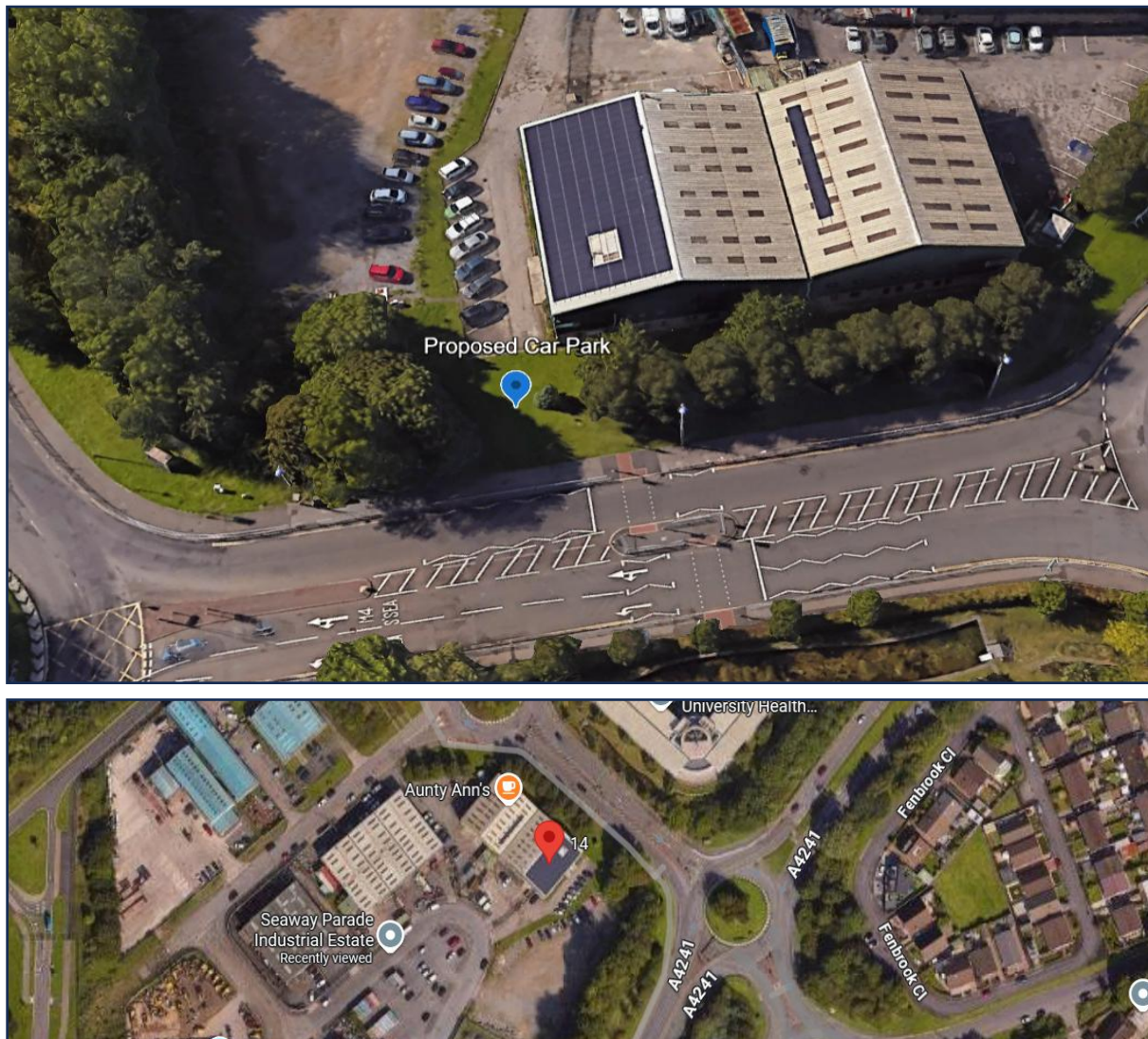






PROPOSED GARDEN WALL, CAR PARKING AREA CONVERSION, AND SHIPPING CONTAINER STORAGE

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

Prepared by RDK Civil Engineering Limited



LONDON OFFICE: 30, CHILTERN ROAD, SM2 5RD | BRISTOL OFFICE: 1 FERNHILL COURT, ALMONDSBURY, BS32 4LX
 INFO@RDKCIVILS.CO.UK | WWW.RDKCIVILS.CO.UK

020 38161818 | 079 85543471

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CHAPTER 1 INTRODUCTION

1. Introduction

1.1. Introduction

This Flood Consequence Assessment (FCA) has been prepared in support of a planning application for the proposed garden wall, conversion of an existing area into car parking, and installation of shipping container storage at Unit 14, Seaway Parade Industrial Estate, Baglan, Neath Port Talbot, SA12 7BR.

The purpose of this FCA is to assess the potential flood risks associated with the proposed development and to demonstrate that the site can be considered suitable and acceptable in flood risk terms. The assessment has been undertaken in accordance with Welsh Government Technical Advice Note 15 (TAN-15: Development and Flood Risk), and with reference to guidance provided by Natural Resources Wales (NRW).

This report sets out the baseline flood conditions at the site, reviews available flood risk information (including rivers, tidal, surface water, groundwater, reservoirs, and sewers), and considers residual risks such as potential infrastructure failure. The FCA also assesses whether the proposed development satisfies the Justification Test and meets the Acceptability Criteria established under TAN-15.

The development site lies within an established industrial estate and is classified as “less vulnerable” under TAN-15. The proposals have been designed to make efficient use of previously developed land while ensuring that the risks and consequences of flooding are acceptable, both for the development itself and for neighbouring areas.

This FCA demonstrates that the proposed works can be accommodated without increasing flood risk elsewhere, and that appropriate mitigation is in place to safeguard future users. The report concludes that the development is compliant with national and local planning policies relating to flood risk and is therefore suitable for planning approval.

1.2. FCA Requirements

This FCA follows Welsh Government guidance on development and flood risk set out in **Technical Advice Note 15 (TAN-15)**. Where appropriate, the following aspects of flood risk are addressed in line with the site's expected lifetime:

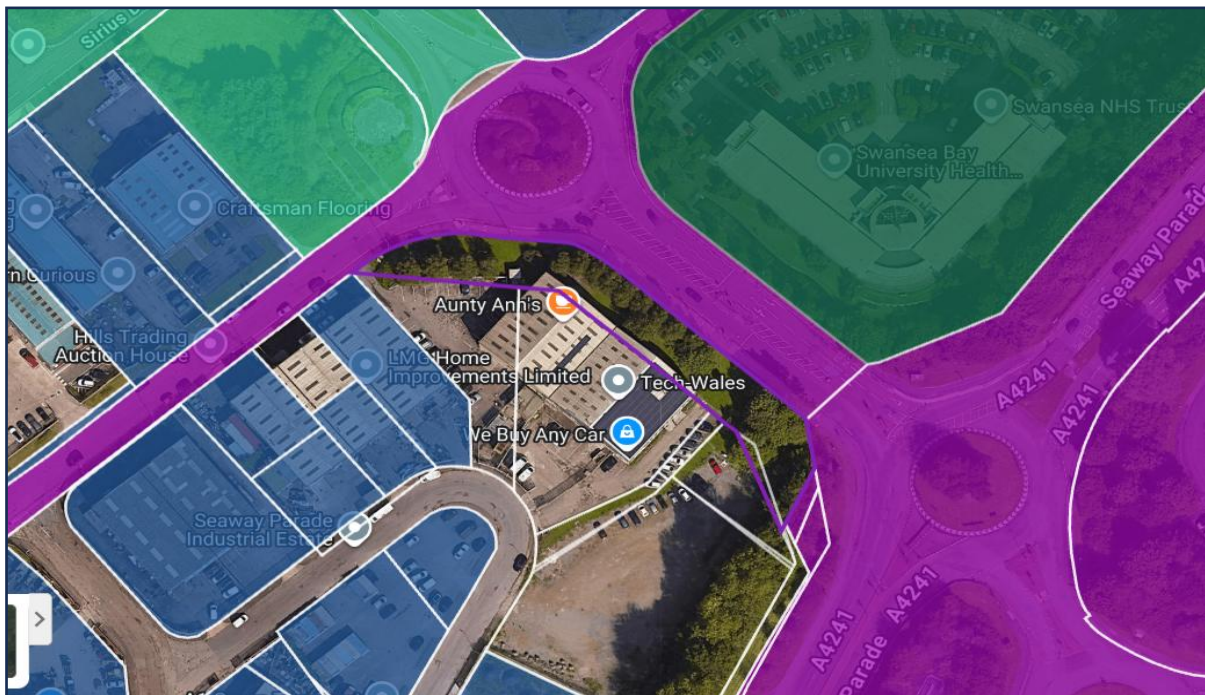
- The likely mechanisms of flooding
- The likely sources of flooding
- The depths of flooding across the site
- The speed of inundation of the site
- The rate of rise of flood water through the site
- Velocities of flood water across the site
- Overland flow routes
- The effect of access, egress and infrastructure (e.g. public sewer outfalls, combined sewer outflows, surface water sewers, and effluent discharge pipes from wastewater treatment works)
- The impacts of the development in terms of flood risk on neighbouring properties and elsewhere on the floodplain

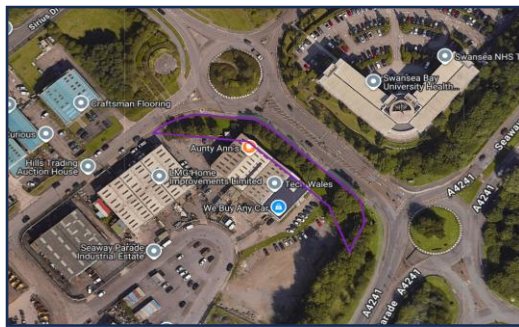
CHAPTER 2
SITE ASSESSMENT
& LOCAL CONTEXT

2. Site Assessment & Local Context

2.1. Site Summary

The proposed development site is located within Unit 14, Seaway Parade Industrial Estate, Baglan, Port Talbot, South Wales (SA12 7BR). The site forms part of a well-established industrial estate and is currently used for storage and ancillary yard space. It is bounded by other industrial units within the estate, with commercial activity predominant to the north and west, and further employment land across Seaway Parade.

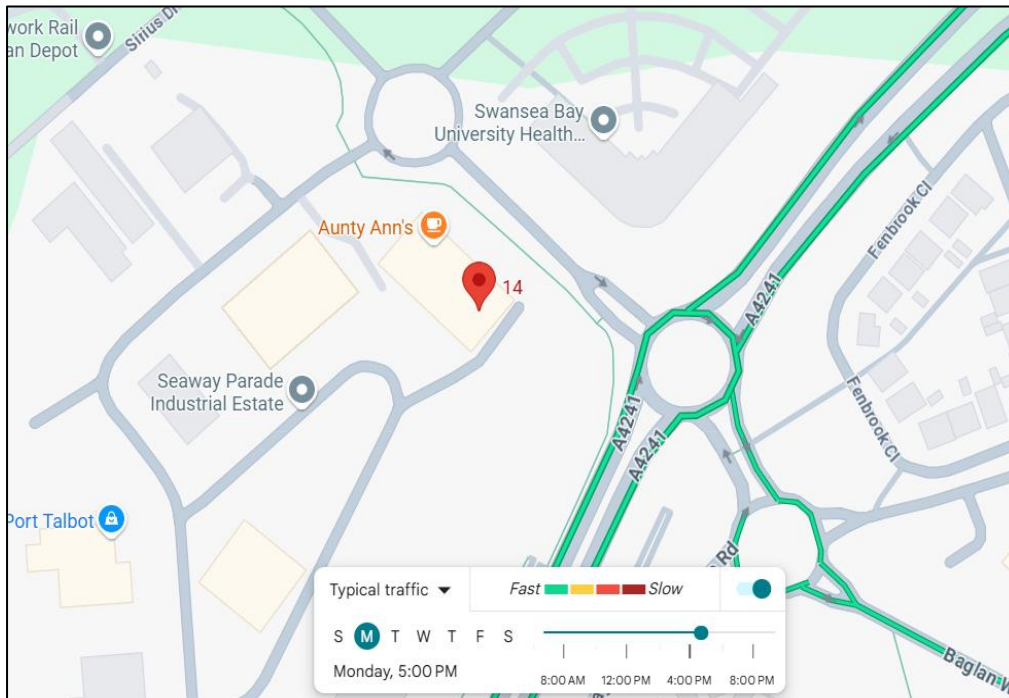


**Title boundaries**

Corporate	Housing Association	Company	Council/Local authority
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Scottish land use

Residential	Commercial	Land	Agricultural
Mixed Use	Forestry	Other	



2.2. Soils and Geology

The geology of the site has been assessed using the British Geological Survey (BGS) GeoIndex. The bedrock underlying Unit 14 is classified as South Wales Lower Coal Measures Formation, comprising mudstone, siltstone, and sandstone. The superficial deposits in the area are identified as Tidal Flat Deposits, consisting predominantly of clay, silt, and sand.

Soils at the site have been reviewed using the Cranfield University Soilscape Viewer, which indicates that they are loamy and clayey soils of coastal flats with naturally high groundwater. Given the site's location within a developed industrial estate, the ground surface is predominantly hardstanding and tarmacked, with limited natural infiltration potential.

As a result, surface water is expected to drain via overland flow towards the estate's existing surface water sewer network and through limited evapotranspiration. These ground conditions are consistent with other plots across the Seaway Parade Industrial Estate and do not present constraints that would preclude the proposed garden wall, car parking conversion, or container storage.

2.3. Watercourses

There are no watercourses within the boundary of the proposed development site at Unit 14, Seaway Parade Industrial Estate. The nearest surface water feature is a network of ordinary watercourses located approximately 0.5 km to the east, including Baglan Brook, which flows in a north-westerly direction before joining the River Neath.

The River Neath, designated as a Main River by Natural Resources Wales (NRW), is situated approximately 1.8 km north of the site. To the south-east, Swansea Bay lies around 1.7 km from the site, representing the closest tidal influence.

These watercourses form part of the wider catchment system but are sufficiently distant that they do not directly intersect with the development plot. Any flood risk from these sources is considered indirect and is primarily mitigated by existing flood defences and drainage infrastructure serving the Baglan and Port Talbot area.

CHAPTER 3
**PLANNING POLICY &
HISTORY**

3. Planning Policy and Flood Risk

3.1. Planning Context

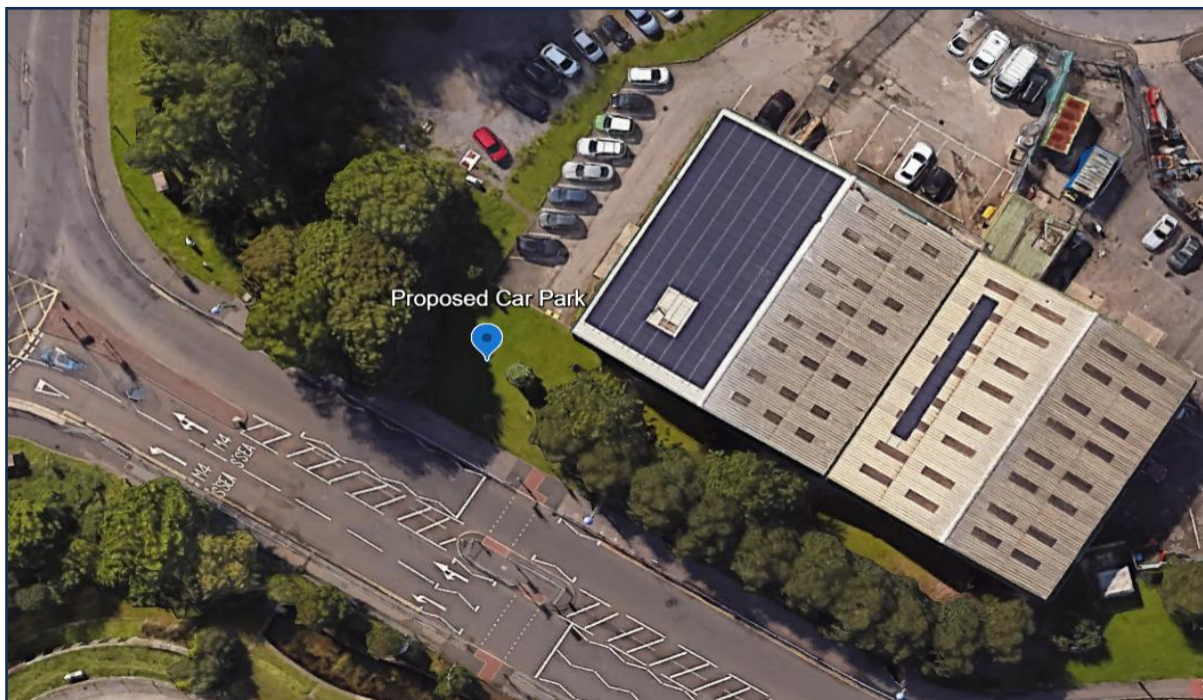
1. Introduction

Planning Policy Wales (PPW) establishes the overarching land use planning framework of the Welsh Government, aiming to ensure that all new development in Wales is sustainable and contributes positively to social, economic, environmental, and cultural wellbeing as set out in the Wellbeing of Future Generations Act 2015.

In relation to flood risk, guidance is provided by Technical Advice Note 15 (TAN-15: Development and Flood Risk), first published by the Welsh Government in 2004. TAN-15 requires developers to identify the vulnerability classification of proposed uses, establish which flood risk zones are relevant to the development site, and demonstrate that the scheme satisfies both the Justification Test and Acceptability Criteria.

An updated version of TAN-15 was released in October 2021 and scheduled for implementation in December 2021. However, this was subsequently suspended by Welsh Government, with the most recent consultation draft published in January 2023. While the updated TAN-15 is not yet a material planning consideration, both Welsh Government and Natural Resources Wales (NRW) advise that the draft Flood Map for Planning (FMfP) be used alongside the existing Development Advice Map (DAM) as the best available information.

For this FCA, the site at Unit 14, Seaway Parade Industrial Estate has been assessed in accordance with current TAN-15 requirements, with reference to both the DAM and FMfP datasets. The proposed use of the site for a garden wall, car parking conversion, and container storage is classified as “less vulnerable” under TAN-15. This ensures that the proposals align with planning policy requirements, are appropriate for the location, and can be considered acceptable provided that flood risk consequences are shown to be manageable.



3.2. Vulnerability Classification

Under Technical Advice Note 15 (TAN-15: Development and Flood Risk), proposed developments are assigned one of three vulnerability classifications: emergency services, highly vulnerable development, or less vulnerable development.

The proposed development at Unit 14 comprises:

- The installation of shipping containers for storage.
- The creation of a car parking area; and
- The construction of a garden wall for boundary security.

These uses fall within the “general industrial, employment and commercial” category and are therefore classified as “less vulnerable” development under TAN-15.

This classification is appropriate for the site’s location within an established industrial estate, and it confirms that the proposals do not introduce highly vulnerable receptors (such as residential premises, schools, or emergency services) into an area where flood risk must be carefully managed.

Table below summarises the TAN-15 vulnerability categories and confirms the classification of the Unit 14 proposals as “less vulnerable.”

Development category	Types
Emergency services	Hospitals, ambulance stations, fire stations, police stations, coastguard stations, command centres, emergency depots and flood emergency shelters
Highly vulnerable	All residential premises (including hotels and caravan parks), public buildings (schools, libraries, leisure centres), especially vulnerable industry, and waste disposal sites
Less vulnerable (Unit 14 proposal)	General industrial, employment, commercial and retail development, transport and utilities infrastructure, car parks, mineral extraction and associated processing facilities (excluding waste disposal)

3.3. Development Advice Map Classification

The **Development Advice Map (DAM)** is a precautionary planning tool used to identify flood risk zones across Wales and to guide appropriate development in line with **TAN-15**.

The Unit 14 site is predominantly located within **Zone C1**, which is defined as “*areas of the floodplain which are developed and served by significant infrastructure, including flood defenses.*”.

According to TAN-15, **less vulnerable development**—such as the proposed container storage, car parking, and boundary wall at Unit 14—may be acceptable in Zone C1 provided that:

- The scheme can demonstrate compliance with the **Justification Test**; and
- The **consequences of flooding** are assessed and shown to be acceptable.

This FCA addresses both of these requirements to ensure the development is policy-compliant and that risks are properly managed.



3.4. Flood Map for Planning Classifications

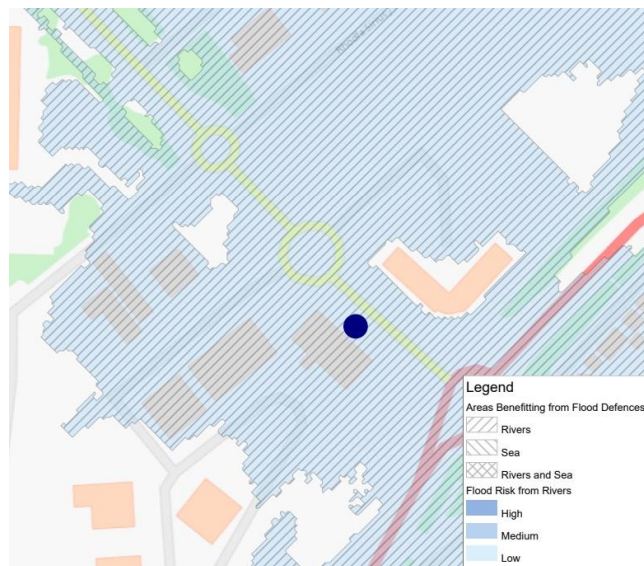
The **Flood Map for Planning (FMfP)** provides the best available evidence of flood risk, including allowances for **climate change** over a 100-year development lifetime. Although the revised TAN-15 has not yet been adopted, Welsh Government and **NRW** recommend that the FMfP is used alongside the current **Development Advice Map (DAM)**.

For **Unit 14, Seaway Parade Industrial Estate**, the FMfP shows the site lies within a defended area, with flood risk mainly associated with extreme or residual events. The map therefore supports this FCA in demonstrating that the proposed **container storage, car parking and boundary wall** can be delivered without unacceptable flood risk.

. 3.4.1. Flood Map for Planning – Rivers

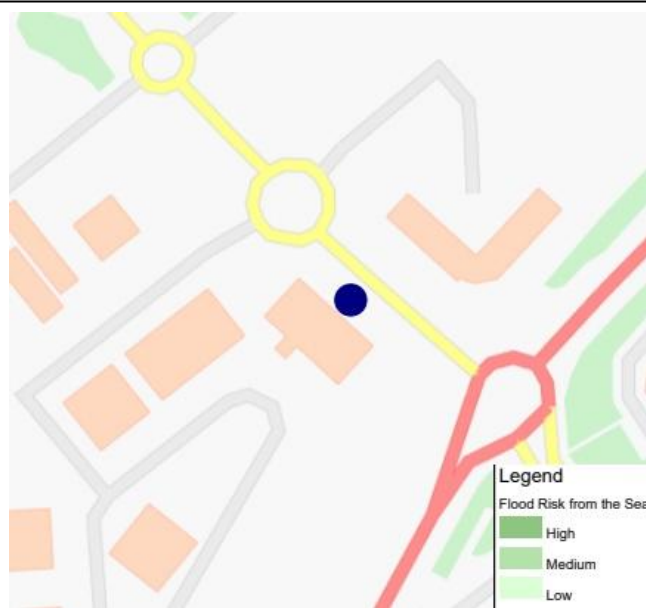
The **Flood Map for Planning (FMfP)** indicates that the site at **Unit 14, Seaway Parade Industrial Estate** is situated within an **area benefiting from flood defences against river flooding**. These defended zones represent areas where flood risk management infrastructure provides a minimum standard of protection against river flooding with a 1 in 100-year probability (1% AEP), including allowances for climate change.

For Unit 14, this means the **risk of fluvial flooding is considered low**, as the site benefits from the established flood protection system serving the Baglan and Port Talbot area. The proposed development—comprising **container storage, car parking conversion, and a garden wall**—is therefore located within a defended area and is not expected to experience significant flood risk from rivers under design event conditions.



. 3.4.2. Flood Map for Planning - Sea

The **Flood Map for Planning (FMfP)** shows that **Unit 14, Seaway Parade Industrial Estate** is within **Flood Zone 1 for tidal flooding**, with less than a **0.1% annual chance (1 in 1000)** of flooding, including climate change. This indicates a **very low tidal flood risk**, and the proposed **container storage, car parking and garden wall** can therefore be considered appropriate in this location.



3.4.3. Flood Map for Planning - Surface Water and Small Watercourses

The **Flood Map for Planning (FMfP)** shows that **Unit 14, Seaway Parade Industrial Estate** is within **Flood Zone 1 for surface water and small watercourses**, with less than a **0.1% annual probability (1 in 1000)** of flooding, including climate change. This confirms that the **risk from these sources is very low**, and the proposed development can be considered appropriate.



3.5. Local Development Plan

The **Neath Port Talbot Local Development Plan (LDP) 2011–2026**, adopted in January 2016, sets out the County Borough’s land use strategy over a 15-year period. The plan seeks to promote sustainable development, encourage regeneration of brownfield land, and protect greenfield areas from unnecessary loss.

The proposed development at **Unit 14, Seaway Parade Industrial Estate**—comprising **container storage, car parking conversion, and a garden wall**—supports **Strategic Policy 5 (SP5)** of the LDP, which focuses on facilitating growth within the Coastal Corridor Strategy Area and promoting the sustainable reuse of previously developed land in the Baglan Bay area.

Policies **SP16** and **BE1-C** of the LDP also require that brownfield land is prioritised over greenfield sites and that new development integrates well with the character of the surrounding area. The proposals meet these objectives by making efficient use of an existing industrial plot, supporting local employment needs, and enhancing the functionality of the wider estate without encroaching on undeveloped land.

3.6. Justification

Under **TAN-15**, development within Zone C1 can only be justified where it can be demonstrated that:

- Its location is necessary to support a local authority regeneration initiative or contribute to employment objectives.
- It is located on previously developed (brownfield) land and accords with the aims of **Planning Policy Wales**; and
- The potential flood consequences are assessed and found to be acceptable.

The proposed development at **Unit 14, Seaway Parade Industrial Estate** has been tested against these requirements.

CHAPTER 4
**FLOOD RISK
ASSESSMENT**

4. Flood Risk Assessment

4.1. Review of Existing Flood Risk Data

Flood risk information published by **Natural Resources Wales (NRW)** has been reviewed for **Unit 14, Seaway Parade Industrial Estate**. The assessment confirms that the site is at **low risk of river flooding**, being located within a defended area. The risk of tidal flooding is classified as **very low**, with protection provided by existing coastal defences.

The site is also at **very low risk** from surface water, groundwater, reservoirs, and sewer flooding. Overall, the review demonstrates that flood risk from all sources is minimal, and the proposed development can be accommodated without creating unacceptable flood consequences.

4.2. Historical Flooding

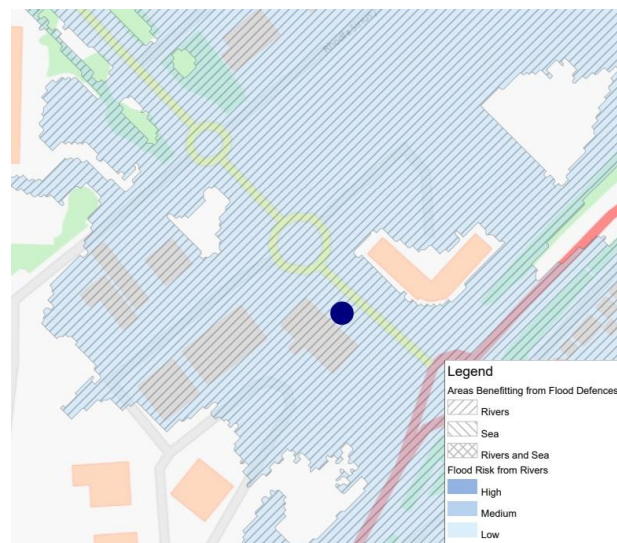
The site at **Unit 14, Seaway Parade Industrial Estate** is not identified within any of **Natural Resources Wales (NRW)** recorded flood extents. Furthermore, there are no records of historical flooding at the site within the **Neath Port Talbot County Borough Council Flood Risk Management Plan (FRMP)** or the **Preliminary Flood Risk Assessment (PFRA)**.

This confirms that the site has **no known history of flooding**, supporting its suitability for the proposed development.

4.3. Flood Risk from Rivers

The **Flood Risk Assessment Wales (FRAW)** mapping shows that **Unit 14, Seaway Parade Industrial Estate** is located within an area at **low risk of river flooding**, with a probability between **0.1% AEP (1 in 1000)** and **1% AEP (1 in 100)**.

Flood defences in Port Talbot provide protection against river flooding from the **River Afan** and **Baglan Brook**. As a result, the site is designated by NRW as lying within an **Area Benefiting from Flood Defences (Rivers)**.



4.4. Flood Risk from the Sea

The **NRW Flood Risk Assessment Wales (FRAW)** mapping identifies the site at **Unit 14, Seaway Parade Industrial Estate** as being at **very low risk of tidal flooding**. This corresponds to a probability of **less than 0.1% AEP (1 in 1000)** in any given year, even when considering climate change.

No site-specific figure is included here, as areas of very low tidal flood risk are displayed as transparent on the FRAW mapping. Overall, the assessment confirms that the site is **not significantly affected by tidal flooding**.

4.5. Flood Risk from Surface Water and Small Watercourses

The **NRW Flood Risk Assessment Wales (FRAW)** mapping indicates that **Unit 14, Seaway Parade Industrial Estate** is at **very low risk of flooding from surface water and small watercourses**. The probability of flooding from these sources is less than **0.1% AEP (1 in 1000)** in any given year, including the effects of climate change.

This confirms that surface water flooding is not a significant constraint to the proposed development, and no additional mitigation measures are considered necessary.



4.6. Flood Risk from Groundwater

Groundwater flooding occurs when unusually high groundwater levels cause water to emerge at the surface or within structures. This form of flooding is often linked to local geology and topography and can be more persistent than surface water flooding.

The **Neath Port Talbot Flood Risk Management Plan** confirms that there are **no recorded incidents of groundwater flooding** within the Neath Port Talbot area. On this basis, it can be concluded that **Unit 14, Seaway Parade Industrial Estate** is **not considered to be at risk from groundwater flooding**.

4.7. Flood Risk from Reservoirs

The **NRW flood maps** confirm that **Unit 14, Seaway Parade Industrial Estate** is **not at risk of flooding from reservoir failure**. As such, the likelihood of reservoir-related flooding at the site is considered **very low** and does not present a constraint to the proposed development.

4.8. Flood Risk from Sewers

The **Neath Port Talbot Flood Risk Management Plan** records no evidence of historical sewer flooding in the vicinity of **Unit 14, Seaway Parade Industrial Estate**. Accordingly, the risk of flooding from sewers at the site is considered to be **very low** and does not pose a constraint to the proposed development.

CHAPTER 5
DETAILED
ASSESSMENT OF
FLOOD RISK

The review of flood sources confirms that **fluvial flooding** is the only source of potential flood risk to **Unit 14, Seaway Parade Industrial Estate**. All other sources, including tidal, surface water, groundwater, reservoirs, and sewers, present a **very low risk** to the site.

Accordingly, this section provides a more detailed assessment of fluvial flood risk, taking into account the presence of **flood defences**, the potential effects of **climate change**, and the **residual risk** that may arise in the unlikely event of defence overtopping or failure.

5.1. Hydraulic Modelling Availability

The **Port Talbot flood model** was originally developed in 2010 and later updated in 2016 to create a unified detailed hydraulic model for the Port Talbot area. This work incorporated new hydrology, survey data of the **Baglan Brook**, and construction of a linked 1D–2D model to improve flood mapping accuracy. The model was reviewed and approved by **Natural Resources Wales (NRW)** in 2017.

Further updates were undertaken in 2020 to support a **Flood Consequence Assessment** for a nearby site within the Seaway Parade area. These updates included:

- Updating the TUFLOW modelling system to version 2016-03-AE;
- Adjustments to account for the operation of the **Seaway Parade pumping station**, as recommended by NRW;
- New tidal curves for 2117 to reflect the latest climate change scenarios;
- Updates to initial conditions and boundary inputs to reflect these changes;
- Revised climate change allowances of **30%**, consistent with current NRW guidance.

For the FCA at **Unit 14, Seaway Parade Industrial Estate**, this most recent JBA model has been applied without amendment. It is considered to represent the **best available dataset** for assessing fluvial flood risk at the site, taking account of climate change and local defence infrastructure.

5.2. Baseline Flood Modelling

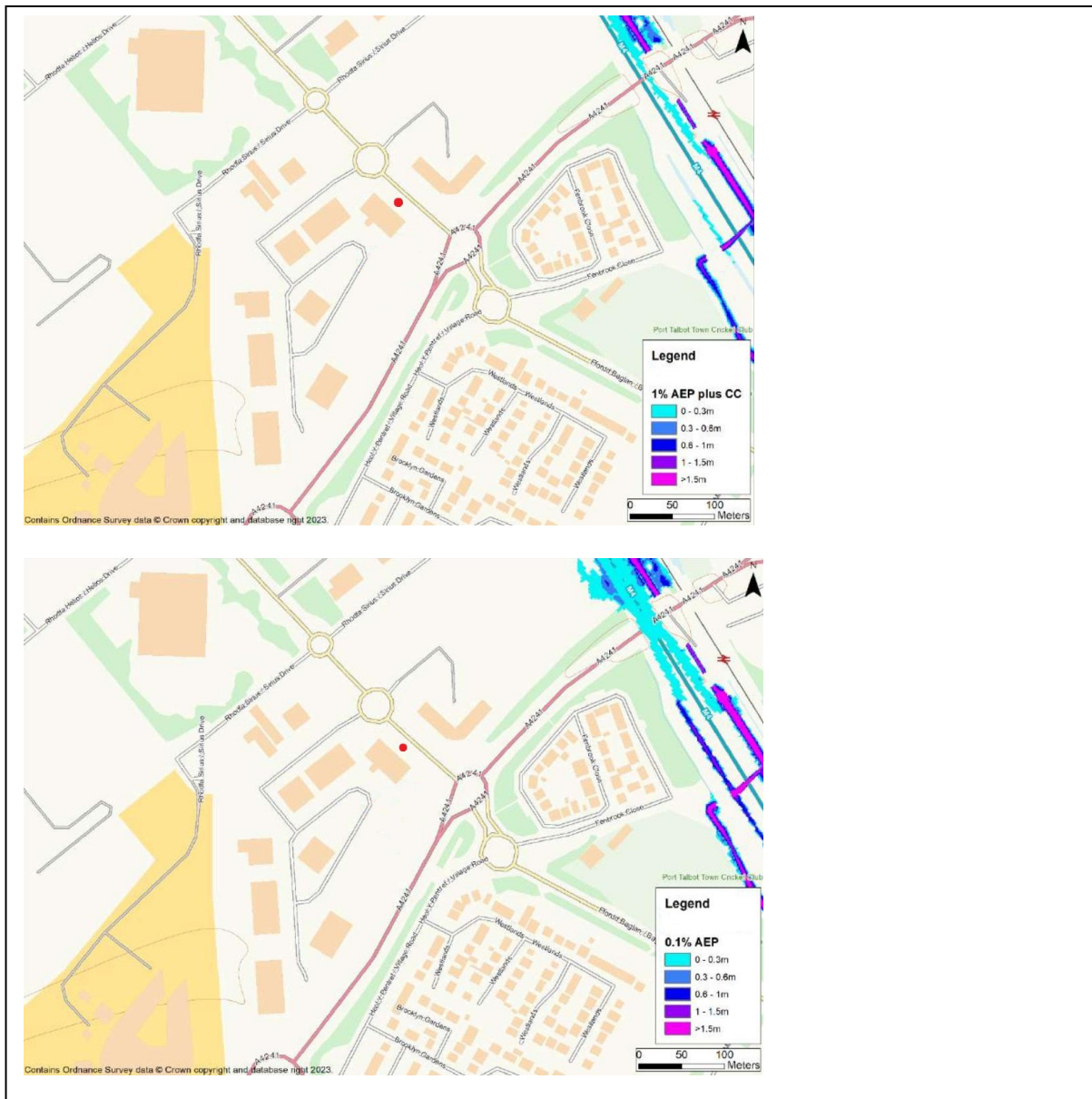
Baseline hydraulic modelling has been undertaken to assess flood extents and depths for the **1% AEP (1 in 100 year) plus climate change event** and the **0.1% AEP (1 in 1000 year) event**, in accordance with **TAN-15**.

- 1% AEP plus Climate Change Event

The model outputs show that **Unit 14, Seaway Parade Industrial Estate** remains **flood free** during the 1% AEP plus climate change event. Predicted flood depths at the site boundary are negligible, confirming that the proposed **container storage, car parking conversion, and garden wall** are not at risk under this design scenario.

- 0.1% AEP Event

The 0.1% AEP event results also indicate that **Unit 14** is **not at risk of flooding**. The site remains unaffected, with no predicted flood depths recorded across the development footprint.



5.3. Residual Flood Risk

Residual flood risk refers to the potential for flooding that remains even after defences and management measures are in place. Although the probability of such events is low, the consequences can be significant.

For **Unit 14, Seaway Parade Industrial Estate**, the key residual risks identified by **Natural Resources Wales (NRW)** include the possibility of:

- A blockage on the **River Afan**, and
- Failure of the **Baglan Brook pumping station**.

While these scenarios are unlikely, they are recognised within the wider Port Talbot area and must be considered as part of this assessment. These risks are evaluated further in the following section.

. 5.3.1. High Street Bridge Blockage

The **High Street Bridge** on the River Afan is recognised as the most significant hydraulic constraint within the channel and the structure most vulnerable to blockage during flood events. The bridge, which consists of three masonry arches, is located adjacent to the Aberafan Shopping Centre and Tesco on the western and eastern banks respectively.

For flood risk studies in this area, **Natural Resources Wales (NRW)** has requested that a **25% blockage** scenario is applied at the High Street Bridge to assess residual flood risk. This assumption has therefore been incorporated into the modelling used for the **Unit 14, Seaway Parade Industrial Estate** assessment.

The modelling results demonstrate that even under the **1% AEP plus climate change event** and the **0.1% AEP event** with this blockage scenario in place, the proposed development site is predicted to remain **flood free**.

. 5.3.2. Baglan Brook Pump Failure

The potential failure of the **Welsh Water Seaway Parade pumping station** on the Baglan Brook has been considered as part of this assessment. The pumping station comprises a dry weather pump, three storm pumps, and a back-up storm pump.

For this analysis, the failure of **Storm Pump 3** was modelled, as it normally activates when upstream water levels exceed 0.8m to 1.0m. To provide a conservative assessment, the back-up pump was not assumed to engage, and the capacity of Storm Pump 3 was reduced by two increments.

The modelling results confirm that even under this **pump failure scenario**, including the **1% AEP plus climate change event** and the **0.1% AEP event**, the proposed development at **Unit 14** is predicted to remain **flood free**.

5.4. Flood Risk Summary and Compliance with TAN -15

The assessments confirm that the proposed development at **Unit 14, Seaway Parade Industrial Estate** remains **flood free** under both the **1% AEP plus climate change event** and the **0.1% AEP event**, in line with the requirements of **TAN-15**.

These results demonstrate that the site is appropriately protected by existing flood defences and that all potential sources of flooding present either a **low or very low risk**. The development therefore complies with the **acceptability criteria** set out in TAN-15 and can be considered suitable in flood risk terms.

CHAPTER 6
CONCLUSION

5. Conclusion

5.1. Assessment of Acceptability Criteria

The proposed development at **Unit 14, Seaway Parade Industrial Estate** has been assessed against the acceptability criteria of **TAN-15**. The findings confirm the following:

- The site is predicted to remain **flood free** during both the **1% AEP plus climate change event** and the **0.1% AEP event**, demonstrating compliance with TAN-15 requirements for lifetime flood risk.
- The development would also remain **flood free in an extreme (1 in 1000 year) event**, ensuring that water depths on access roads and within the property would not exceed critical thresholds.
- The proposal does not increase flood risk elsewhere. As set out in Section 5.3, surrounding areas are also protected under both baseline and residual modelling scenarios, and third-party flooding is unlikely.
- The site benefits from the presence of existing **flood defences** in the Port Talbot and Baglan area, which are NRW-owned assets that must be maintained to ensure long-term protection.
- Future occupiers and users of the site will be informed of the **flood risk context** and the conclusions of this FCA, ensuring that they are aware of potential residual risks.
- No flood warnings are required for the site as the development remains flood free under all tested conditions.
- Safe access and egress to and from the site can be achieved via **Central Avenue**, even during extreme flood events, ensuring operational safety.
- The development is designed to be resilient to structural damage, with the site remaining flood free in all conditions and able to return to normal use quickly following any extreme event.

Overall, the proposal satisfies the **TAN-15 acceptability criteria**, confirming that the planned **container storage, car parking conversion, and garden wall** can be delivered without creating unacceptable flood risk.

5.2. Conclusions and Recommendations

This Flood Consequence Assessment (FCA) has considered all relevant sources of flooding to the proposed development at **Unit 14, Seaway Parade Industrial Estate, Baglan, Port Talbot (SA12 7BR)**, where the proposals comprise **container storage, car parking conversion, and a garden wall**.

1. Conclusions

The site has been assessed using the **Development Advice Map (DAM)** and the **Flood Map for Planning (FMfP)**. It is located within **Zone C1**, an area benefiting from flood defences, and within **Flood Zone 1** for tidal, surface water, groundwater, reservoir, and sewer flooding.

Baseline and residual risk modelling confirm that the site remains **flood free** during both the **1% AEP plus climate change** and **0.1% AEP** events.

Residual risks (such as High Street Bridge blockage and Baglan Brook pumping station failure) have been considered. Even under these conservative scenarios, the proposed development remains **flood free**.

The site benefits from **NRW flood defences** in Port Talbot, which provide robust protection against river and tidal flooding.

The proposed development aligns with **TAN-15** policy, meeting both the **Justification Test** and the **Acceptability Criteria**.

2. Recommendations

The development should proceed with recognition of the **residual risks** associated with flood defence failure or blockages, although these risks are considered low.

Future occupiers and operators of the site should be made aware of the site's defended nature and the findings of this FCA.

The Local Authority and NRW should continue to maintain existing **flood defence infrastructure**, including the Seaway Parade pumping station, to ensure ongoing protection.

No further flood mitigation measures are required for the proposed development, as the site is predicted to remain **flood free under all relevant scenarios**.

3. Final Statement

Based on the assessment, the proposed development at **Unit 14** is considered **acceptable in flood risk terms** and fully compliant with **TAN-15 requirements**. There are **no flood-related constraints** preventing the scheme from being granted planning approval.



THIS CONCLUDES THE DOCUMENT