

# Percy Road, Cynonville, Port Talbot

## Flood Consequences Assessment

September 2025

| Project Information |                                                                                                                                |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Project:            | Percy Road, Port Talbot                                                                                                        |
| Report Title:       | Flood Consequences Assessment                                                                                                  |
| Client:             | N E Way Property                                                                                                               |
| Instruction:        | The instruction to undertake this Flood Consequences Assessment was received from Kevyn Davies acting on behalf of the Client. |
| File Ref:           | 16998-FCA-01                                                                                                                   |

| Approval Record |                                       |
|-----------------|---------------------------------------|
| Author:         | Louis Hunt BSc (Hons)                 |
| Checker:        | Aled Williams BSc (Hons) MCIWEM C.WEM |
| Approver:       | Nigel Jones BEng (Hons) CEng MICE     |

| Document History |            |             |
|------------------|------------|-------------|
| Revision         | Date       | Comment     |
| 01               | 09/09/2025 | First issue |
|                  |            |             |
|                  |            |             |

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This report will remain valid for a period of twelve months (from the date of last issue) after which the source data should be reviewed in order to reassess the findings and conclusions on the basis of latest available information.

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## Introduction

Waterco has been instructed to prepare a Flood Consequences Assessment (FCA) in respect of a proposed residential development at Percy Road, Cynonville, Port Talbot, SA13 3HL.

The purpose of this report is to outline the potential flood risk to the site, the impact of the proposed development on flood risk elsewhere, and the proposed measures which could be incorporated to mitigate the identified flood risk. This report has been prepared in accordance with the guidance contained in Planning Policy Wales (PPW) and Technical Advice Note 15 (TAN15): Development, Flooding and Coastal Erosion.

## Existing Conditions

The site covers an area of approximately 901m<sup>2</sup> and is located at National Grid Reference (NGR) 282463, 195194. A location plan and an aerial image are included in Appendix A.

Online mapping (including Google Maps / Google Streetview imagery accessed September 2025) shows that the site comprises undeveloped land. The site is bordered by residential properties to both the north and east and undeveloped land to both the south and west. Access to the site is provided from Percy Road to the north via Pen-Twyn Road (A4107).

## Local Topography

A topographical survey has been undertaken by Wayne Evans Surveying Ltd in August 2020. The topographical survey shows that the site slopes from 150.25metres Above Ordnance Datum (m AOD) in the south-east to 143.16m AOD in the north-west.

Topographic levels to m AOD have also been derived from a 1m resolution Natural Resources Wales (NRW) composite 'Light Detecting and Ranging' (LiDAR) Digital Terrain Model (DTM). The LiDAR data generally corroborates with the topographical survey.

Topographical information is provided as Appendix B

## Ground Conditions

The British Geological Survey (BGS) online mapping (1:50,000 scale) indicates that the site is underlain by superficial deposits of Devensian Till, generally comprising diamicton. The superficial deposits are identified as being underlain by the Rhondda Member consisting of sandstone.

The geological mapping is available at a scale of 1:50,000 and as such may not be accurate on a site-specific basis.

The Cranfield University 'Soilscapes' map [accessed September 2025] indicates that the site is underlain by 'Freely draining loamy soils over rock'.

## Local Drainage

Public sewer records have been obtained from Dwr Cymru Welsh Water (DCWW) and are included in Appendix C. The DCWW sewer records show that there is a 9-inch combined gravity sewer in Percy Road to the north of the site and within the access track to the south of the site. Both sewers merge immediately north-west of the site and flow north-east to join a public combined sewer in Pen-Twyn Road.

## Development Proposals

The proposed development is for the erection of a dwelling with an associated driveway and garden. Proposed development plans are included in Appendix D.

## Flood Zone Category and Policy Context

### Flood Zone Category

The NRW 'Flood Map for Planning' (Appendix E) shows that the site is located within an area outside of the extreme flood extent (Flood Zone 1), meaning it has a less than 0.1% annual probability of flooding from rivers and the sea.

### Development Vulnerability Classification

The proposed residential development is considered to be 'highly vulnerable' development in accordance with Figure 4 of the Welsh Government's Technical Advice Note 15 – Development, flooding and coastal erosion (TAN15).

Section 10.12 of TAN15 provides the following guidance for planning applications which are made in Flood Zone 1:

*'Applications for all types of development, change of use or conversion are acceptable in principle.'*

### Local Policy

Local guidance documents including the South West Wales – Stage 1 Strategic Flood Consequences Assessment (SFCA) (November 2022) and the Neath Port Talbot County Borough Council Preliminary Flood Risk Assessment (PFRA) (March 2011) have been reviewed and inform this report.

## Sources of Flooding and Probability

### Fluvial

The nearest watercourse is an unnamed watercourse which is located approximately 90m west of the site. The unnamed watercourse flows north and is culverted under the A4107 (Pen-Twyn Road). Other watercourses in the area include the River Afan, which is located approximately 170m north of the site. The

River Afan flows west in this location. There is also an unnamed watercourse located approximately 290m east of the site which flows north to join the River Afan.

The site is situated a minimum of 143.16m AOD and is approximately 48m above the River Afan. Therefore, any potential flooding of the River Afan would not affect the site. The unnamed watercourses west and east of the site serve limited catchment areas and are located on steep hillsides. As shown on the NRW 'Flood Zones – Surface Water and Small Watercourses' map (Appendix E), no flooding is estimated to the site from the unnamed watercourses west and east of the site.

The NRW 'Recorded Flood Extents' map (Appendix E) indicates that there are no recorded flood extents at the site.

The NRW 'Flood Map for Planning' (Appendix E) shows that the site is located within an area outside of the extreme flood extent (Flood Zone 1), meaning it has a less than 0.1% annual probability of flooding. Therefore, the risk of fluvial flooding is very low.

### Tidal

The site is situated at a minimum of 143.16m AOD and is significantly above sea level. The site is therefore not at risk of tidal flooding.

### Surface Water

Surface water 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 NRW 'Flood Zones – Surface Water and Small Watercourses' map (Appendix E) shows the majority of the site, including the location of the proposed dwelling, is located within Flood Zone 1, meaning it has a less than 0.1% annual probability of flooding from surface water and small watercourses, including the effects of climate change. The westernmost extent of the site is located within surface water Flood Zone 2, defined as having between a 1% and 0.1% chance of flooding in a given year, including climate change, and Flood Zone 3, defined as having a greater than 1% chance of flooding in a given year, including climate change.

The surface water flood risk identified on the NRW 'Flood Zones – Surface Water and Small Watercourses' map is associated with a surface water flood flow route flowing from south to north. As shown in Figure 1, the surface water flood flow route does not impede on the location of the proposed dwelling or the proposed retaining wall. The flood extent is limited to the proposed garden.



**Figure 1 - NRW Flood Zones - Surface Water and Small Watercourses Map - Development Plan Overlay**

Any potential surface water flooding arising at or near to the site would be directed north, away from the site, following the local topography. There are no records of surface water flooding affecting the site.

It can be concluded that the risk of surface water flooding to the proposed dwelling is very low.

### Sewer

Flooding from sewers can occur when a sewer is overwhelmed by heavy rainfall, becomes blocked, is damaged, or is of inadequate capacity. Flooding is mostly applicable to combined and surface water sewers.

The DCWW sewer records show that there is a 9in public combined sewer in Percy Road north of the site and within the access track south of the site.

Any potential flooding arising from the 9in public combined sewer in Percy Road would be directed north, away from the site, following the local topography. Site levels rise steeply above Percy Road. The 9 inch public combined sewer within the access track south of the site serves foul flow from a single property. As such, the risk of an exceedance event of this sewer is very low.

There are no records of sewer flooding affecting the site and it can be concluded that the risk of sewer flooding is very low.

### Groundwater

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.

As described above, the site is underlain by superficial deposits of Devensian Till, generally comprising Diamicton. The impermeable nature of Diamicton would limit the vertical migration of groundwater.

There are no basement levels identified on the development plan and it can therefore be concluded that the risk of groundwater flooding is low.

### Artificial Sources

There are no canals within the vicinity of the site. The NRW 'Risk of Flooding from Reservoirs' online map [accessed September 2025] shows that the site is not at risk of flooding from reservoirs.

It can therefore be concluded that the risk of flooding from artificial sources is very low.

### Summary of Potential Flooding

It can be concluded that the risk of flooding from all sources to the proposed dwelling is very low. A surface water flood flow route is identified in the westernmost extent of the site and is constrained to garden areas. The associated risk has been used to inform mitigation design such as consideration of boundary treatments.

### Mitigation

As described above, a surface water flood flow route is identified in the westernmost extent of the site and is constrained to garden areas. In order to ensure the proposed development will not impact upon the flood flow route (and not increase flood risk elsewhere), the site boundary within the flood extent will be formed from a post and rail fence (or similar open style fence) as to ensure surface water flood flows can pass through the site as existing. No ground level modifications will be made within the flood extent.

## Conclusions

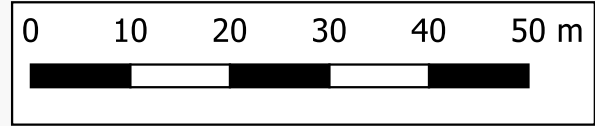
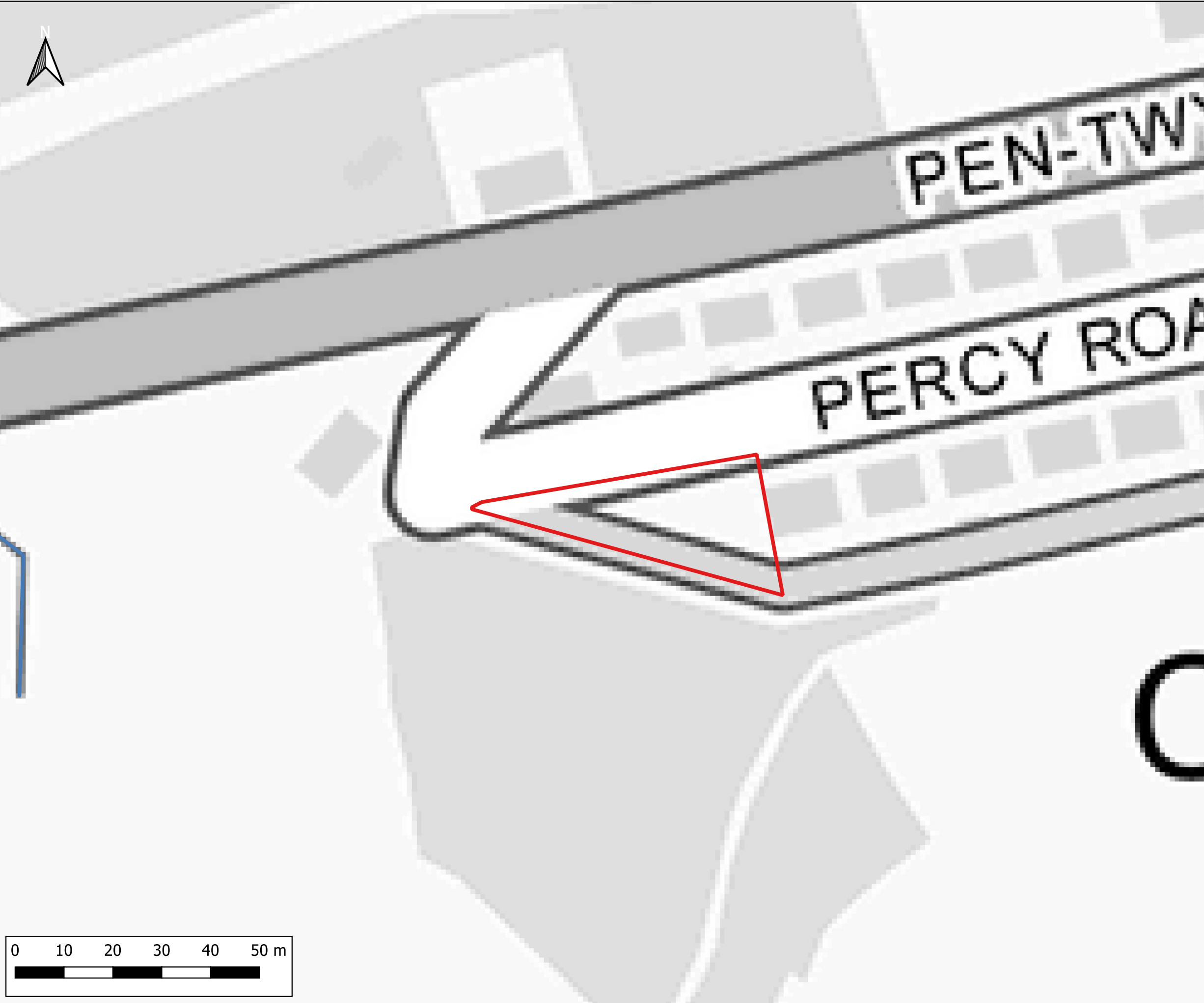
The proposed development is for the erection of a single dwelling at land adjacent to Percy Rd, Cynonville, Port Talbot.

The NRW 'Flood Map for Planning' shows that the site is located in an area outside of the extreme flood extent (Flood Zone 1), meaning it has a less than 0.1% annual probability of flooding from rivers and sea, including the effects of climate change.

The main potential source of flooding at this site is surface water flooding. The NRW 'Flood Zones – Surface Water and Small Watercourses' map identified a surface water flood flow route crossing through the westernmost extent of the site. The flow route is constrained to garden areas and does not impact the location of the proposed dwelling or the proposed retaining wall.

In order to ensure the proposed development will not impact upon the flood flow route (and not increase flood risk elsewhere), the site boundary within the flood extent will be formed from a post and rail fence (or similar open style fence) as to ensure surface water flood flows can pass through the site as existing.

**Appendix A    Location & Aerial Plan**



Notes:  
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

LEGEND

- Site Boundary
- Watercourses
- Waterbodies



|                                                                                                            |          |           |                   |                       |            |
|------------------------------------------------------------------------------------------------------------|----------|-----------|-------------------|-----------------------|------------|
| CLIENT:                                                                                                    |          |           |                   | N E Way Property      |            |
| <br>www.waterco.co.uk |          |           |                   |                       |            |
| SCHEME:                                                                                                    |          |           |                   | Percy Rd, Port Talbot |            |
| PLOT TITLE:                                                                                                |          |           |                   | Location Plan         |            |
| PLOT STATUS:                                                                                               |          | FINAL     |                   | DATE:                 | 09-09-2025 |
| DRAWN:                                                                                                     | CHECKED: | APPROVED: | PLOT SCALE AT A3: |                       |            |
| HW                                                                                                         | AW       | NJ        | 1:800             |                       |            |
| PLOT NAME:                                                                                                 |          |           |                   |                       | REVISION:  |
| 16998_Location_Plan                                                                                        |          |           |                   |                       | -          |



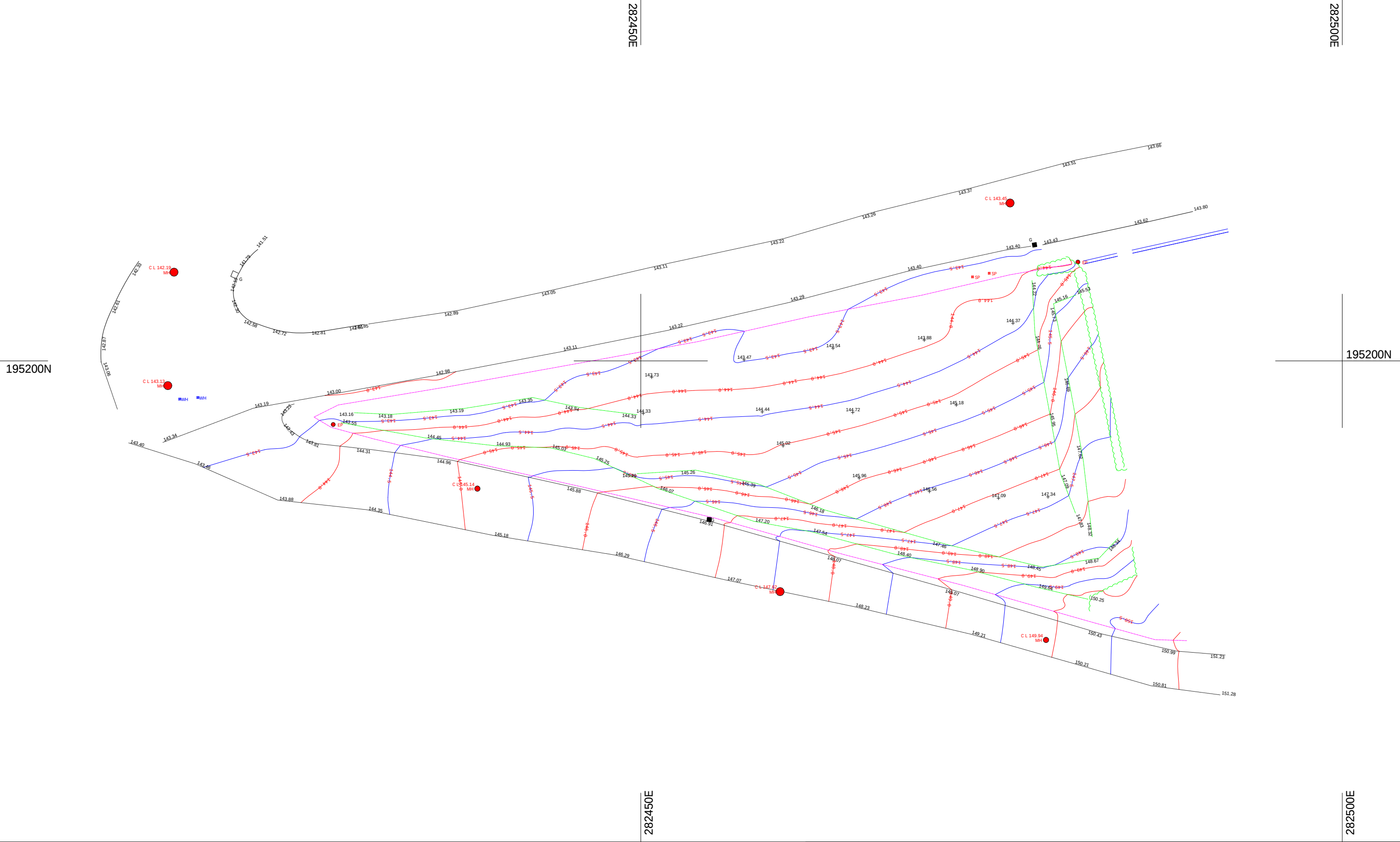
Notes:  
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

**LEGEND**

Site Boundary

|                       |          |           |                   |
|-----------------------|----------|-----------|-------------------|
| CLIENT:               |          |           |                   |
| N E Way Property      |          |           |                   |
| <br>www.waterco.co.uk |          |           |                   |
| SCHEME:               |          |           |                   |
| Percy Rd, Port Talbot |          |           |                   |
| PLOT TITLE:           |          |           |                   |
| Aerial Plan           |          |           |                   |
| PLOT STATUS:          |          |           | DATE:             |
| FINAL                 |          |           | 09-09-2025        |
| DRAWN:                | CHECKED: | APPROVED: | PLOT SCALE AT A3: |
| HW                    | AW       | NJ        | 1:800             |
| PLOT NAME:            |          |           | REVISION:         |
| 16998_Aerial_Plan     |          |           | -                 |

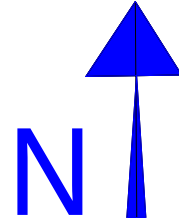
**Appendix B    Topographical Information**



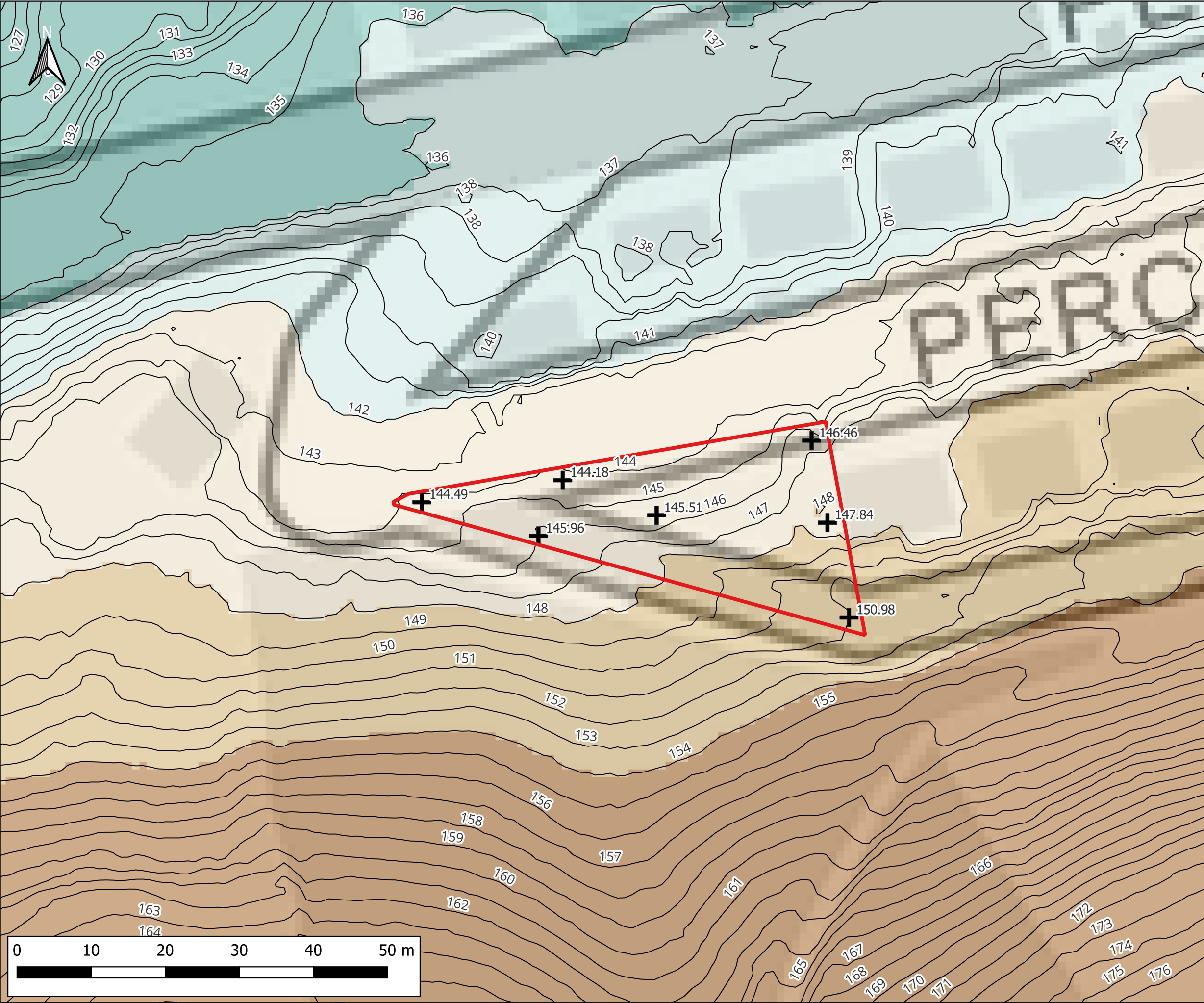
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Gronant  
Prestatyn

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web: [www.landsurveyorwales.com](http://www.landsurveyorwales.com)  
e mail: [wayne@landsurveyorwales.com](mailto:wayne@landsurveyorwales.com)



|                                            |  |                                   |               |                     |  |
|--------------------------------------------|--|-----------------------------------|---------------|---------------------|--|
|                                            |  | Drawing Title: Topographic Survey |               | Client Kevyn Davies |  |
| A3 print                                   |  | Drawing No 1                      |               |                     |  |
| Project Title<br>Percy Road<br>Port Talbot |  |                                   | Scale - 1:250 |                     |  |
|                                            |  |                                   | 18/08/2020    |                     |  |



Notes:  
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

**LEGEND**

- Site Boundary
- Site Levels (m AOD)
- 1m contour

Ground Elevations (m AOD)

- <= 136
- 136 - 142
- 142 - 148
- 148 - 154
- > 154

**CLIENT:**  
N E Way Property

**SCHEME:**  
Percy Rd, Port Talbot

**PLOT TITLE:**  
LiDAR Plan  
1m Resolution  
Data from Natural Resources Wales (July 2025)

**PLOT STATUS:** FINAL **DATE:** 09-09-2025

**DRAWN:** HW **CHECKED:** AW **APPROVED:** NJ **PLOT SCALE AT A3:** 1:500

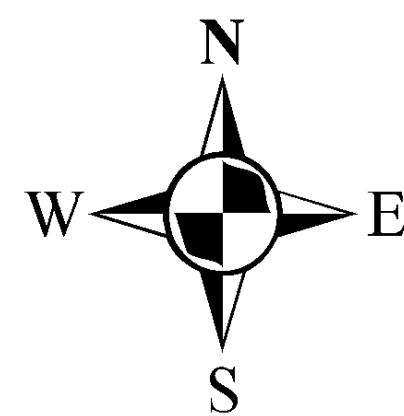
**PLOT NAME:** 16998\_LiDAR\_Plan **REVISION:** -

**Appendix C    DCWW Sewer Records**



Dŵr Cymru  
Welsh Water

Port Talbot



LEGEND(Representative of most common features)

- Waste network:
- |   |                         |   |                                                         |
|---|-------------------------|---|---------------------------------------------------------|
| ● | Foul chamber            | ○ | Outfall                                                 |
| ○ | Surface water chamber   | □ | Lamp hole                                               |
| ○ | Combined chamber        | → | Storm Overflow                                          |
| ○ | Combined sewer overflow | → | Rising main                                             |
| ○ | Special purpose chamber | → | Gravity sewer                                           |
| □ | Treatment works         | → | Private sewer                                           |
| △ | Pumping station         | → | Private sewer subject to Sect. 104 adaptation agreement |
- NB: Sewer symbol colour indicates the type.
- |        |                                                  |   |                        |
|--------|--------------------------------------------------|---|------------------------|
| RED    | Combined                                         | → | Private Sewer Transfer |
| GREEN  | Surface Water                                    | → | Lateral Drain          |
| BROWN  | Foul                                             | → | Inspection Chamber     |
| Purple | Former S24 sewers (for indicative purposes only) |   |                        |

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases, pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dŵr Cymru Cyllyngrdy (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the basis of the best information available and to the best of its knowledge and belief. The accuracy of the information is not guaranteed and the Company is not responsible for any loss or damage caused by reliance on the information. The information is provided for general guidance only and is not intended to be used as a basis for any legal proceedings. The information is provided for general guidance only and is not intended to be used as a basis for any legal proceedings.

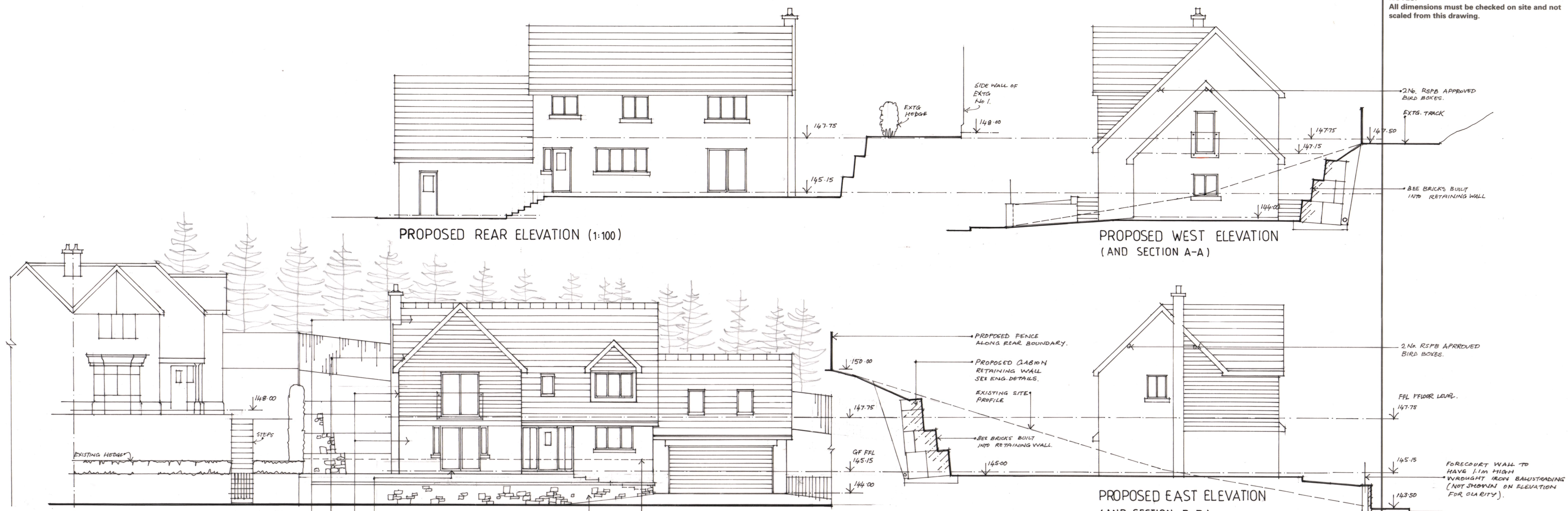
Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Map Ref: 282588,195214  
Map scale: 1:3000  
Printed by: Vefa Fox  
Printed on: 06 Aug 2025

**Appendix D    Development Plan**



**Description of External materials**

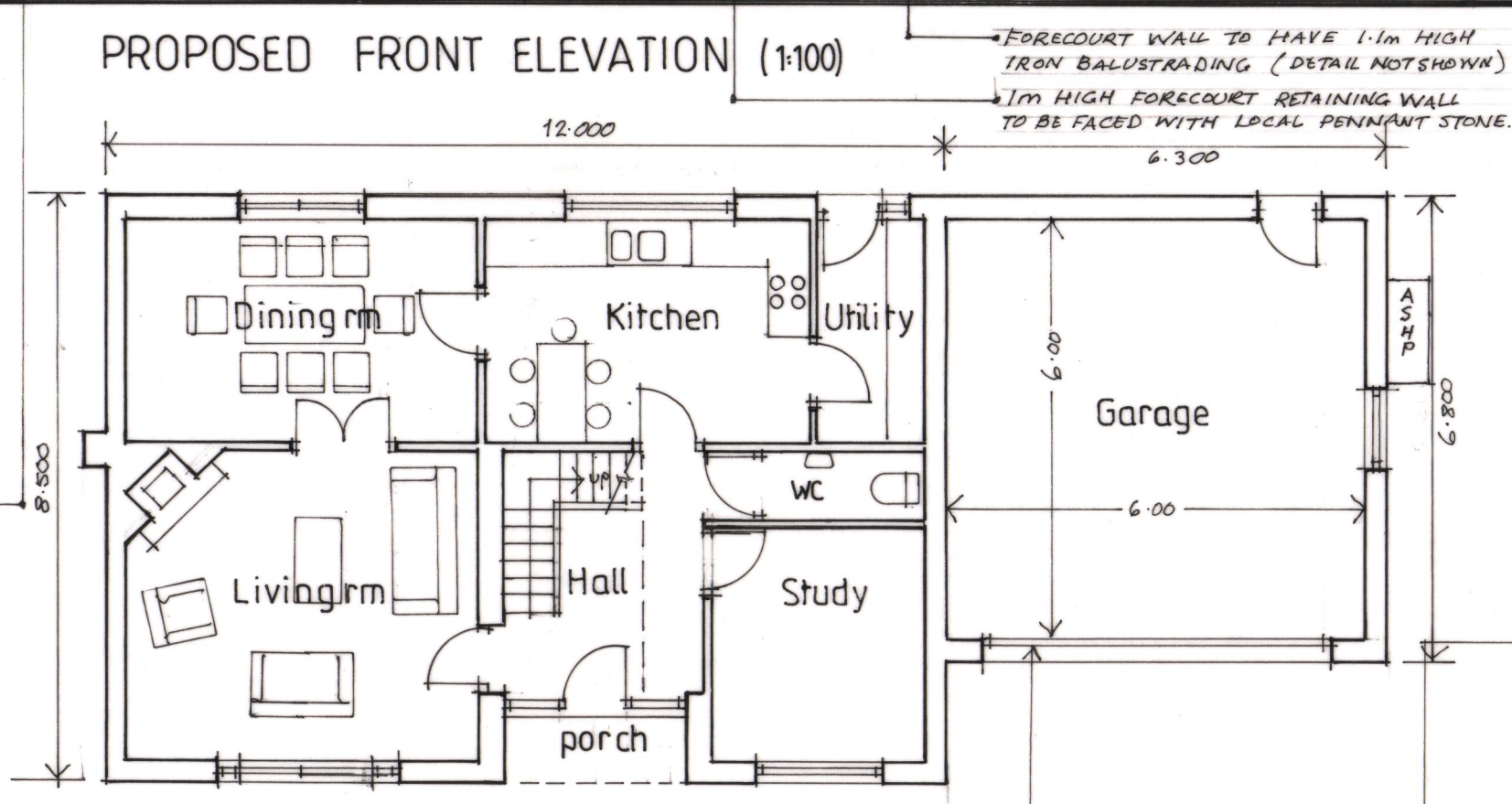
ROOF:- MAN-MADE SLATE AS MARLEY WESTERLAND WITH TERRACOTTA RIDGE TILES.

FASCIAS, VERGES & SOFFITS:- ANTHRACITE COLOURED UPVC WITH BLACK RAIN WATER GOODS.

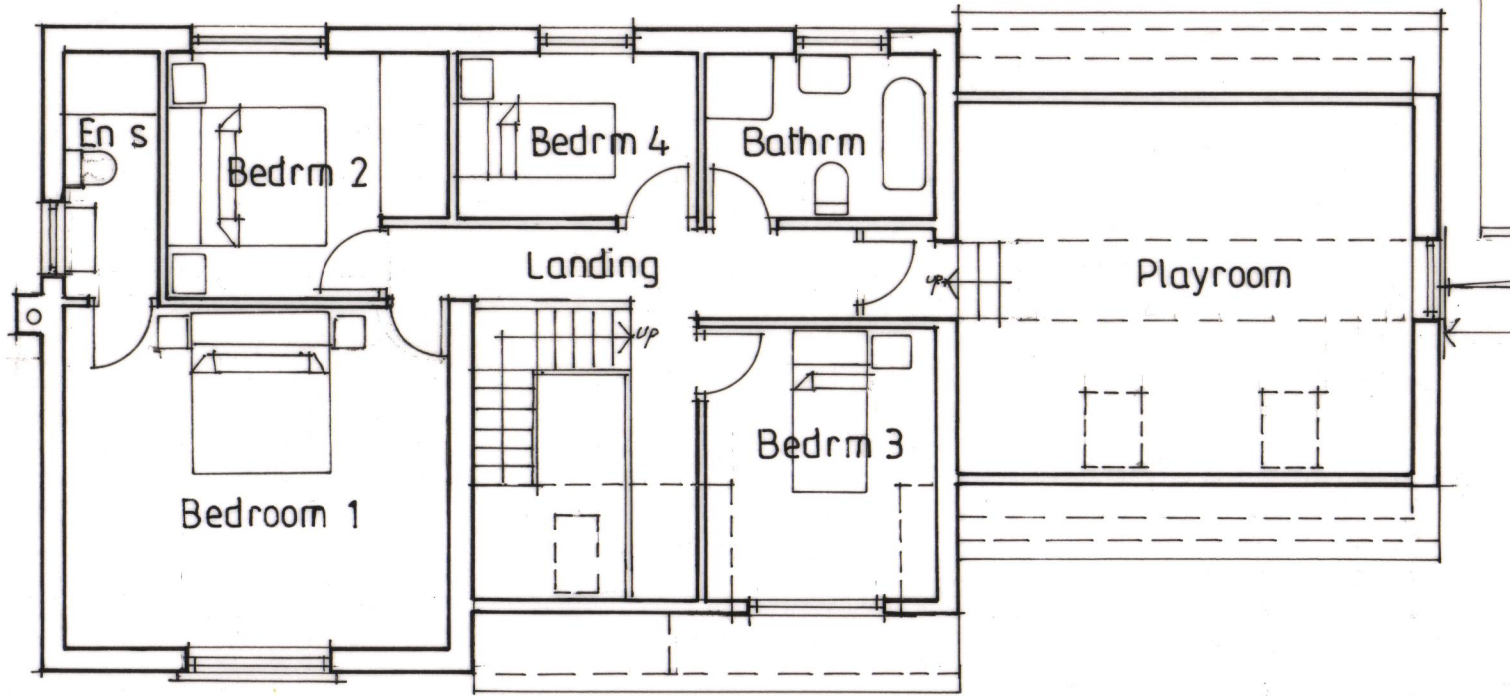
WALLS:- WHITE SMOOTH COLOURED RENDER WITH RED BRICK PLINTH + SILLS + CHIMNEYS.

CABLE FEATURE TO HAVE CEDRAL OR SIMILAR BOARDING (COLOUR CHERT).

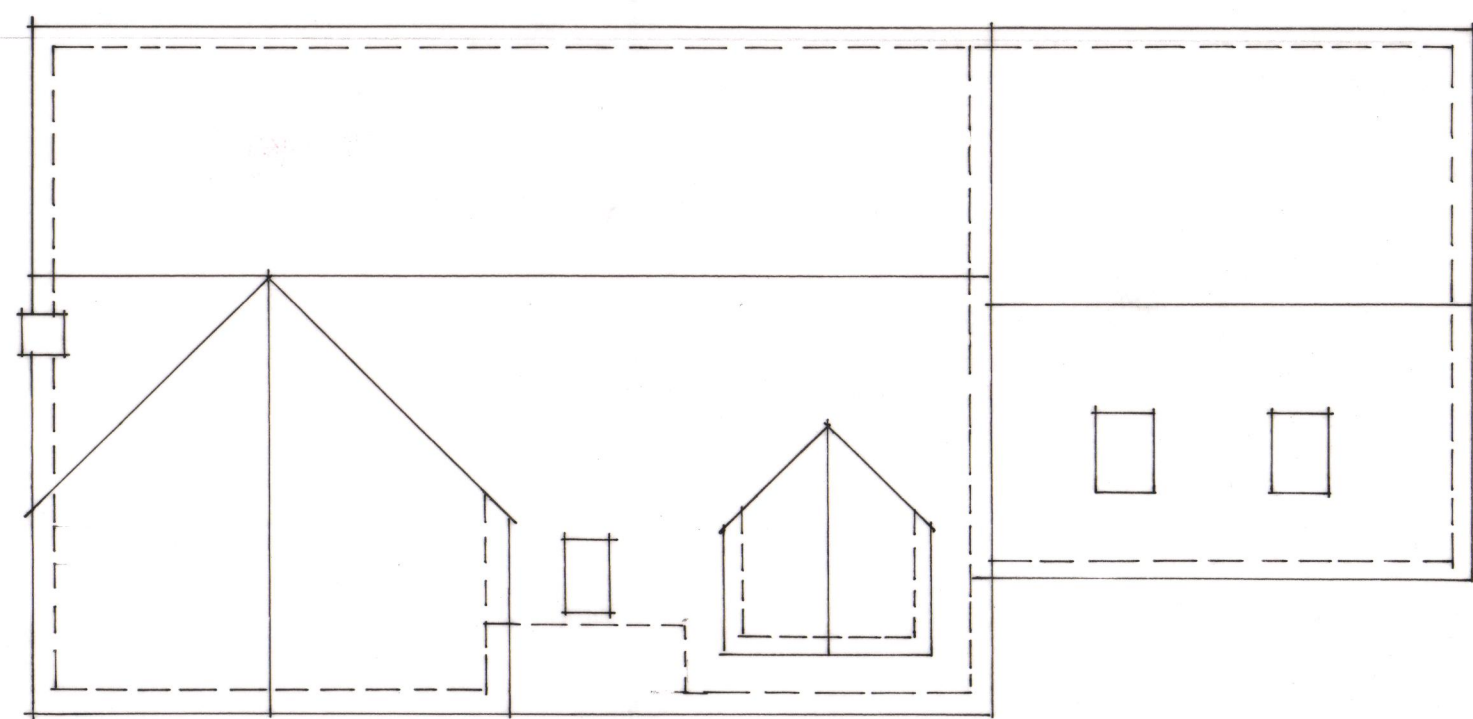
WINDOWS / DOORS:- ANTHRACITE UPVC DOUBLE CHAMFER UNITS WITH COMPOSITE FRONT DOOR.



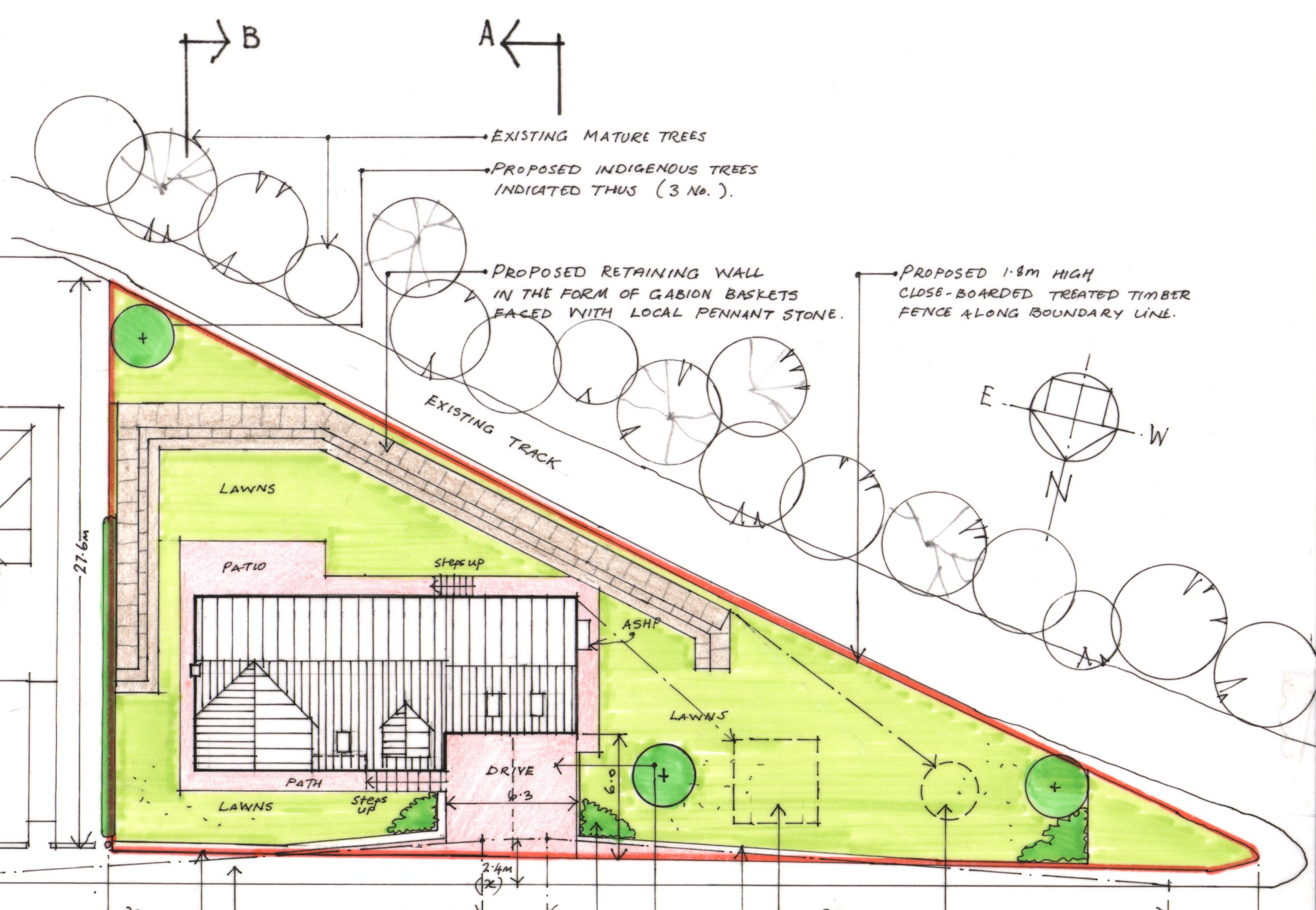
PROPOSED GROUND FLOOR PLAN (1:100) at A1



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED SITE PLAN (1:250) at A1

NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

2 No. RSPB APPROVED BIRD BOXES.

EXTS. TRACK

88E BRICKS BUILT INTO RETAINING WALL

2 No. RSPB APPROVED BIRD BOXES.

FEL FLOOR LEVEL.

147.75

145.15

FORECOURT WALL TO HAVE 1.1m HIGH WROUGHT IRON BALUSTADING (NOT SHOWN ON ELEVATION FOR CLARITY).

143.50

| Date | Revisions |
|------|-----------|
|      |           |

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Client  
**Mr Wayne Rowles**

Job Title  
**Proposed Dwelling at Land adjacent to no.1 Percy Rd., Cynonville, Port Talbot, SA13 3HL.**

Drawing Title  
**Proposed Floor plans, Elevations and Site plan.**

Architect  
**Kevyn Davies**

Scale  
**1:100 1:250 at A1**

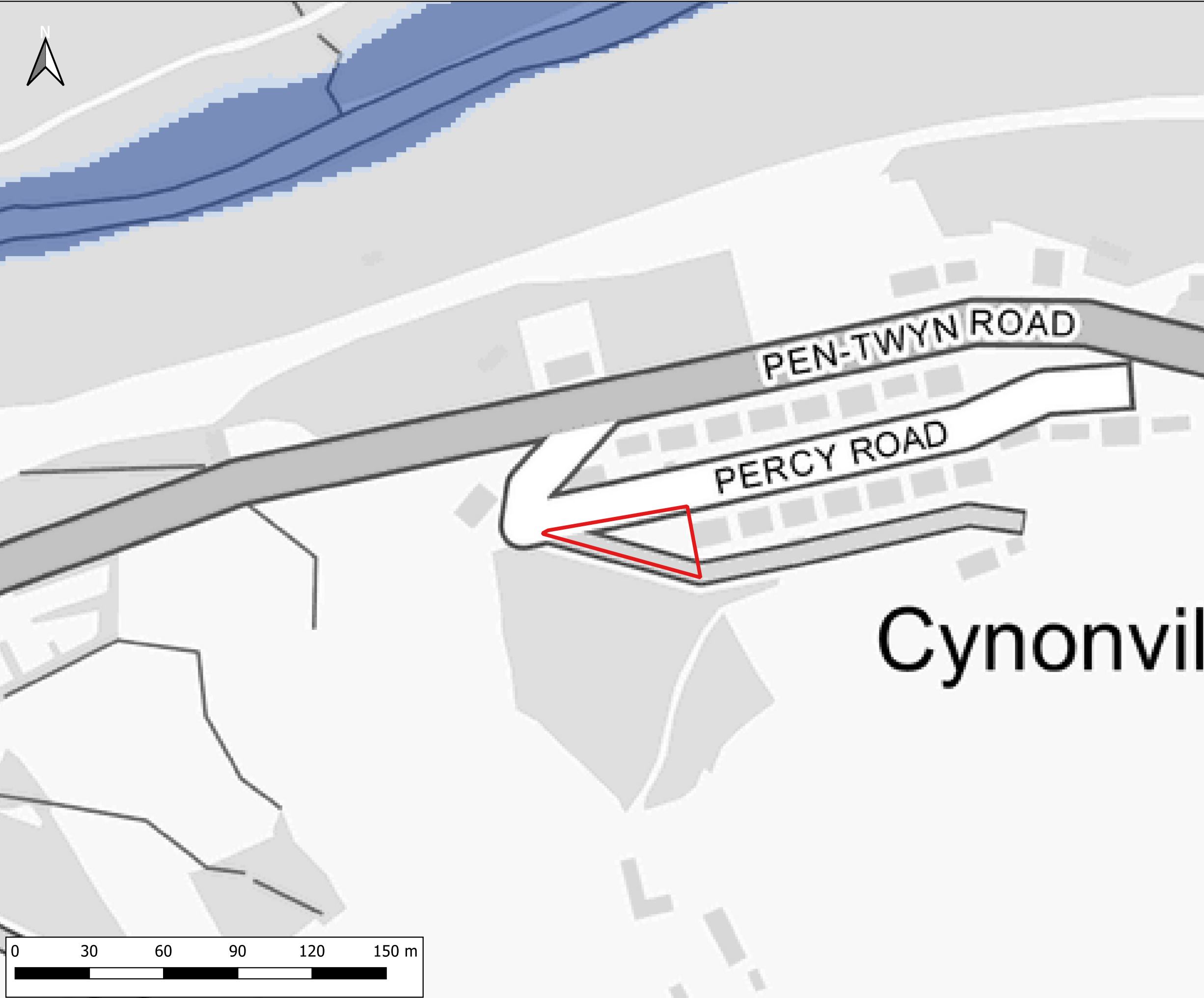
Date  
**june 2025**

Drawn by  
**KD**

Dwg No.  
**AR 01**

Rev.

**Appendix E    NRW Flood Maps**



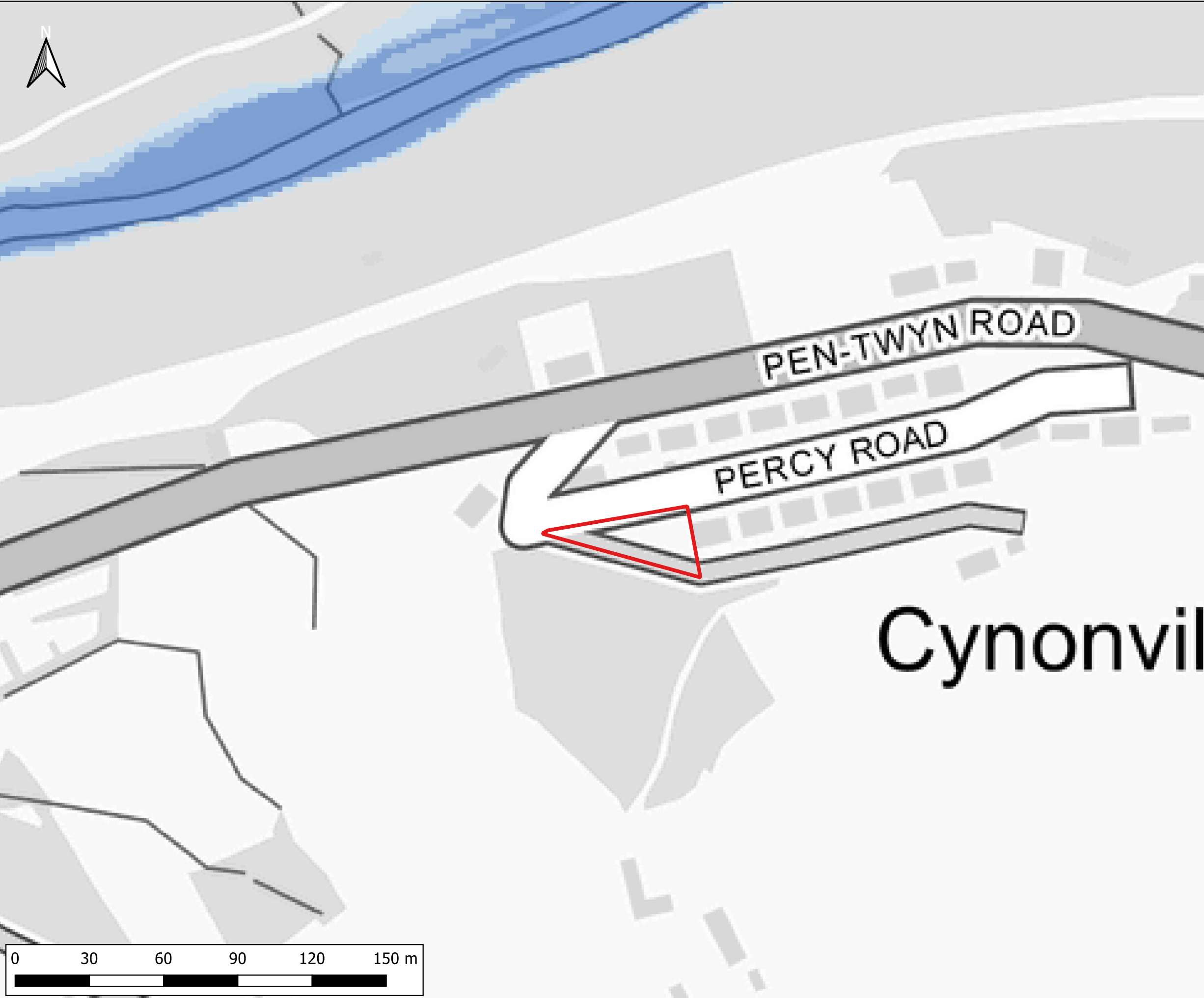
Notes:  
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.  
2) Flood Zone 3 displays the extent of flooding from rivers with a 1% AEP or greater of flooding in a given year including and allowance for climate change and the sea with a 0.5% AEP or greater of flooding in a given year including and allowance for climate change  
3) Flood Zone 2 displays the extent of flooding from rivers with a less than 1% AEP but greater than or equal to 0.1% AEP of flooding in a given year including and allowance for climate change and the sea with a less than 0.5% AEP but greater than or equal to 0.1% AEP of flooding in a given year including an allowance for climate change

LEGEND

- Site Boundary
- TAN15 Defended Zones
- Flood Map for Planning
  - Flood Zone 1
  - Flood Zone 2
  - Flood Zone 3



|                                                                                                            |                |                 |                             |
|------------------------------------------------------------------------------------------------------------|----------------|-----------------|-----------------------------|
| CLIENT:<br>N E Way Property                                                                                |                |                 |                             |
| <br>www.waterco.co.uk |                |                 |                             |
| SCHEME:<br>Percy Rd, Port Talbot                                                                           |                |                 |                             |
| PLOT TITLE:<br>NRW Flood Map for Planning (Rivers and Sea)<br>Data published May 2025                      |                |                 |                             |
| PLOT STATUS:<br>FINAL                                                                                      |                |                 | DATE:<br>09-09-2025         |
| DRAWN:<br>HW                                                                                               | CHECKED:<br>AW | APPROVED:<br>NJ | PLOT SCALE AT A3:<br>1:1500 |
| PLOT NAME:<br>16998_NRW_FmFP                                                                               |                |                 | REVISION:<br>-              |



Notes:  
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

**LEGEND**

Site Boundary

Flood Zones - Rivers

Flood Zone 1

Flood Zone 2

Flood Zone 3

CLIENT:

N E Way Property

www.waterco.co.uk

SCHEME:

Percy Rd, Port Talbot

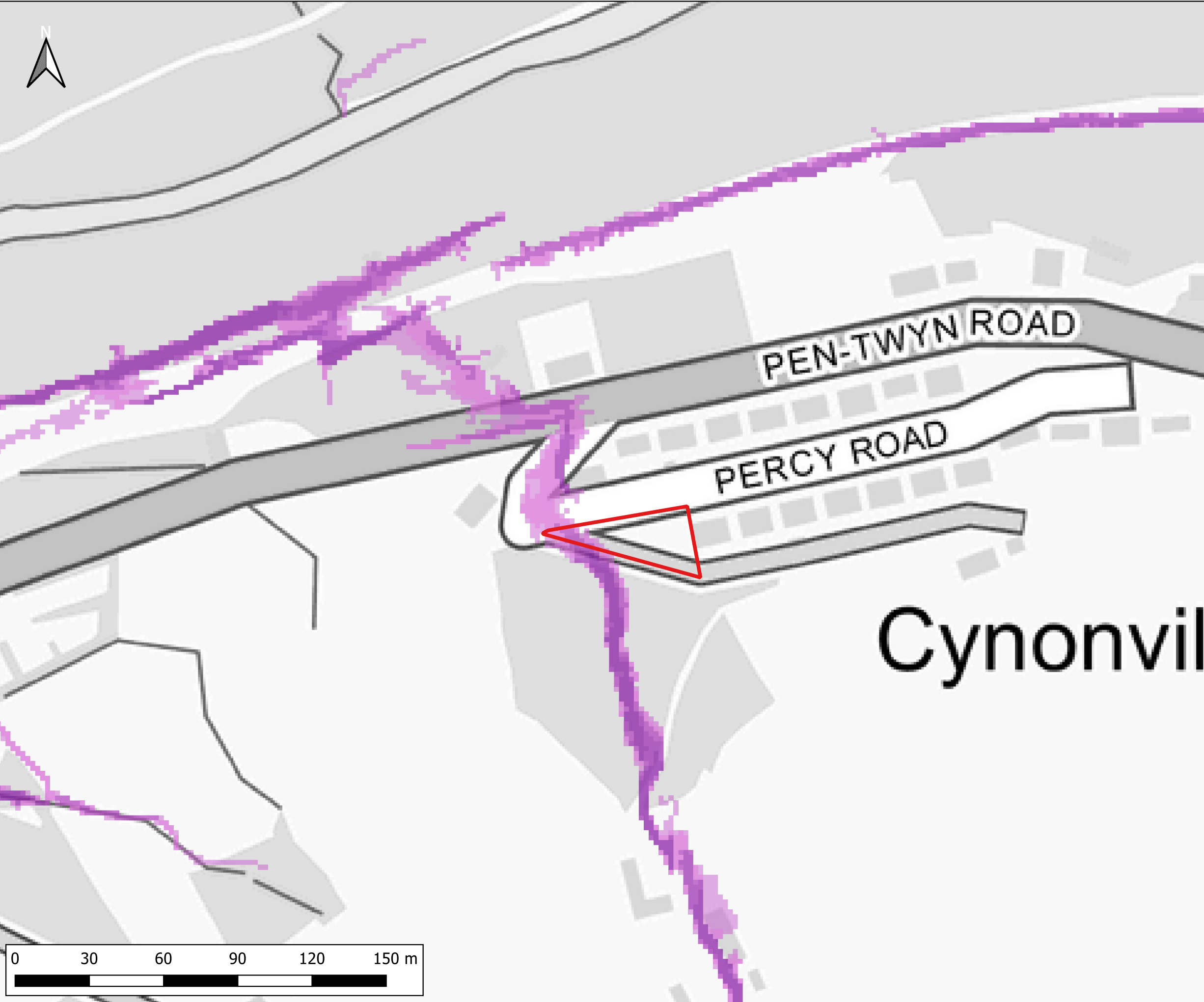
PLOT TITLE:

NRW Flood Zones - Rivers  
Data published May 2025

|              |  |  |            |
|--------------|--|--|------------|
| PLOT STATUS: |  |  | DATE:      |
| FINAL        |  |  | 09-09-2025 |

|        |          |           |                   |
|--------|----------|-----------|-------------------|
| DRAWN: | CHECKED: | APPROVED: | PLOT SCALE AT A3: |
| HW     | AW       | NJ        | 1:1500            |

|                              |           |
|------------------------------|-----------|
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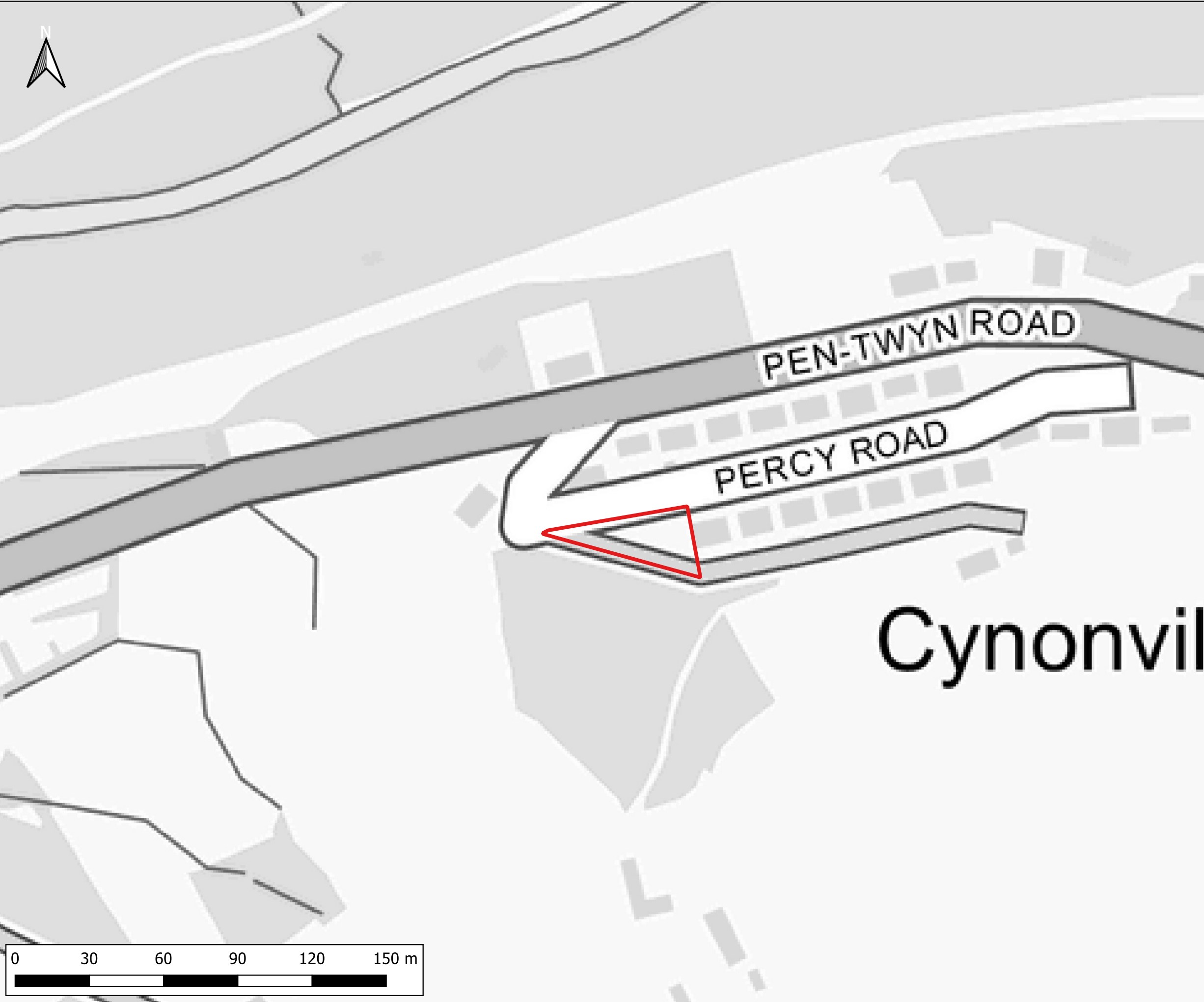


Notes:  
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

**LEGEND**

- Site Boundary
- Flood Zones - Surface Water & Small Watercourses
  - Flood Zone 1
  - Flood Zone 2
  - Flood Zone 3

|                                                                                                |                |                 |                             |
|------------------------------------------------------------------------------------------------|----------------|-----------------|-----------------------------|
| CLIENT:<br>N E Way Property                                                                    |                |                 |                             |
| <br>www.waterco.co.uk                                                                          |                |                 |                             |
| SCHEME:<br>Percy Rd, Port Talbot                                                               |                |                 |                             |
| PLOT TITLE:<br>NRW Flood Zones - Surface Water & Small Watercourses<br>Data published May 2025 |                |                 |                             |
| PLOT STATUS:<br>FINAL                                                                          |                |                 | DATE:<br>09-09-2025         |
| DRAWN:<br>HW                                                                                   | CHECKED:<br>AW | APPROVED:<br>NJ | PLOT SCALE AT A3:<br>1:1500 |
| PLOT NAME:<br>16998_NRW_Flood_Zones_Surface_Water                                              |                |                 | REVISION:<br>-              |



Notes:  
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

**LEGEND**

▮ Site Boundary

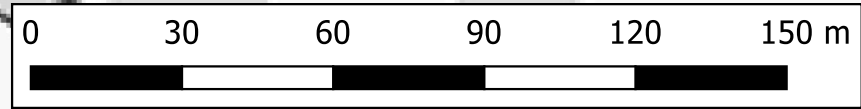
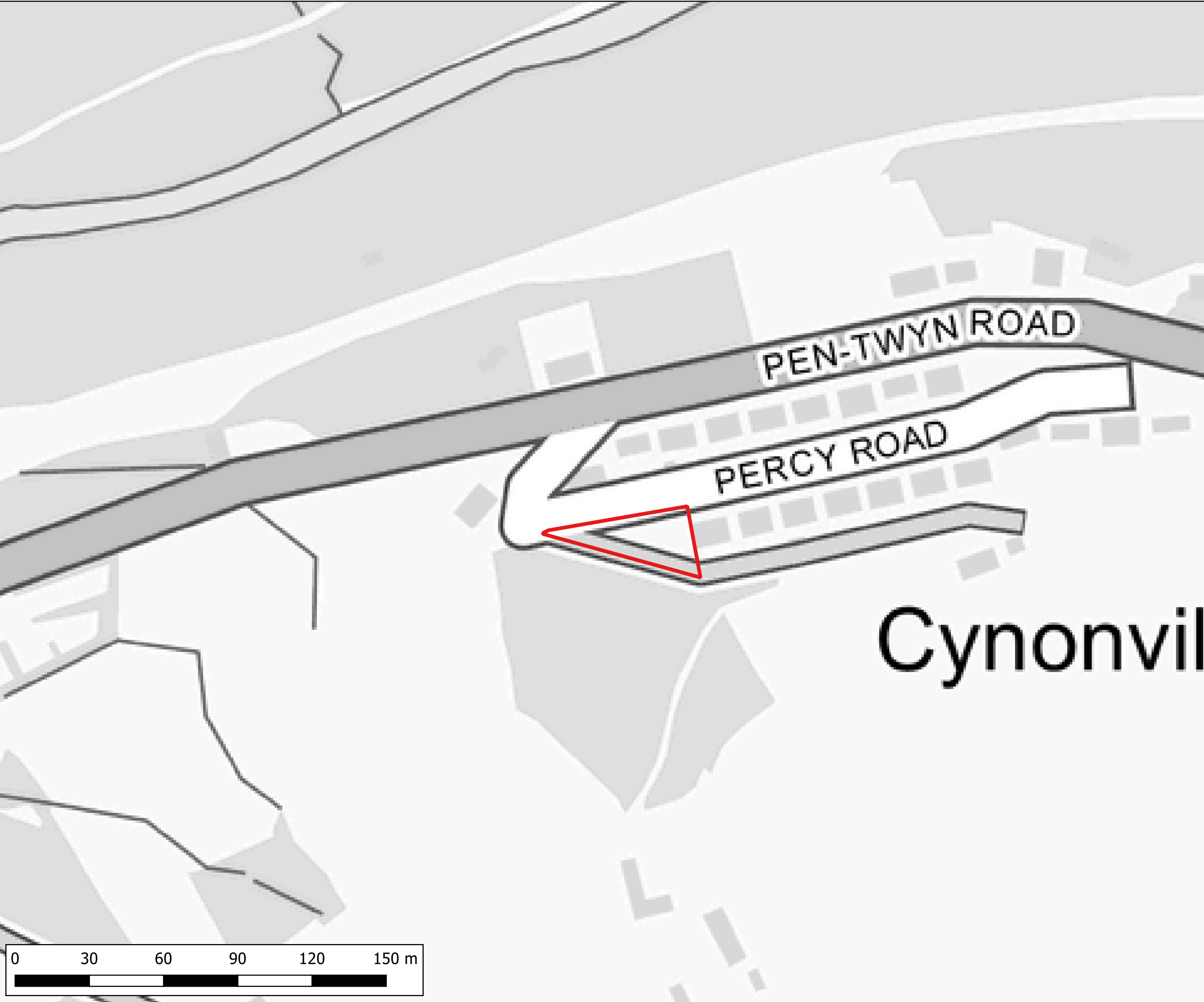
Flood Zones - Sea

▮ Flood Zone 1

▮ Flood Zone 2

▮ Flood Zone 3

|                                                                                                            |          |           |                   |
|------------------------------------------------------------------------------------------------------------|----------|-----------|-------------------|
| CLIENT:                                                                                                    |          |           |                   |
| N E Way Property                                                                                           |          |           |                   |
| <br>www.waterco.co.uk |          |           |                   |
| SCHEME:                                                                                                    |          |           |                   |
| Percy Rd, Port Talbot                                                                                      |          |           |                   |
| PLOT TITLE:                                                                                                |          |           |                   |
| NRW Flood Risk from the Sea<br>Data published May 2025                                                     |          |           |                   |
| PLOT STATUS:                                                                                               |          |           |                   |
| FINAL                                                                                                      |          |           |                   |
| DATE:                                                                                                      |          |           |                   |
| 09-09-2025                                                                                                 |          |           |                   |
| DRAWN:                                                                                                     | CHECKED: | APPROVED: | PLOT SCALE AT A3: |
| HW                                                                                                         | AW       | NJ        | 1:1500            |
| PLOT NAME:                                                                                                 |          |           | REVISION:         |
| 16998_NRW_Flood_Zones_Sea                                                                                  |          |           | -                 |



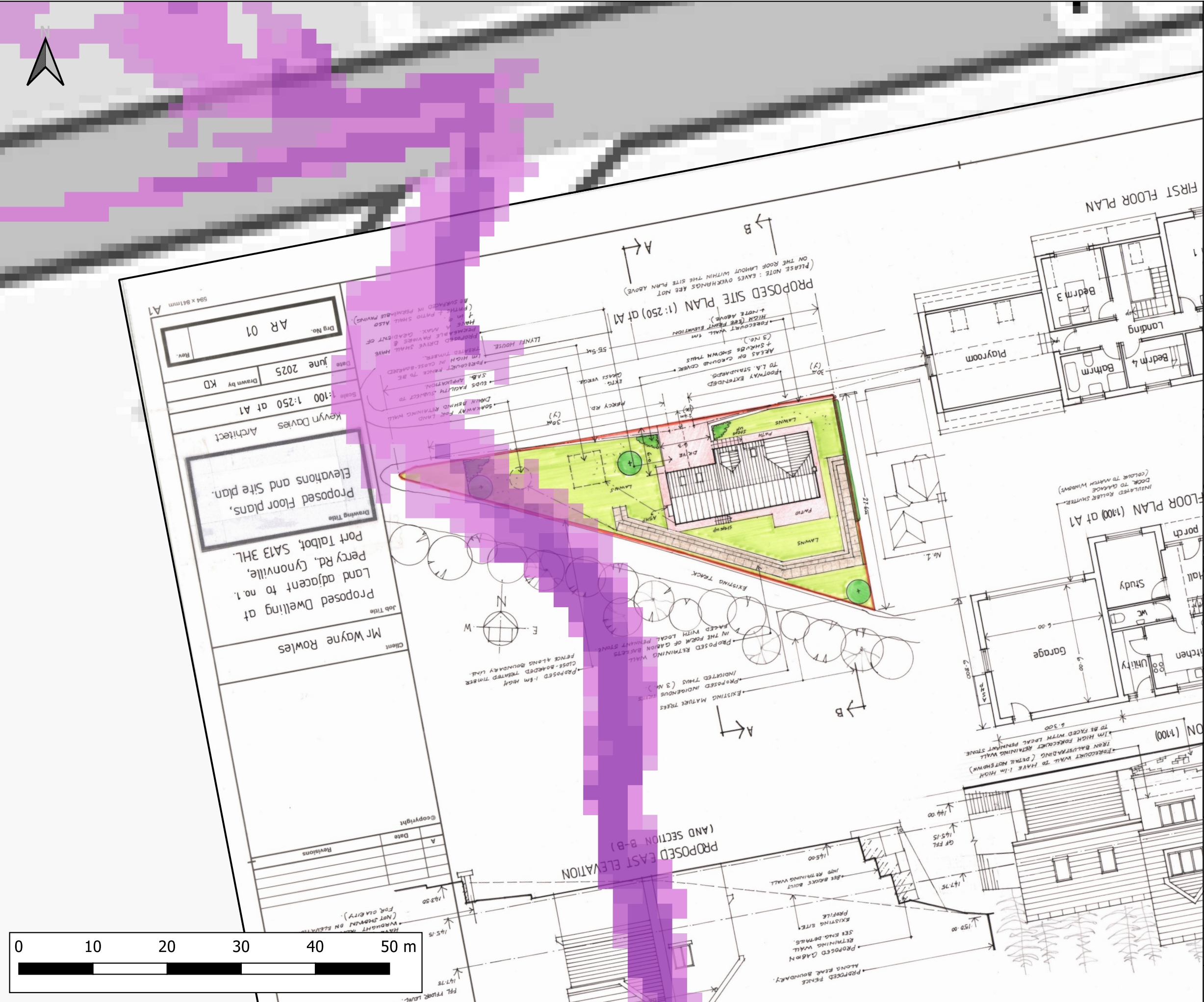
Notes:  
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

LEGEND

- Site Boundary
- NRW Recorded Flood Extents



|                                                                      |                |                 |                             |
|----------------------------------------------------------------------|----------------|-----------------|-----------------------------|
| CLIENT:<br>N E Way Property                                          |                |                 |                             |
| <a href="http://www.waterco.co.uk">www.waterco.co.uk</a>             |                |                 |                             |
| SCHEME:<br>Percy Rd, Port Talbot                                     |                |                 |                             |
| PLOT TITLE:<br>NRW Recorded Flood Extents<br>Data published May 2025 |                |                 |                             |
| PLOT STATUS:<br>FINAL                                                |                |                 | DATE:<br>09-09-2025         |
| DRAWN:<br>HW                                                         | CHECKED:<br>AW | APPROVED:<br>NJ | PLOT SCALE AT A3:<br>1:1500 |
| PLOT NAME:<br>16998_NRW_Recorded_Flood_Extents                       |                |                 | REVISION:<br>-              |



Notes:  
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

**LEGEND**

- Site Boundary
- NRW Flood Zones
- Surface Water and Small Watercourses
- Flood Zone 3
- Flood Zone 2

CLIENT:  
N E Way Property

SCHEME:  
Percy Rd, Port Talbot

PLOT TITLE:  
NRW Flood Zones - Surface Water and Small Watercourses Development Plan Overlay

PLOT STATUS:  
FINAL

DATE:  
09-09-2025

DRAWN:  
HW

CHECKED:  
AW

APPROVED:  
NJ

PLOT SCALE AT A3:  
1:500

PLOT NAME:  
16998\_NRW\_SW\_Overlay

REVISION:  
-