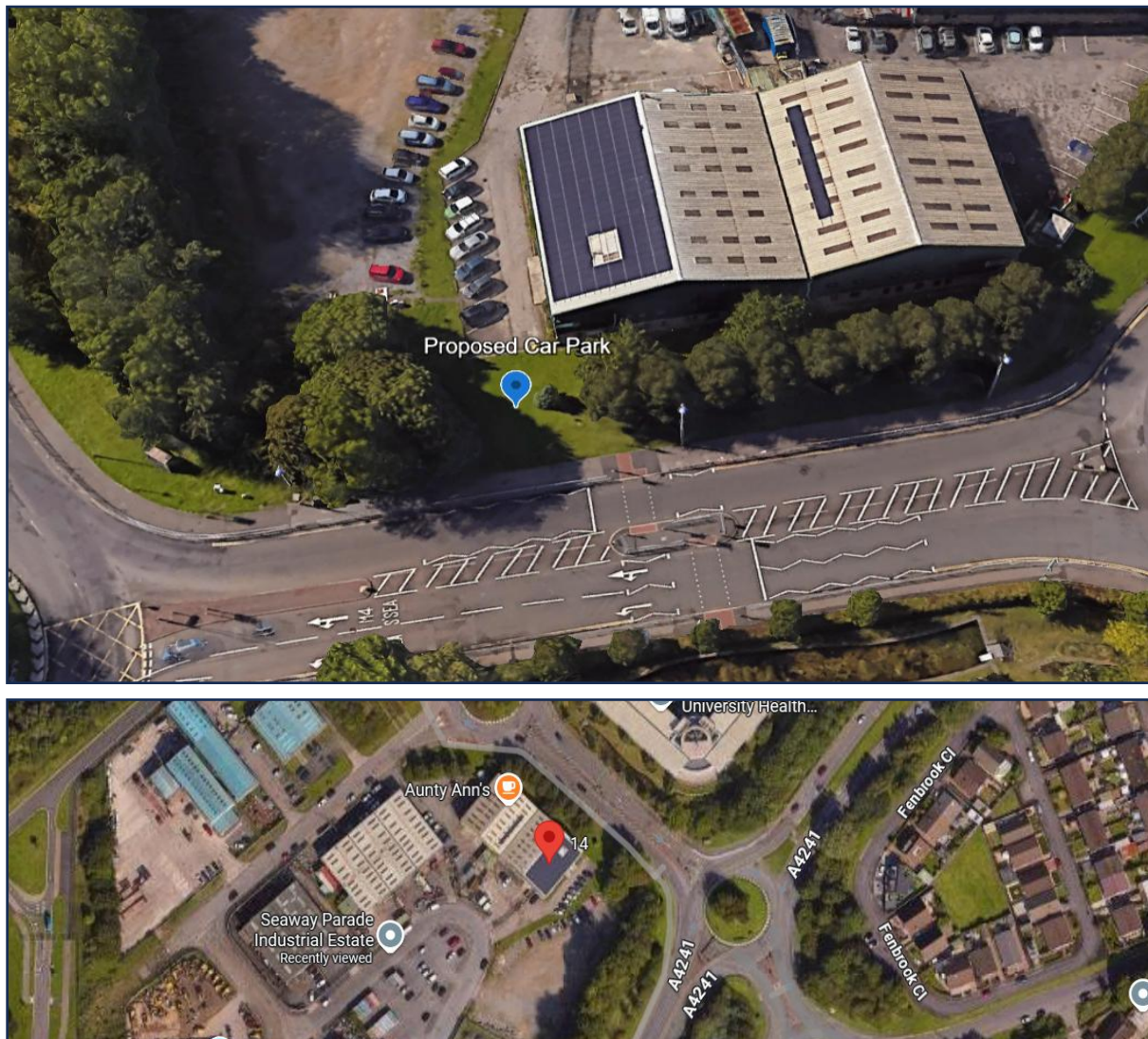






PROPOSED GARDEN WALL, CAR PARKING AREA CONVERSION, AND SHIPPING CONTAINER STORAGE

LAND ADJACENT TO UNIT 14 SEAWAY PARADE INDUSTRIAL ESTATE BAGLAN NEATH PORT TALBOT SA12 7BR.

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Contents

1. Introduction.....	5
1.1. Introduction.....	5
2. Site Assessment & Local Context.....	7
2.1. Site Summary.....	7
2.2. Existing Ground Conditions	8
2.3. Flood Risk.....	8
2.4. Proposed Development.....	8
3. Drainage Strategy	10
3.1. Existing Drainage	10
3.2. Proposed Drainage Strategy	10
3.3. Sustainable Drainage (SuDS) Considerations.....	10
3.4. Maintenance	10
4. Conclusions.....	12
4.1. Conclusion	12



CHAPTER 1 INTRODUCTION

1. Introduction

1.1. Introduction

This **Drainage and Flood Consequence Strategy Report** has been prepared in support of a **planning application** relating to **Unit 14, Seaway Parade Industrial Estate, Baglan, Port Talbot**. The application seeks consent for a series of small-scale but important improvements to the site, including:

- The **construction of a garden wall**, designed to strengthen boundary security, improve visual definition, and provide a robust enclosure in keeping with the industrial character of the estate.
- The **conversion of an existing hardstanding area into car parking spaces**, ensuring efficient use of the site, formalising vehicular circulation, and improving accessibility for staff, visitors, and service vehicles.
- The **installation of modular shipping container storage units**, providing flexible, secure, and weather-resistant storage capacity to support the ongoing operation of the business.

The purpose of this report is to provide a clear and structured assessment of the **existing drainage and ground conditions** on site, together with a detailed review of the **potential flood risks** affecting the proposed development. The assessment considers information from **Natural Resources Wales (NRW)**, the **Flood Map for Planning (FMfP)**, the **Development Advice Map (DAM)**, and the **Neath Port Talbot Flood Risk Management Plan**, as well as geological and soils data from the **British Geological Survey** and the **Soilscape Viewer**.

In line with national and local planning policy requirements, the report identifies and evaluates both the **baseline flood risk conditions** and any **residual risks** arising from extreme or exceptional circumstances (such as defence overtopping or infrastructure failure). It also outlines a **drainage management strategy** that follows the principles of **Sustainable Drainage Systems (SuDS)** and demonstrates how the development will manage surface water runoff in a way that safeguards the site and surrounding land from flood risk.

This strategy has been developed to ensure full compliance with:

- **Technical Advice Note 15 (TAN-15: Development and Flood Risk)**
- **Planning Policy Wales (PPW)**
- **Welsh Government SuDS requirements**
- **Neath Port Talbot Local Development Plan policies**

In summary, this report provides a robust justification that the proposed development at **Unit 14** is appropriate for its location, is not at risk of flooding from any identified sources, and incorporates proportionate measures to ensure drainage and flood risk are managed effectively both now and in the future.

CHAPTER 2
SITE ASSESSMENT
& LOCAL CONTEXT

2. Site Assessment & Local Context

2.1. Site Summary

The site is located within the Seaway Parade Industrial Estate, approximately 1.7km from Swansea Bay and 1.8km from the River Neath. It forms part of a well-established industrial estate and is surrounded by similar employment and industrial uses. Access to the site is via Central Avenue, which connects directly to Seaway Parade.



2.2. Existing Ground Conditions

The geology of the site is classified as South Wales Lower Coal Measures Formation, with superficial deposits of tidal flat clay, silt, and sand. Soils are loamy and clayey coastal flat soils with high groundwater. The existing site is predominantly hardstanding and tarmacked, resulting in limited natural infiltration.

2.3. Flood Risk

The site lies within Zone C1 on the Development Advice Map (DAM), identified as an area of floodplain benefiting from significant infrastructure including flood defences. The Flood Map for Planning (FMfP) shows the site within a defended area with low fluvial risk and very low tidal, surface water, groundwater, reservoir, and sewer risk. Modelling confirms the site remains flood free in both 1% AEP plus climate change and 0.1% AEP events.

2.4. Proposed Development

The proposed development includes the construction of a boundary garden wall, reconfiguration of part of the site to provide car parking spaces, and the installation of modular shipping container storage units. Landscaping with laurel hedging is proposed to improve site appearance. These interventions are consistent with the character of the industrial estate and represent less vulnerable development under TAN-15.

CHAPTER 3
**DRAINAGE
STRATEGY**

3. Drainage Strategy

The drainage strategy for Unit 14 has been developed in accordance with the SuDS hierarchy and the requirements of Welsh Government policy. The following elements are considered

3.1. Existing Drainage

The site currently drains via overland flow towards the estate's surface water sewer network. No evidence of historic surface water flooding has been recorded at the site.

3.2. Proposed Drainage Strategy

The following methods and strategies are proposed for managing surface water on site:

- Maintain existing impermeable surfacing, avoiding increase in runoff volumes.
- Direct car park runoff to trapped gullies discharging into the surface water sewer.
- Consider permeable surfacing or porous paving in parking areas to reduce surface water runoff.
- Incorporate filter drains or shallow swales at site boundaries where feasible.
- Ensure shipping container bases are set slightly above ground level to allow overland flow beneath them.

3.3. Sustainable Drainage (SuDS) Considerations

The drainage strategy has been developed to align with the four pillars of SuDS design:

- Water Quantity – Manage peak runoff through controlled discharge to surface water sewer.
- Water Quality – Use trapped gullies and filter strips to treat runoff before discharge.
- Amenity – Incorporate soft landscaping with laurel hedging to enhance site environment.
- Biodiversity – Potential to introduce planting strips and green buffers at the site perimeter.

3.4. Maintenance

Responsibility for the ongoing maintenance of drainage features will rest with the site operator. Regular inspection and clearance of gullies and drains will ensure long-term effectiveness. Hedging and landscaping will also be maintained to preserve site amenity and functionality.

CHAPTER 4
CONCLUSION

4. Conclusions

4.1. Conclusion

This Drainage and Flood Consequence Strategy Report demonstrates that the proposed development at Unit 14 can be safely accommodated in flood risk terms and is fully compliant with TAN-15 and local planning policy. The proposals make efficient use of previously developed land, incorporate SuDS principles, and do not increase flood risk elsewhere. It is therefore recommended that the application be supported in flood and drainage terms.



THIS CONCLUDES THE DOCUMENT