LUTRA CONSULTANCY

Flood Consequences Assessment (FCA) For:

Cardonnel Court Nursing Home,
Cardonnel Road,
Neath,
SA10 6BS

Prepared for: QUORUM Consulting Engineering

October 2025

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1 LIMITATIONS

The FCA is prepared in support of a planning application and is for exclusive benefit of The Client. It may not be assigned to or relied upon by third party without agreement in writing.

All comments and proposals contained in this report, including any conclusions, are based on information available during investigations. The conclusions drawn below, could therefore differ if the information is found to be inaccurate or misleading. Lutra Consultancy accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme.

Except as otherwise requested by the client, Lutra Consultancy is not obliged to and disclaims any obligation to update the report for events taking place after: -

The date on which this assessment was undertaken, and the date on which the final report is delivered.

All the Natural Resources Wales (NRW) mapping data used is under special license. Data is current as of the issue date of this report and is subject to change.

The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

All the Natural Resources Wales (NRW) mapping data used is under special license. Data is current as of the issue date of this report and is subject to change. The most current information for the areas is reviewed using QGIS software calibrated to Ordinate Survey mapping and is considered accurate for the purposes of this report.

The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

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1.1 Purpose of the Report

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. The report has been prepared in accordance with the guidance contained in Planning Policy Wales (PPW) and Technical Advice Note 15 (TAN15): Development and Flood Risk. This report has been prepared in consultation with Natural Resources Wales (NRW).

1.2 Relevant Documents

- The FCA has been informed by the following documents:
- Planning Policy Wales Technical Advice Note 15: DEVELOPMENT AND FLOOD RISK
- Welsh Government Consultation Document Technical Advice Note 15: Development, flooding coastal erosion.

2 INTRODUCTION

Lutra Consultancy has been instructed by Joel Saunder from Quorum Consulting Engineers "The Client" to undertake a Flood Consequences Assessment (FCA) for the proposed redevelopment of Cardonnel Court Nursing Home, Cardonnel Road, Neath, SA10 6BS.

Easting: 272781 Northings: 196775

The existing Brownfield site was a 2 storey nursing home with parking and gardens. Refer to Existing Site Plan, Appendix A.

2.1 Site Location

The site is located off Cardonnel Road with a railway line along the southeast boundary. 150m south-east of the site is the Tennant Canal and another 100m past this is the River Neath. The development is situated in the greater residential area of Neath. Refer to Figure 1 & 2.

Figure 1: Data Maps Wales Topographical Survey Site Maps

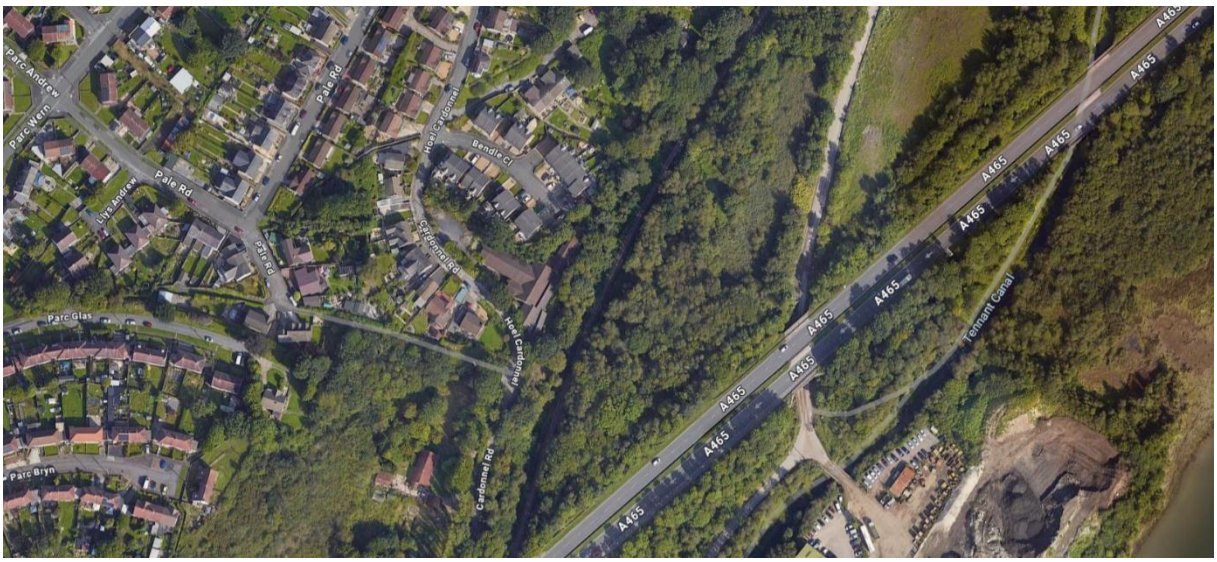


Figure 2: Google Maps Satellite Site Location

2.2 Existing Topography

A topographical survey has been completed for the site which has accurately located a small land drain that runs along the northern boundary of the site. This is seen to following the local topography which naturals falls from northwest to southeast. Refer to Figure 3 below.

Level change from 25m AOD down to 18m AOD over a length of approximately 80m which gives a typical gradient of 1 in 11.

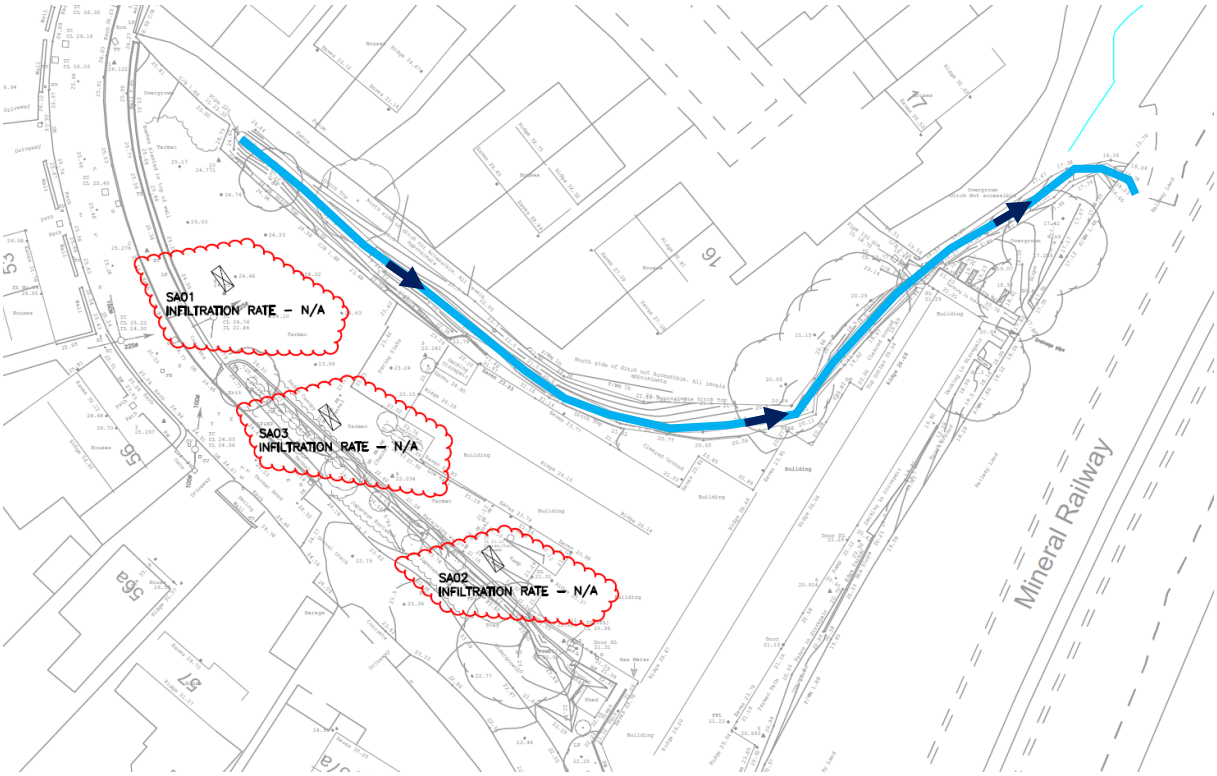


Figure 3: Topographical survey with direction of land drainage.

Cardonnel Road is raised above the site and at the lower end of the property is in line with the first floor of the existing building. Trees and hedges separate the property from the highway via an embankment. To the north of the site a new residential development is also set slightly higher than the site.

2.3 Proposed Development

The proposed development is a new nursing home, built over the footprint of the old nursing home. The arrangement of the building and car park will remain with a small reducing in the overall footprint of the building from 1030m^2 down to 680m^2 (34% decrease). This will result in an increase in external space on site.

As a result of this the reduced building footprint allows for a large car park and a new landscaping layout, external balconies and storage space for the site. Levels on site will seek to retain the existing arrangement and will not alter or impact the existing land drainage.

Refer to Figure 4 below for the site boundary comparing the old and new building footprints. Additionally refer to Appendix A for the proposed building arrangement and sections.

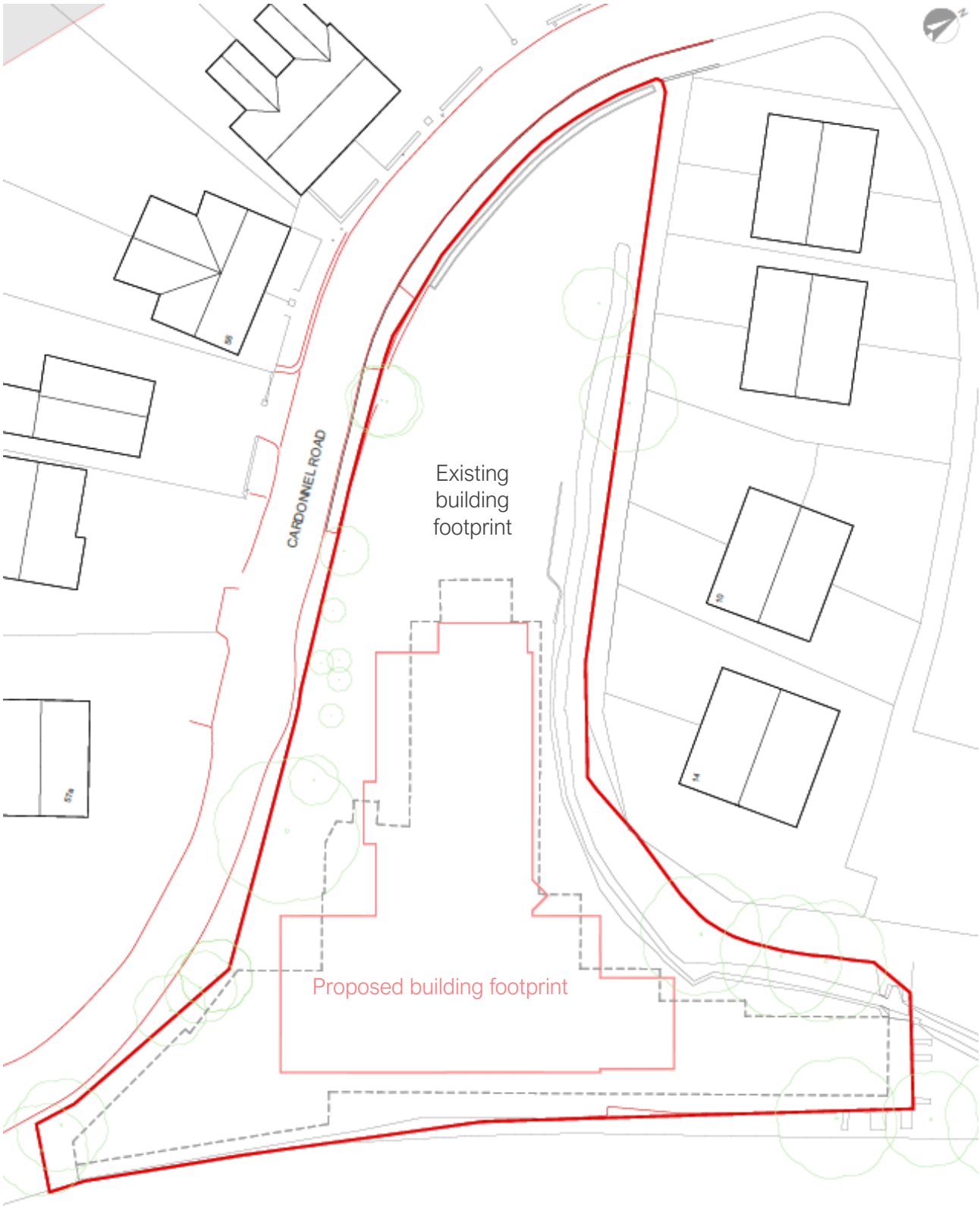


Figure 4: Site Plan Comparing Existing and Proposed building footprints

3 FLOOD ASSESSMENT FOR PLANNING

3.1 Flood Zone Definition

NRW Flood Maps for Planning (FMP) are considered the starting point for flood review for planning. (https://flood-map-for-planning.naturalresources.wales/) These maps have been interrogated for all events using the detailed view and the results have been added to Appendix B NRW Flood Maps and Flood Data.

These maps are separated into Flood zones defined in the TAN 15 section 5 figure 2, described in Table 1 below.

Zone	Flooding from Rivers	Flooding from the Sea	Flooding from Surface Water & Small Watercourses
1	Less than 1 in 1000 (0.1%) (plus climate change) change of flooding in a given year.		
2	Less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change	Less than 1 in 200 (0.5%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change	Less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change
3	A greater than 1 in 100 (1%) chance of flooding in a given year, including climate change	A great than 1 in 200 (0.5%) chance of flooding in a given year, including climate change	A greater than 1 in 100 (1%) chance of flooding in a given year, including climate change
TAN 15 Defended Zones	Areas where flood risk management infrastructure provides a minimum standard of protection against flooding from rivers of 1:100 (plus climate change and freeboard)	Areas where flood risk management infrastructure provides a minimum standard of protection against flooding from the sea of 1:200 (plus climate change and freeboard)	Not applicable

Table 1: TAN 15 "Figure 2 - Definition of Flood Map for Planning flood zones"

3.2 Flood Zone Results

Surface water and small watercourse **Flood Zone 2 & 3** are shown on site around the footprint of the existing building as per the NRW FMP.

No River or Sea flooding is present on site. Nor is any Reservoir Flooding shown either.

The development does not benefit from any flood defences

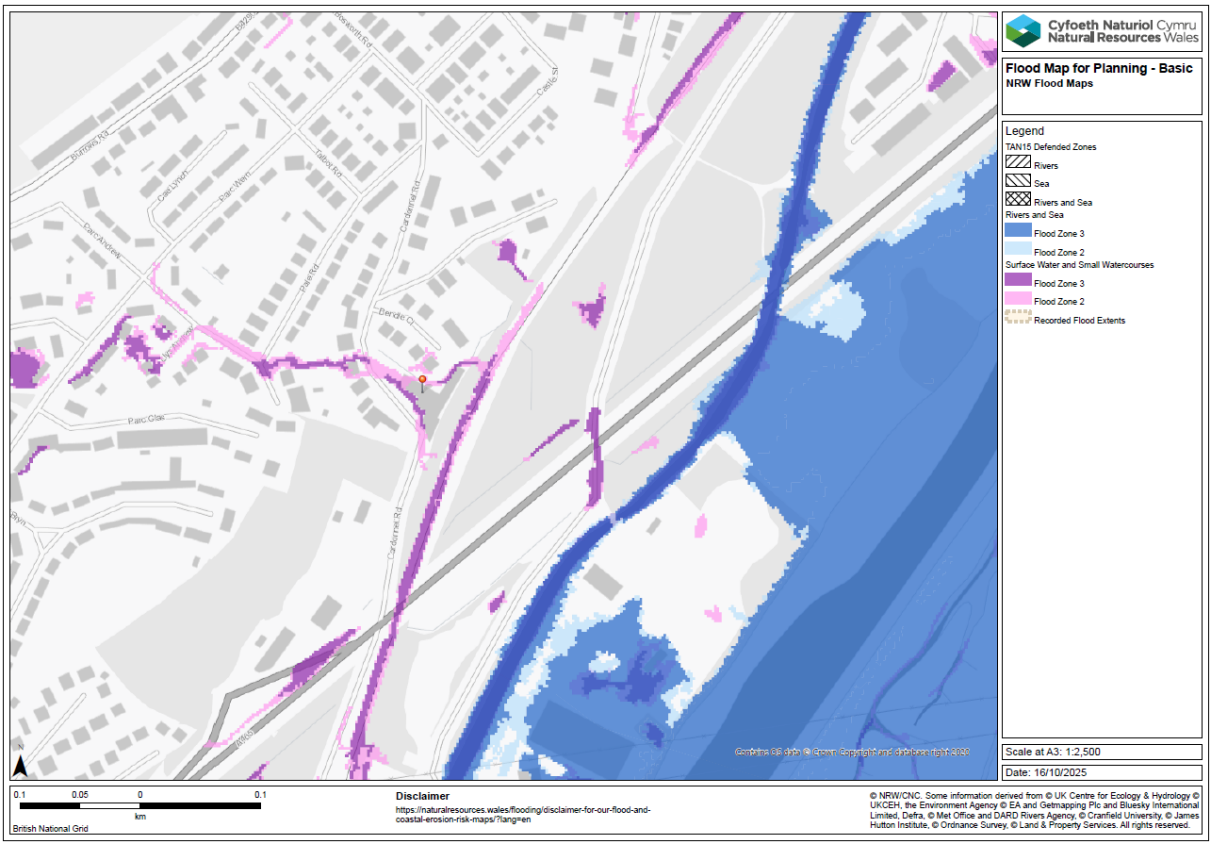


Figure 5: FMP with proposed property represented by red pin

3.3 Development Vulnerability Categories

The proposed development is a residential dwelling, classified as a **'Highly vulnerable development'** in accordance with Section 9 Figure 4 – Development vulnerability categories, of the Welsh Government's TAN15.

TAN 15 Section 10 defines the following requirement which need to all be met for River, Sea and Surface Water – Flood Zone 3 being an acceptable risk for 'Highly vulnerable developments". Refer to Table 2 below.

Development Types	*Highly vulnerable developments.*
Development Advice	Plan allocations and applications for all development can only proceed subject to justification in accordance with section 6 and acceptability of consequences in accordance with section 7 and Appendix 1.
Planning Requirements	• Application of justification test (section 6), including acceptability of consequences (section 7 and appendix 1) • Refer to surface water requirements
Acceptability Criteria	• Acceptable consequences for nature of use • Flood defences adequate • Agreement for construction and maintenance costs secured • Occupiers aware of flood risk • Escape/evacuation routes present • Effective flood warning provided • Flood emergency plans and procedures • Flood resistant design • No increase in flooding elsewhere

Table 2: Rivers and Sea – DAM C1 "Summary of policy requirements"

4 JUSTIFYING THE LOCATION OF DEVELOPMENT

Welsh Government TAN 15 defines the requirements for new development located within flood zones, so that planning authorities can be satisfied that the location is justified.

Where possible lower risk development zone should be prioritised over higher risk locations.

4.1 Justification Test – TAN 15 Defended Zones

Development will be justified in TAN 15 Flood Zone 3 if;

1. *Its location meets the definition of previously developed land*

   And

2. *The potential consequences of flooding events for the particular type of development have been considered and found to be acceptable in accordance with the criteria contained in section 11 (consequences test).*

The site is a residential nursing home development which will be replacing a much needed service in the area that has been lost due to the poor condition of the previous nursing home. The development would continue to serve the community close to the centre of Neath. Local emergency services and transport links are already in place to support this development and can continue to do so.

Therefore, the proposed development meets the definition of the previously developed land. Refer below for consequence test.

See Section 6 for Flood Results & 7 for Mitigations and Recommendations.

5 ACCEPTABILITY OF FLOODONSEQUENCES

It is the purpose of this report to identify and quantify all these risks to inform the planning authority, in its decision making and determine if there is acceptable consideration is given to the consequences to allow the development to be proceed. Whether a development should proceed or not will depend upon whether the consequences of flooding can be safely managed, including its effects on flood risk elsewhere. It is not appropriate to permit new development in areas subject to significant flood depths or velocities or where safe access or egress cannot be achieved.

It is the purpose of this Flood Consequence Assessment to establish if suitable avoidance and mitigation measures can be incorporated. Any measures must be in line with local planning polices and sympathetic to emergency services and local authority measures.

5.1 Consequence test

The consequence test can be separated down into two main criteria which need to be met for any new development to be permitted. These are set out in the Welsh Government TAN 15 in Figures 5 & 6

Vulnerability Categories		Flooding Event Type	
		Rivers	Sea
Highly vulnerable development	Emergency services (command centres and hubs)	0.1% + CC (1 in 1,000 years)	0.1% + CC (1 in 1,000 year)
	All other types	1% + CC (1 in 100 years)	0.5% + CC (1 in 200 year)
Less vulnerable developments Water compatible development (limited to those build elements of development that may be occupied by people)		1% + CC (1 in 100 years)	0.5% + CC (1 in 200 year)

Table 3: TAN 15 "Figure 6 – Flood events in which development must be flood-free"

Types of development	Maximum depth of flooding (mm)	Maximum velocity of flood waters (m/sec)
Highly vulnerable development	600	0.15
Less vulnerable developments Infrastructure associated with highly vulnerable developments e.g car parks, access, paths and roads Water compatible development (limited to those build elements of development that may be occupied by people)	600	0.3

Table 4: TAN 15 "Figure 7 – Tolerable conditions in an extreme flood event. 0.1%"

The proposed site is a "highly vulnerable development" and therefore needs meet the following criteria set out in table 3 & 4 above. Refer to Section 6 below for flooding assessment and criteria results.

6 SOURCES OF FLOODING AND PROBABILITY

6.1 River

The site is approximately 250m from the River Neath and is shown to be flood free from 'River and Sea' as per the FMP. Refer to Figure 5 above.

It can be concluded that the site has a very low risk of River flooding.

6.2 Sea

The site is approximately 250m from the River Neath which is a tidal river and is shown to be flood free from 'River and Sea' as per the FMP. Refer to Figure 5 above.

It can be concidered that the site has a very low risk of Sea flooding.

6.3 Surface Water & Small Watercourse

Surface water flooding occurs around the building showing flooding Zones 2 & 3.

Figure 6: Existing & Proposed Footprint over FMP Surface Water Flood mapping

Flood Zone 3 displays the extent of flooding for 1% (1 in 100 year) change or greater of happening in any given year, including an allowance for climate change.

Flood Zone 2 displays the extent of flooding for 0.1% (1 in 1000 year) change or greater of happening in any given year, including an allowance for climate change.

The proposed building, like the existing building is shown to be flood free and the proposed footprint is 34% smaller pulling the building away from the flooding on site. Refer to Figure 6 above.

As such the property will meet the Consequence Test requirements of being flood free for all events. Access around the property will be limited as water will pool in the car park and around the external areas on site.

No modelling information for surface water flooding is available, therefore more detailed assessment on flood depth or velocities cannot accurately be determined. However, when compared to the topographical levels on site it appears that water levels rise to a depth of 0.5m along the southern boundary at the Flood Zone 3. Within the car park and Flood Zone 2 areas this is reduce to a depth of 0.3m or less and velocities are expected to be slow (>0.3m/s). This level of flooding is expected to be a 'Danger for some' (As per TAN 15 Figure 7 Flood Hazard Matrix) within the car park. Emergency services should be safe to access the site at any time.

Flooding will naturally drain towards the land drainage which will not be affected by the proposed works. Ground levels and proposed surface water drainage systems will ensure exceedance flows continue to drain towards this low point on the site. Ensuring that flood waters continue along the existing known routes.

It can be concluded that the site has a low risk of surface water flooding.

6.4 Sewer Flooding

DCWW records have not been made available for this review. However existing topographical survey information has located and identifies the direction of the existing drainage which runs through the northern car park. The sewer was found to be a 225mm dia outlet that likely serves a number of properties upstream as well as the highway gullies. One road gully in particular is located at the site entrance.

Should the sewer block or collapse then the potential flood waters are likely to pond in the car park before running towards the existing land drain. A direct result of a failure of this network would be surcharging within the private network causing flooding by the property. As such it is recommended that the private surface water drainage is kept separate from the foul and directed towards the existing land drainage via a new headwall. The foul drainage will be the only remaining connection. This will reduce the risk of surcharging and the onus on the public network.

It can be concluded that the site has a low risk of sewer flooding.

6.5 Groundwater Flooding

Groundwater flooding can occur when subterranean water levels rise above ground or normal levels. Prolonged heavy rainfall or flash flooding following droughts can result in abnormal ground water flows and flooding. Ground water likely drains to the existing land drainage but may contribute to surface water flooding. Refer to surface water flooding section 6.3 above for more information.

It can be concluded that the site has a low risk of ground water flooding.

7 MITIGATION & RECOMENDATIONS

Any mitigation methods need to be sensitive to and where possible avoid increasing flood risk off site. Due care should also be given to operations of the mitigation systems maintenance and managed requirements.

7.1 Flood Alleviation & Mitigation Measures

No flood alleviation is required. However, the reduction in the building overall footprint by 34% will ensure that there is a betterment to available flood space on site ensuring that flood water is not displace by the new development.

It is recommended that the finished floor level (FFL) is no lower than the existing property at 21.3m AOD as per the topographical survey. This would ensure the proposed build is flood free internally for all events.

A flood resistant design is suggested for the lower ground floor as there are risks that could exceed the current flood mapping. Mitigation measures that ensure quick repairs and removal of flood water are also likely to be helpful given the use of the building where cleaning and hygiene will be a key priority. These mitigations should be considered by the developer and include the following but are not limited:

- Solid floors, preferably tiles or resin - *for easy removal of flood waters and internal repairs*
- Use plastic and stainless-steel fixtures and fittings and avoid wooden alternatives.
- Raised electronic control units and sockets (by a minimum 350mm above FFL).
- Regular maintenance of drainage systems internally and externally.

Flood Alerts and Flood Warnings do not cover surface water flooding and will not be relevant for this property. However larger storm event warnings displayed by the MET office, such as amber and red warnings should be kept in mind and any temporary storage, construction works or alteration to the landscaping that could redirect surface water should be safely removed or relocated.

7.2 Evacuation Procedure

The property will be flood free and should be considered a safe refuge in a flood event as such no evacuation procedure should be followed. This will ensure that higher risk residents are kept safe and should emergency services need to evacuate residents they should following the local flood risk procedure as per Neath Flood Consequence Assessment:

The multistorey property has many safe refuge areas that residents on the lower ground floor can evacuate to and stay in temporarily. This will ensure that even if the building does flood it will not impact the highly vulnerable residents or put in harm's way.

7.3 Access and Egress

There are a number of parking bays on site however most of the elderly residents are unlikely to drive. If residents need to leave the property before or after a flood event, they are likely to be driven by car as the preferred means of transport.

However, access to local public transport is available within walking distance of the site. And should this be required then residents and staff can reach these locations via flood free routes. See public transport links by the train station (see Fig 7) or bus stop (see Fig 8).

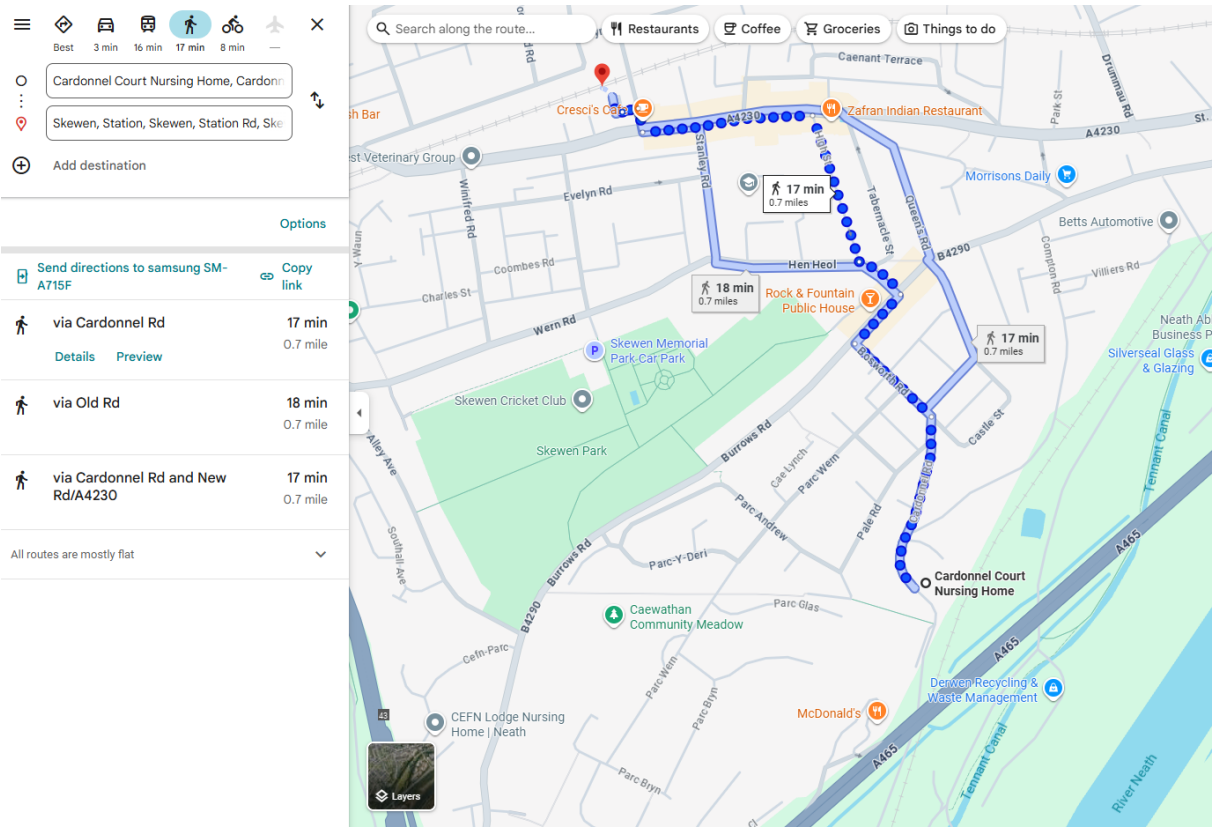


Figure 7: Egress Route to train station, 3min car ride, 17min walk.

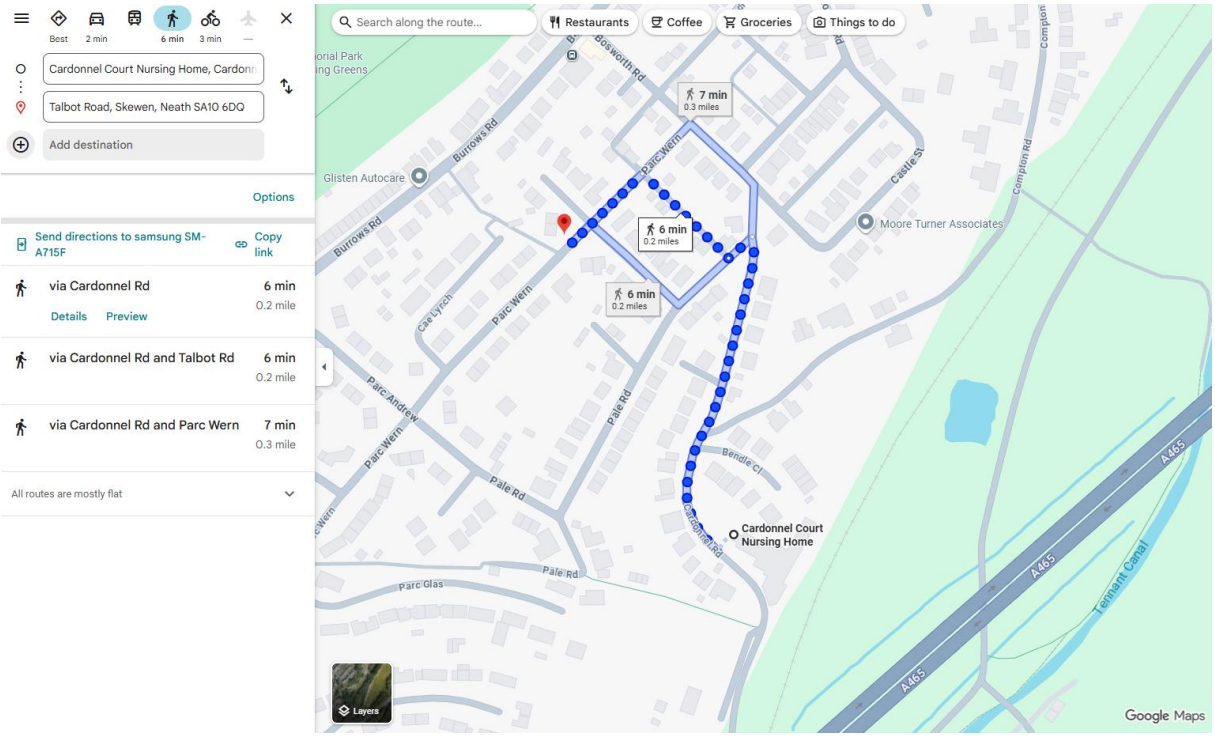


Figure 8: Egress Route to Bus stop, 6min walk.

7.4 Safe Refuge Area and Flood Procedure

In a storm event that is likely to result in surface water flooding on site, warnings from the MET office, weather channels and local councils will be issued. Residents and staff should seek safe refuge on site within the property until the Amber or Red storm warnings and flooding has subsided.

A flood procedure should be written by the staff and implemented in such an event. This should outline the following:

- Location of utilities and services such as gas, water and electricity boxes and when these systems should be turned off or back on.
- Safe refuge locations for residents and staff, assuming a 24hr flood event.
- The location of any flood defences such as sandbags or barriers that might be needed around key entrance points
- A directory of contact numbers for emergency and non-emergency services, such a local GP, fire departments, utility companies.
- The location of extra blanks, heaters or lighting equipment that may be needed in a power outage. Subject to a backup power system
- Guidance to residents and staff on when it is safe to leave the property and which entrances can be use. This may outline safe windows for travel such as no external movements on site 4hr before or after the storm event are predicted.

This is intended for guidance purposes only and is not an exhaustive list. Further information or recommendations can be made when producing the flood procedure documentation.

8 TAN15 ASSESSMENT SUMMARY

It is proposed that the existing nursing home is replaced with a new 3 storey development that reduces the building footprint by 34%. NRW FMP show the site is susceptible to surface water and small watercourse flooding with a flood Zones 2 & 3 shown around the existing building within the car park.

A small land drain runs along the northern boundary of the site flowing from west to east before it joins the River Neath over 250m from the site. In extreme events flooding up to 0.5m can be seen around the existing building.

Highly vulnerable development are only acceptable within flood zone 3 areas when they meet the Justification and Consequence tests.

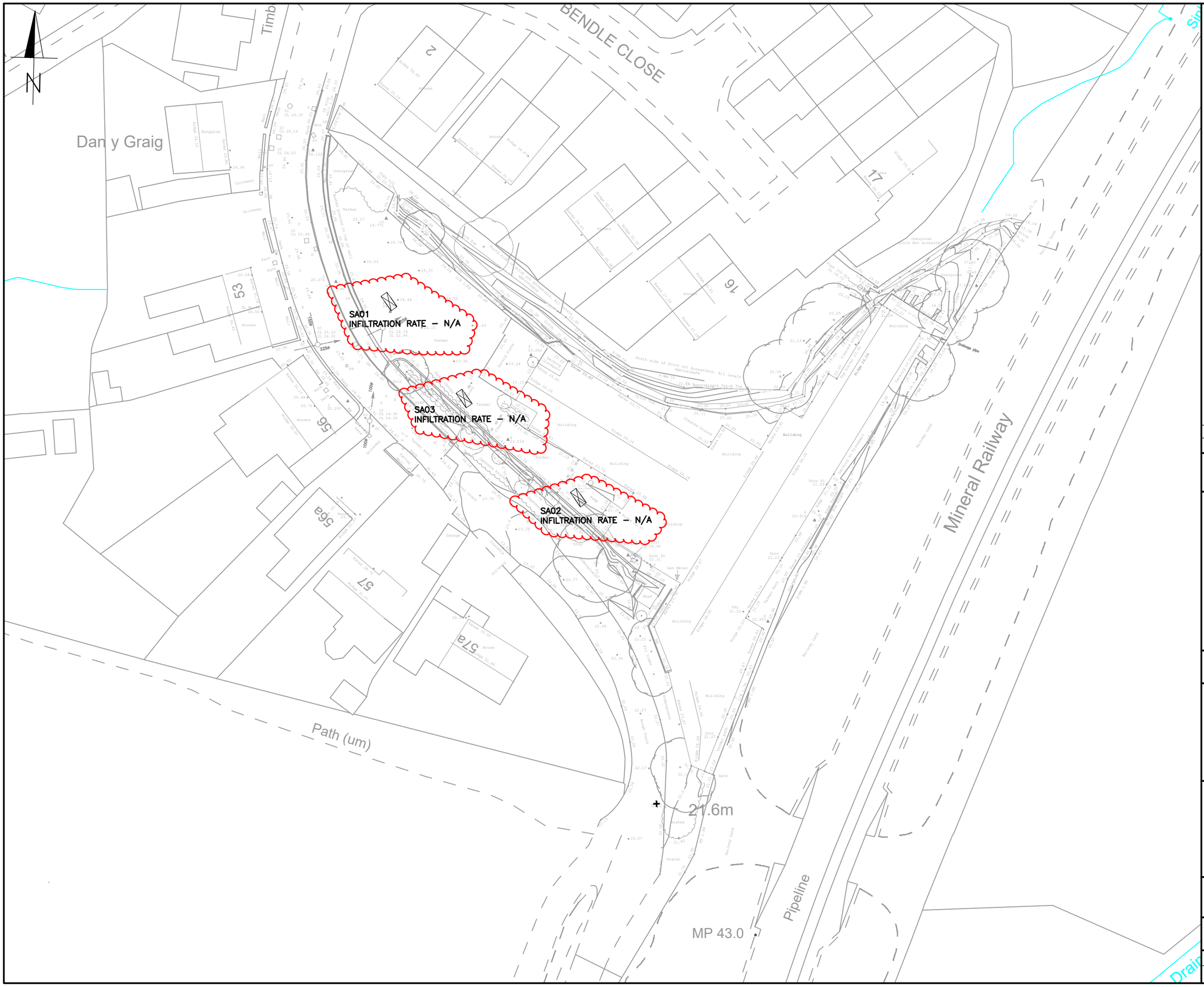
The proposed development retains the existing land use and offers a fundamental service to the area therefore meeting the Justification test.

Located within the existing building footprint the new development will be in a flood free and offer a safe refuge therefore meeting the Consequence test.

Mitigation, safe refuge and flood procedure advice is recommended for the development as there are known risk on the site.

Therefore, the following FCA considers the proposed development, and mitigation works to be acceptable methods of flood defence and management that will benefit the area and residence to a level that should be granted for planning.

APPENDIX A: Existing Site Plan and Proposed Development Plans



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Revisions

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CARE HOME
CARDONNEL ROAD
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Drawing Title
EXISTING PLAN

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Project No.	Drawing No.	
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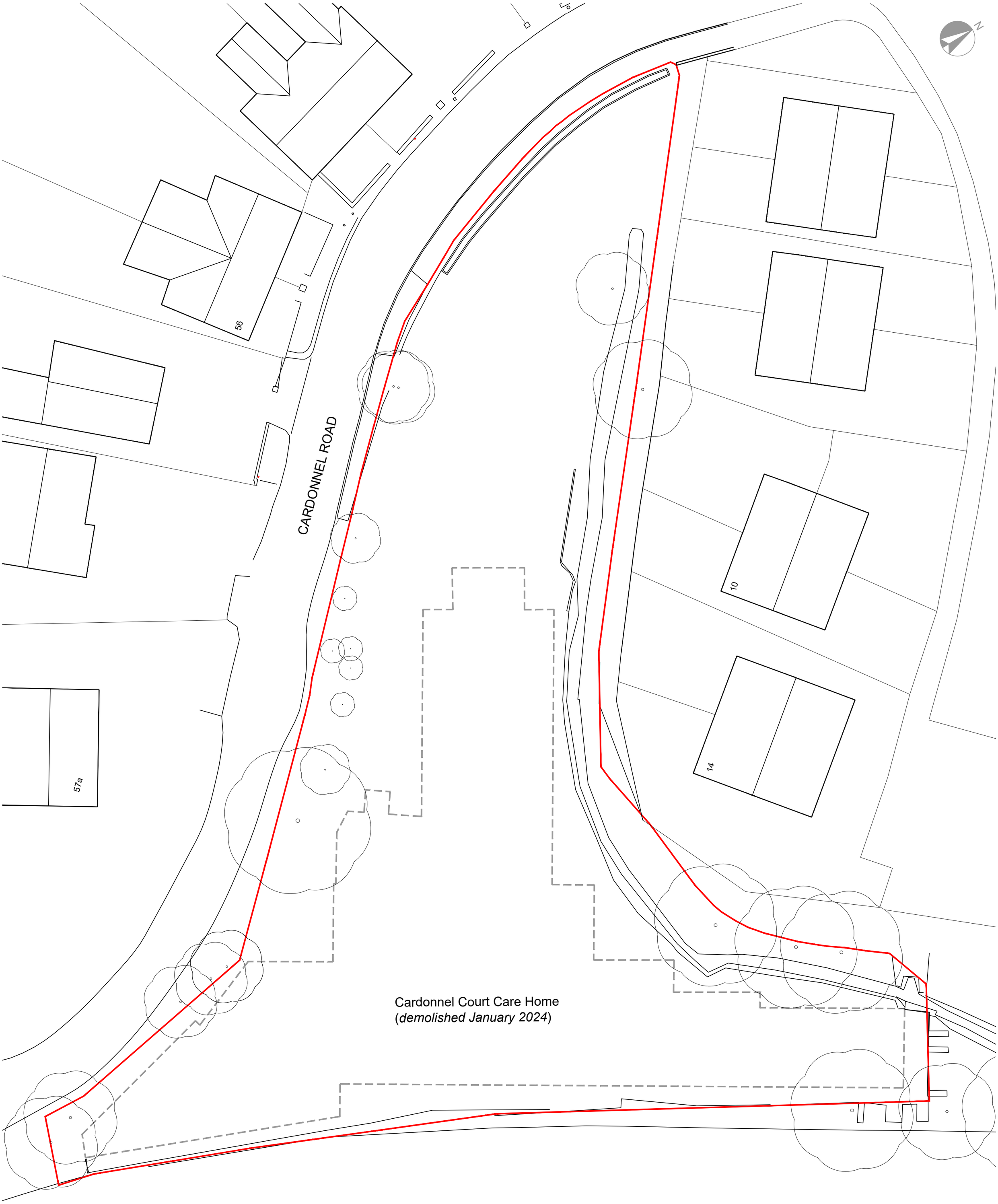

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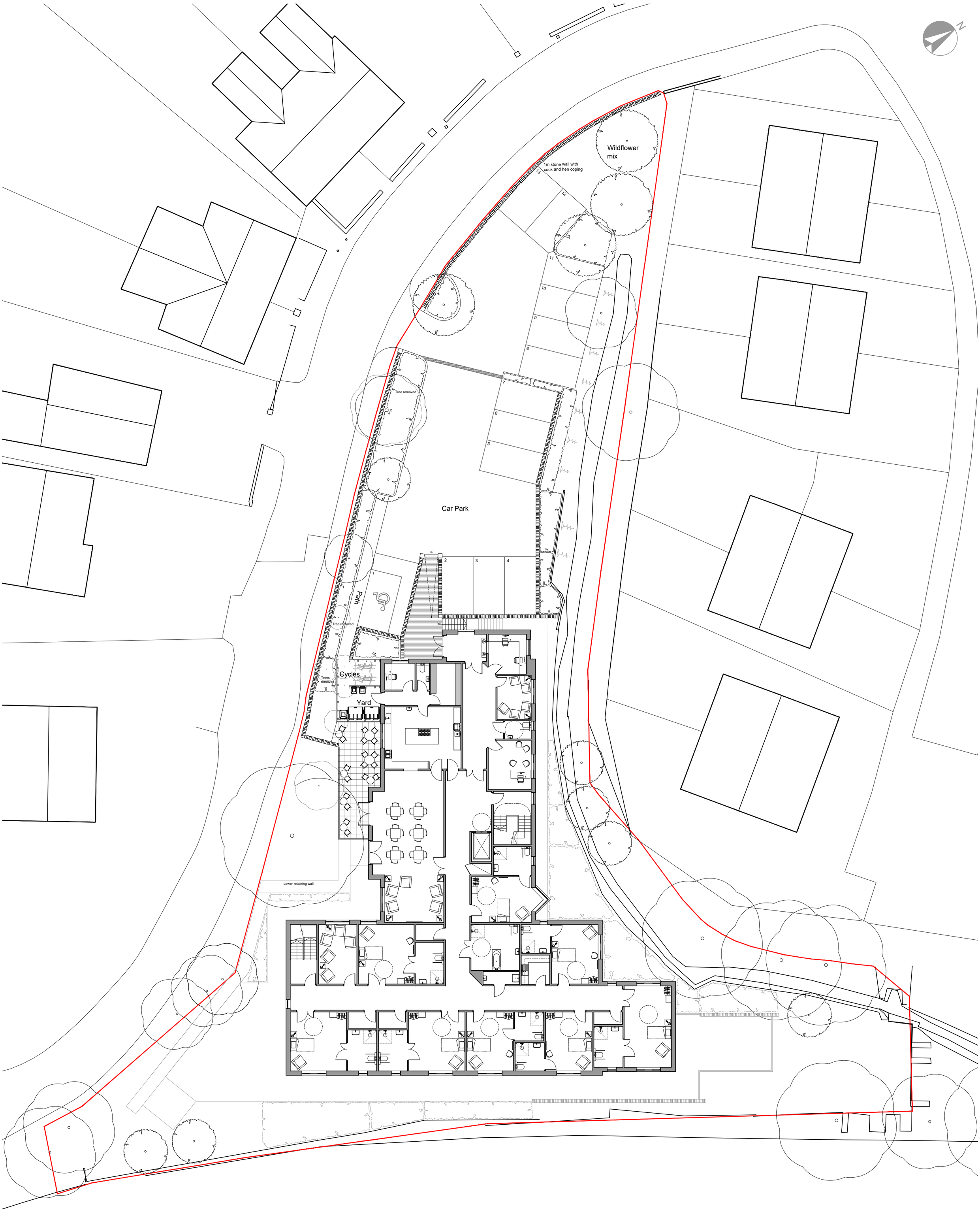
Project Name :	Cardonnel Court, Skewen
Project Ref :	SP803

Drawing Title : Existing Site Plan Drawing Number : SP803 - P01		Scale : 1:100 @ A2

Revision:	PAC	Drawn by: ce	Date: Sept 2025



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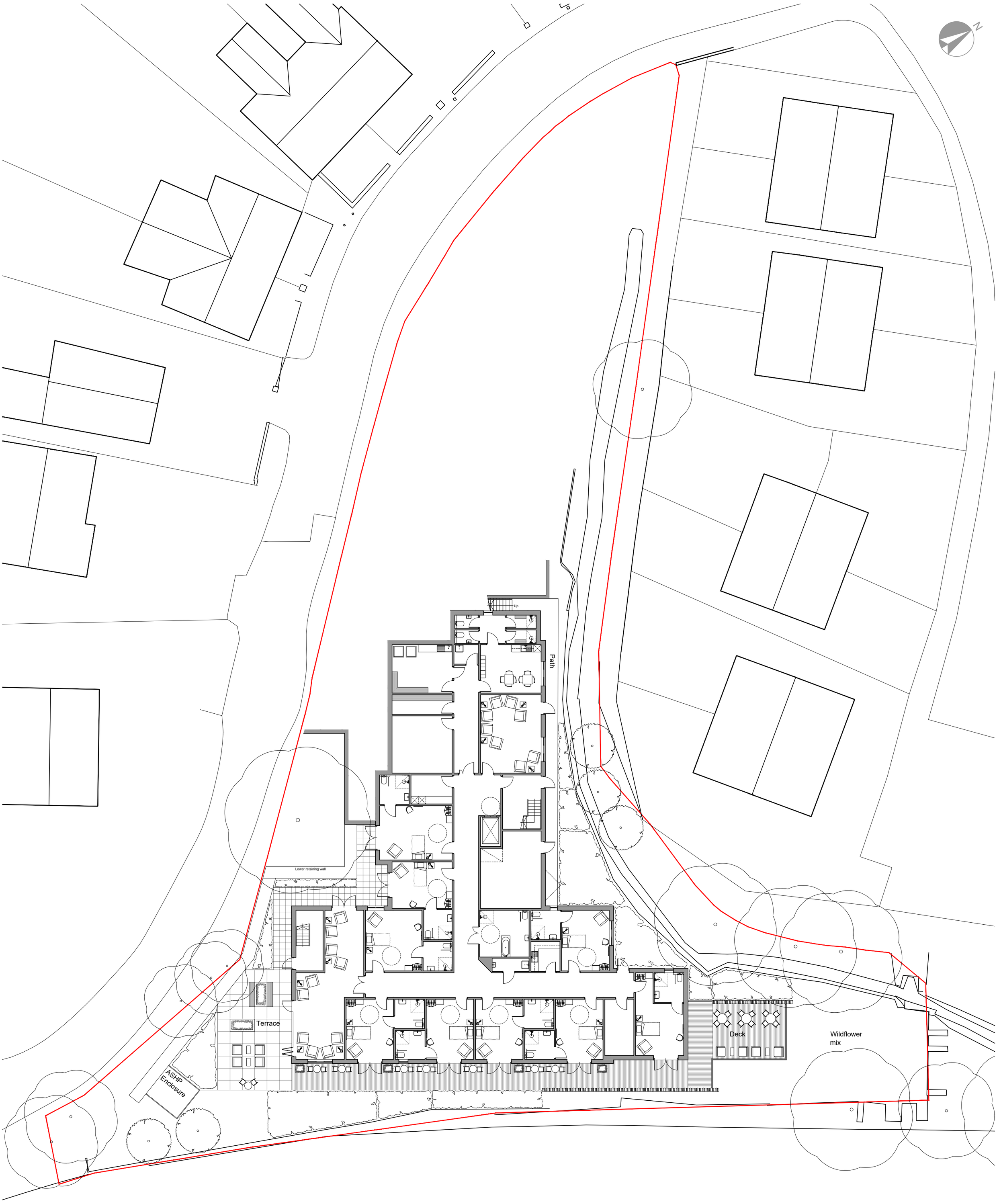
Project Name :	Cardonnel Court, Skewen
Project Ref :	SP803

Drawing Title : Proposed Site Plan at Upper Ground Floor Drawing Number : SP803 - P03	Scale : 1:100 @ A2

Revision:	PAC	Drawn by: ce	Date: Aug 2025



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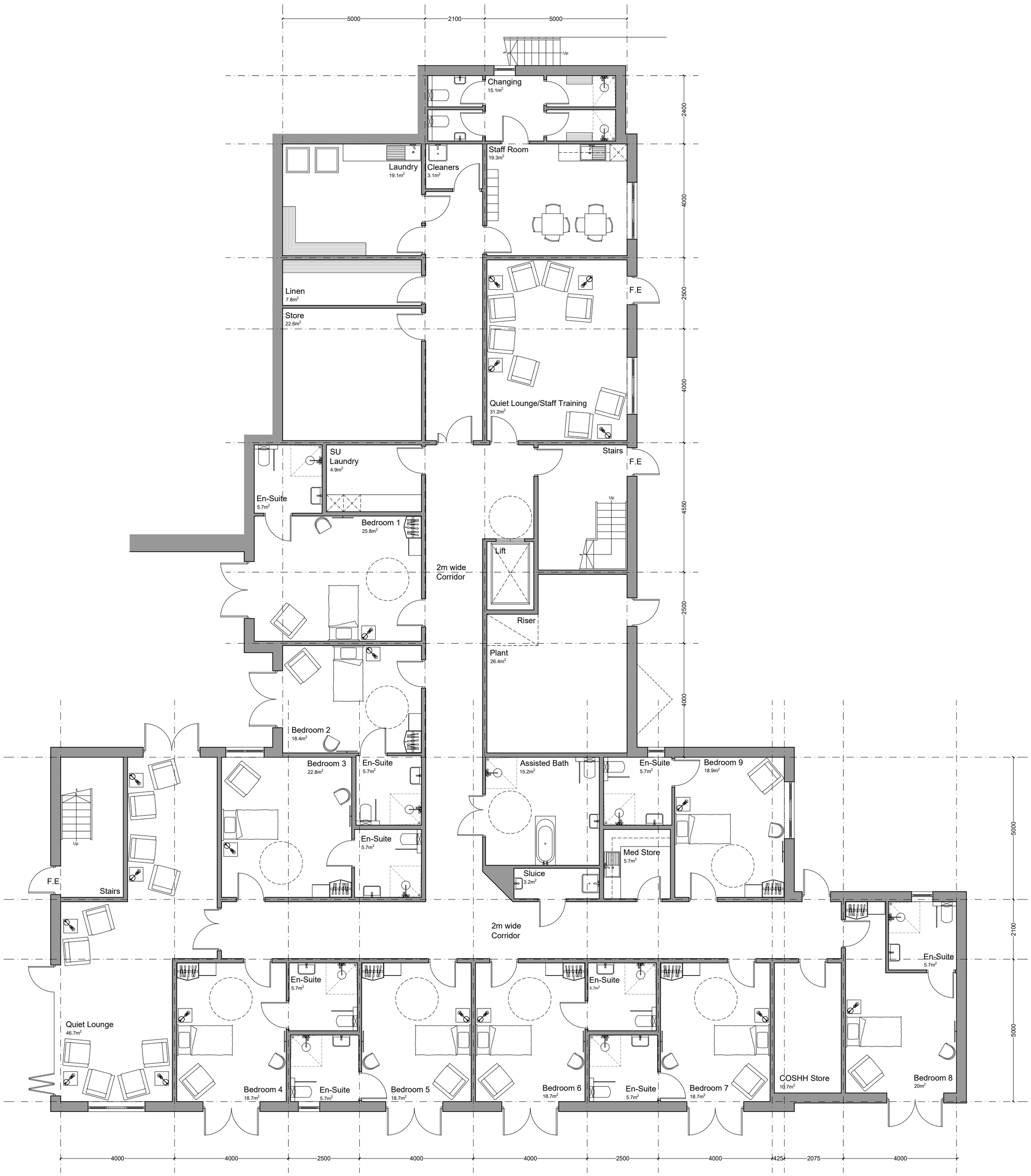
Project Name :	Cardonnel Court, Skewen
Project Ref :	SP803

Drawing Title :	Proposed Site Plan at Lower Ground Floor	Scale :
Drawing Number :	SP803 - P02	1:100 @ A2

Revision:	PAC	Drawn by: ce	Date: Aug 2025



Lower Ground Floor
631.6m² GIA

0 1 5 10

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Drawing Number :	SP803 - P05		1:100 @ A2
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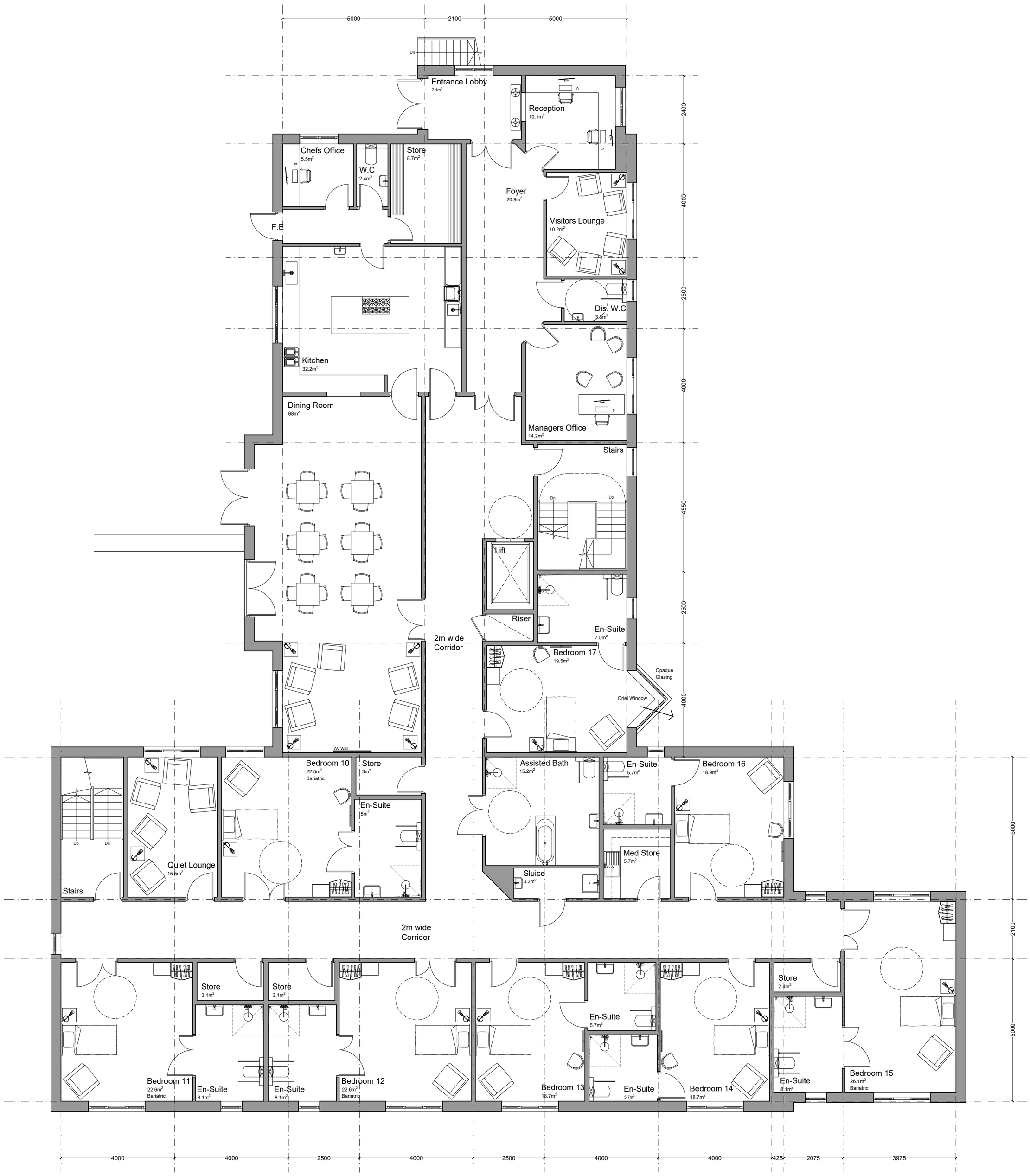

Upper Ground Floor
631.6m² GIA

0 1 5 10

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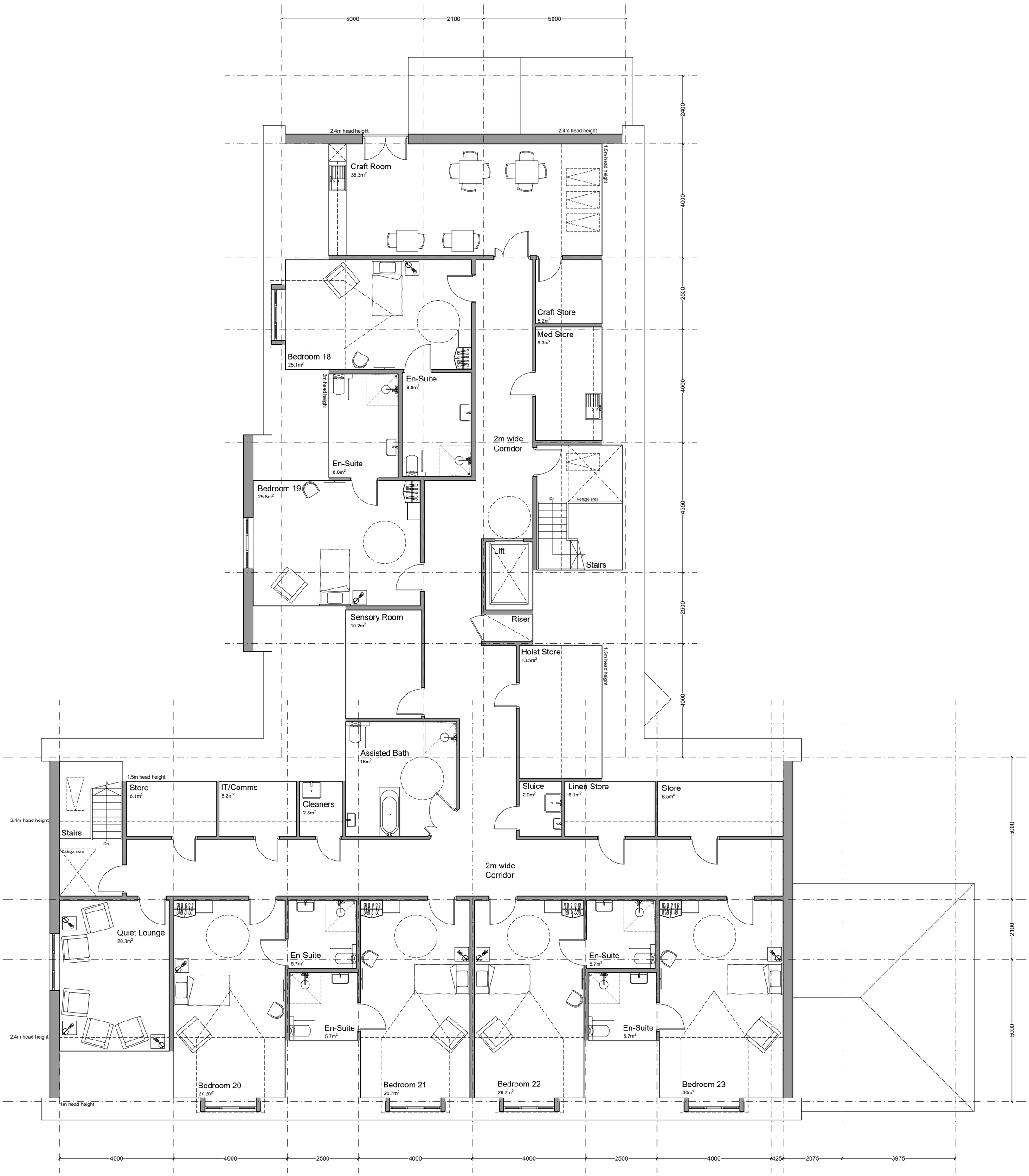
Tel : +44 (0)2920 223123 E-Mail : enquiries@cw-arch.co.uk Web : www.cw-arch.co.uk

Project Name :	Cardonnel Court, Skewen
Project Ref :	SP803

Drawing Title :	Proposed Upper Ground Floor	Scale :
Drawing Number :	SP803 - P06	1:100 @ A2

Revision:	PAC	Drawn by: ce	Date: Sept 2025



First Floor

520m² GIA

0 1 5 10

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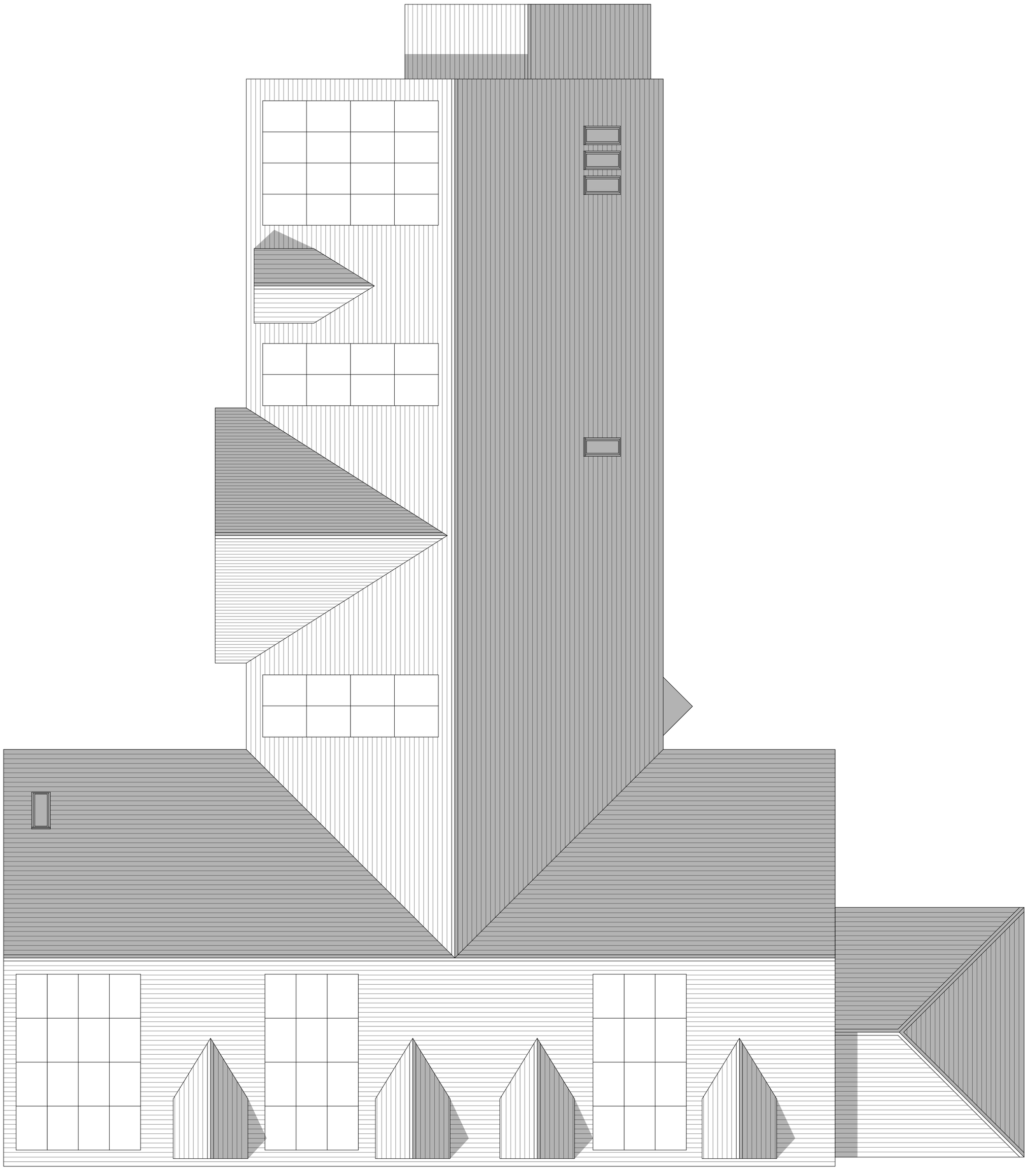
Project Name :	Cardonnel Court, Skewen
Project Ref :	SP803

Drawing Title :	Proposed First Floor	Scale :
Drawing Number :	SP803 - P07	1:100 @ A2

Revision:	PAC	Drawn by: ce	Date: Sept 2025



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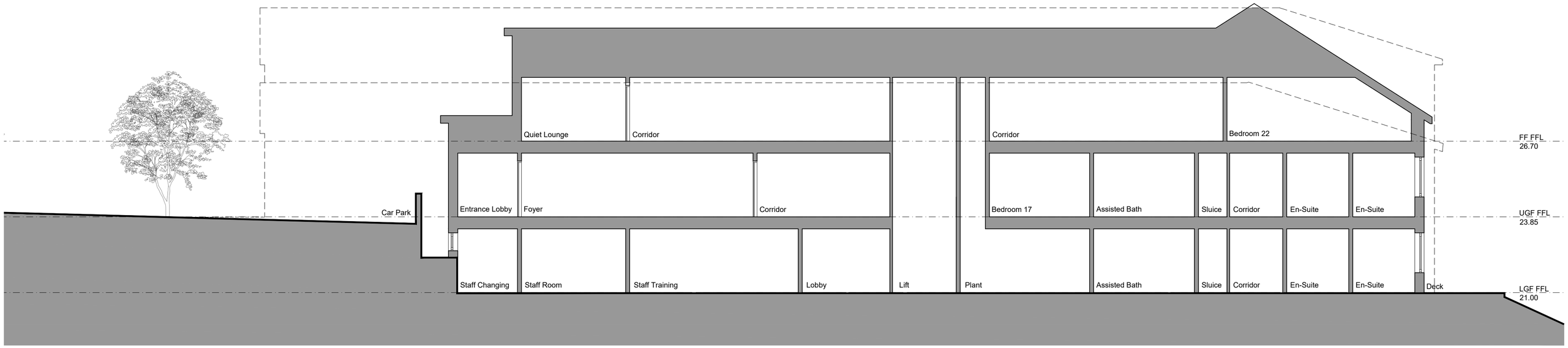
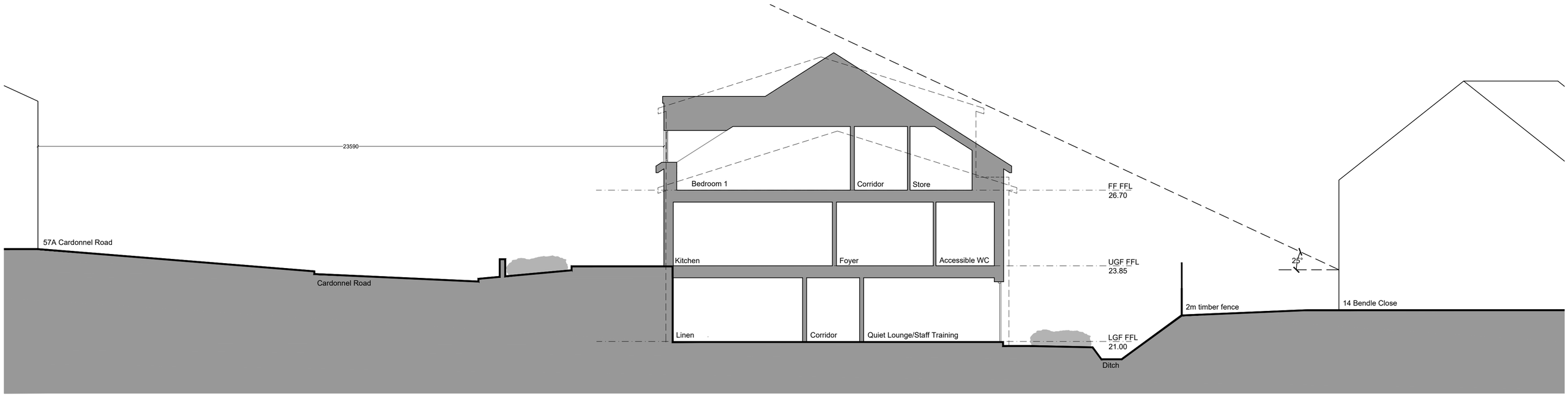
Project Name :	Cardonnel Court, Skewen
Project Ref :	SP803

Drawing Title :	Proposed Roof Plan	Scale :
Drawing Number :	SP803 - P08	1:100 @ A2

Revision:	PAC	Drawn by: ce	Date: Sept 2025



Proposed Section A-A



Proposed Section B-B

0 1 5 10

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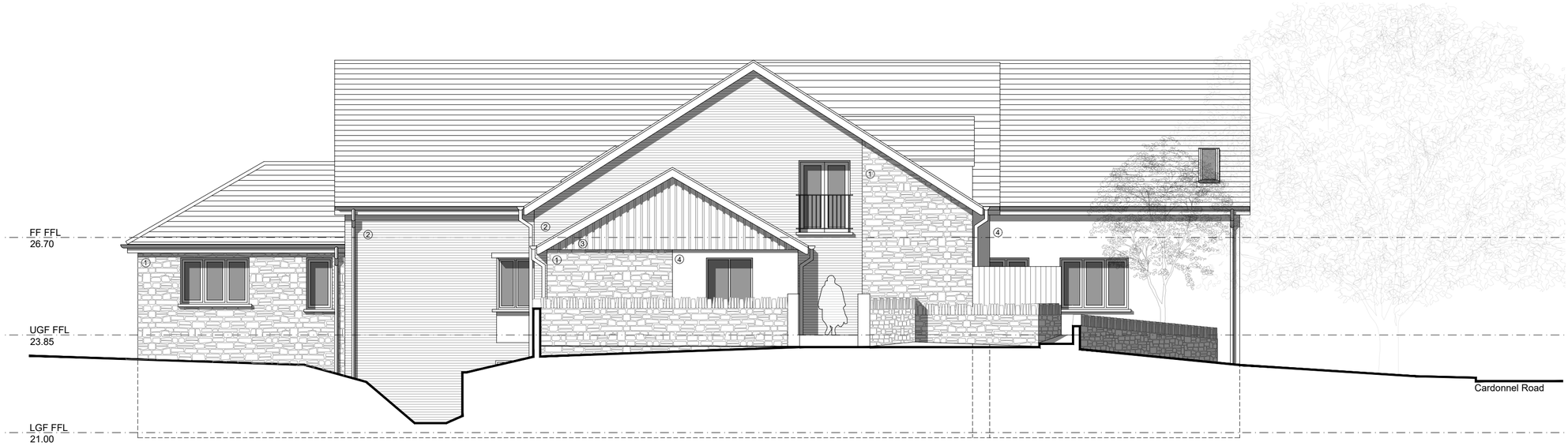
Project Name :	Cardonnel Court, Skewen		
Project Ref :	SP803		
Drawing Title :	Proposed Section B-B	Scale :	
Drawing Number :	SP803 - P09	1:100 @ A2	
Revision:	PAC	Drawn by: ce	Date: Sept 2025



Proposed Front Elevation

North-West

Proposed Front Elevation

North-West

MATERIAL KEY

1. Bradstone type cladding
2. Red brickwork
3. Vertical Yorkshire board timber cladding
4. Render in light grey
5. Windows with clear double glazing in dark grey
6. Windows with frosted double glazing in dark grey
7. Doors with clear double glazing in dark grey
8. Solid doors in dark grey
9. Door with louvres in dark grey
10. uPCV fascias and rainwater goods in dark grey
11. Cement fibre roof tiles
12. Velux roof lights
13. P.V Panels

0 1 5 10

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Project Name :	Cardonnel Court, Skewen		
Project Ref :	SP803		
Drawing Title :	Proposed Elevations	Scale :	
Drawing Number :	SP803 - P10	1:100 @ A2	
Revision:	PAC	Drawn by: ce	Date: Sept 2025

Proposed Rear Elevation

South-East

Proposed Side Elevation

South-West

MATERIAL KEY

1. Bradstone type cladding
2. Red brickwork
3. Vertical Yorkshire board timber cladding
4. Render in light grey
5. Windows with clear double glazing in dark grey
6. Windows with frosted double glazing in dark grey
7. Doors with clear double glazing in dark grey
8. Solid doors in dark grey
9. Door with louvres in dark grey
10. uPCV fascias and rainwater goods in dark grey
11. Cement fibre roof tiles
12. Velux roof lights
13. P.V Panels

0 1 5 10

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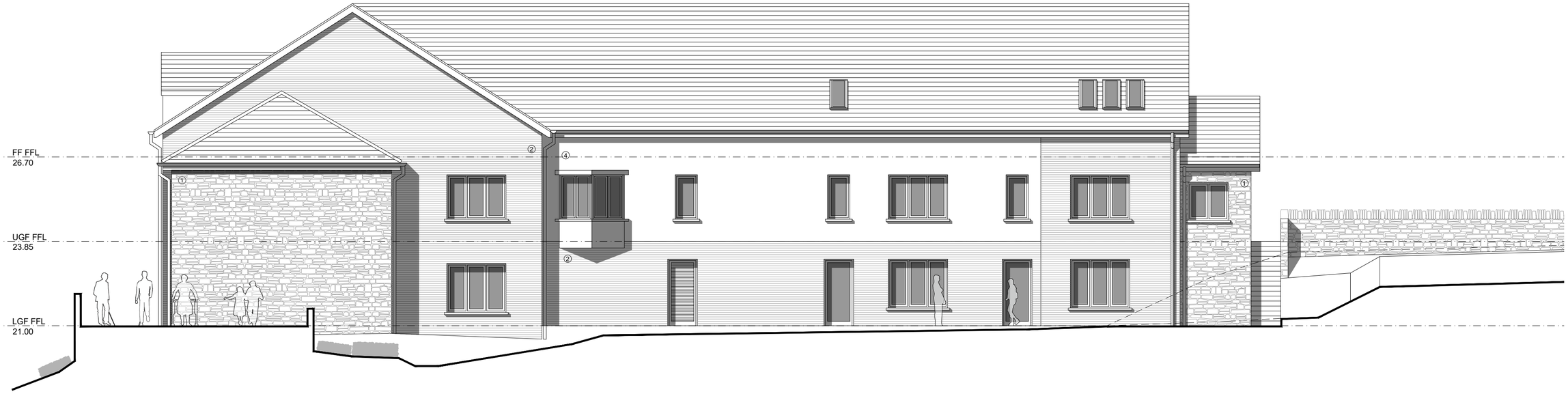
Project Name :	Cardonnel Court, Skewen		
Project Ref :	SP803		
Drawing Title :	Proposed Elevations	Scale :	
Drawing Number :	SP803 - P11	1:100 @ A2	
Revision:	PAC	Drawn by: ce	Date: Sept 2025



Proposed Side Elevation

North-East

MATERIAL KEY

1. Bradstone type cladding
2. Red brickwork
3. Vertical Yorkshire board timber cladding
4. Render in light grey
5. Windows with clear double glazing in dark grey
6. Windows with frosted double glazing in dark grey
7. Doors with clear double glazing in dark grey
8. Solid doors in dark grey
9. Door with louvres in dark grey
10. uPCV fascias and rainwater goods in dark grey
11. Cement fibre roof tiles
12. Velux roof lights
13. P.V Panels

0 1 5 10

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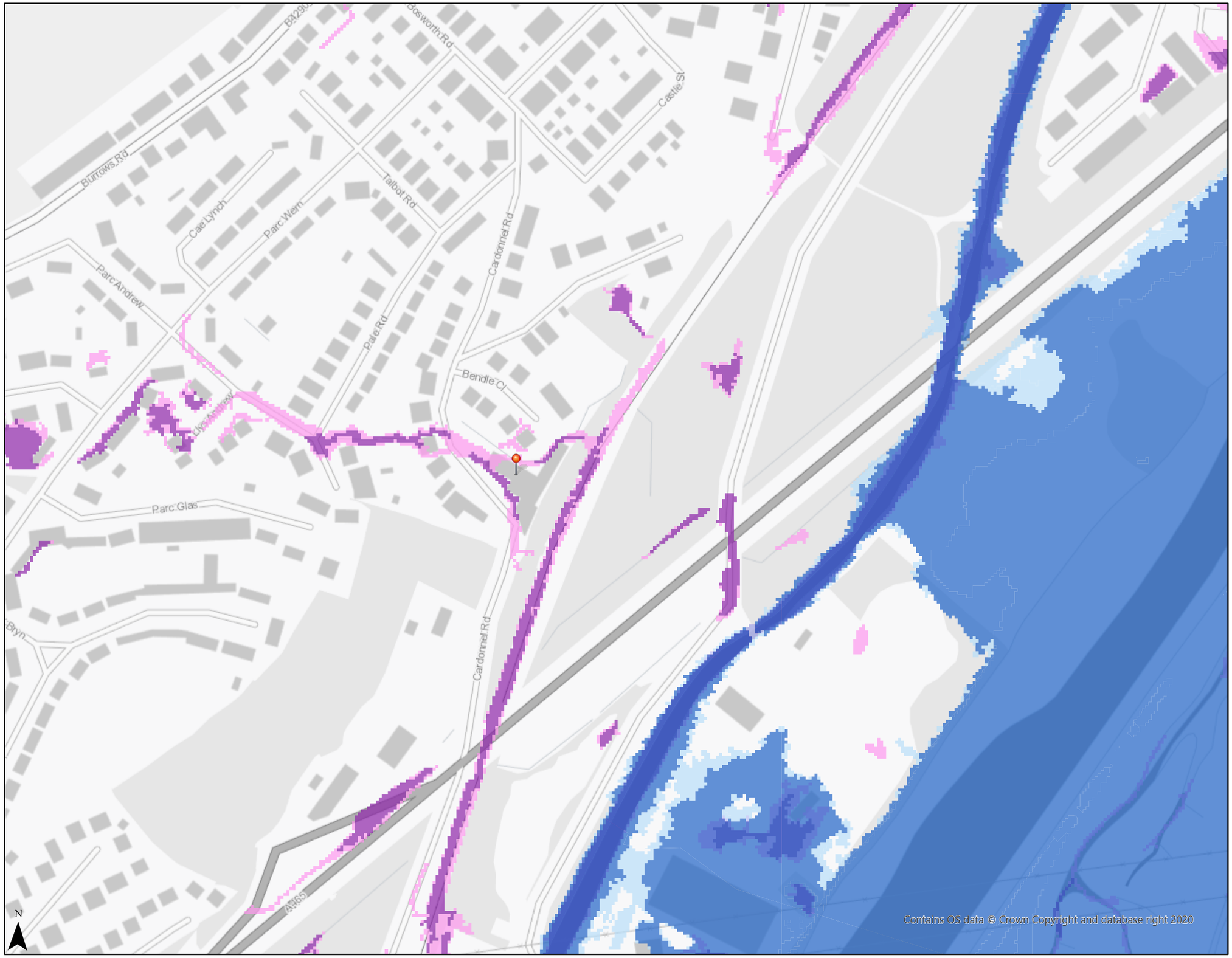
Project Name :	Cardonnel Court, Skewen		
Project Ref :	SP803		
Drawing Title :	Proposed Elevation	Scale :	
Drawing Number :	SP803 - P12	1:100 @ A2	
Revision:	PAC	Drawn by: ce	Date: Sept 2025

APPENDIX B: NRW Flood Maps and Flood Data



Cyfoeth Naturiol Cymru
Natural Resources Wales

Flood Map for Planning - Basic

NRW Flood Maps

Legend

TAN15 Defended Zones

- Rivers
- Sea
- Rivers and Sea

Rivers and Sea

- Flood Zone 3
- Flood Zone 2

Surface Water and Small Watercourses

- Flood Zone 3
- Flood Zone 2
- Recorded Flood Extents

Scale at A3: 1:2,500

Date: 16/10/2025

0.1 0.05 0 0.1
km

British National Grid

Disclaimer

https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-maps/?lang=en

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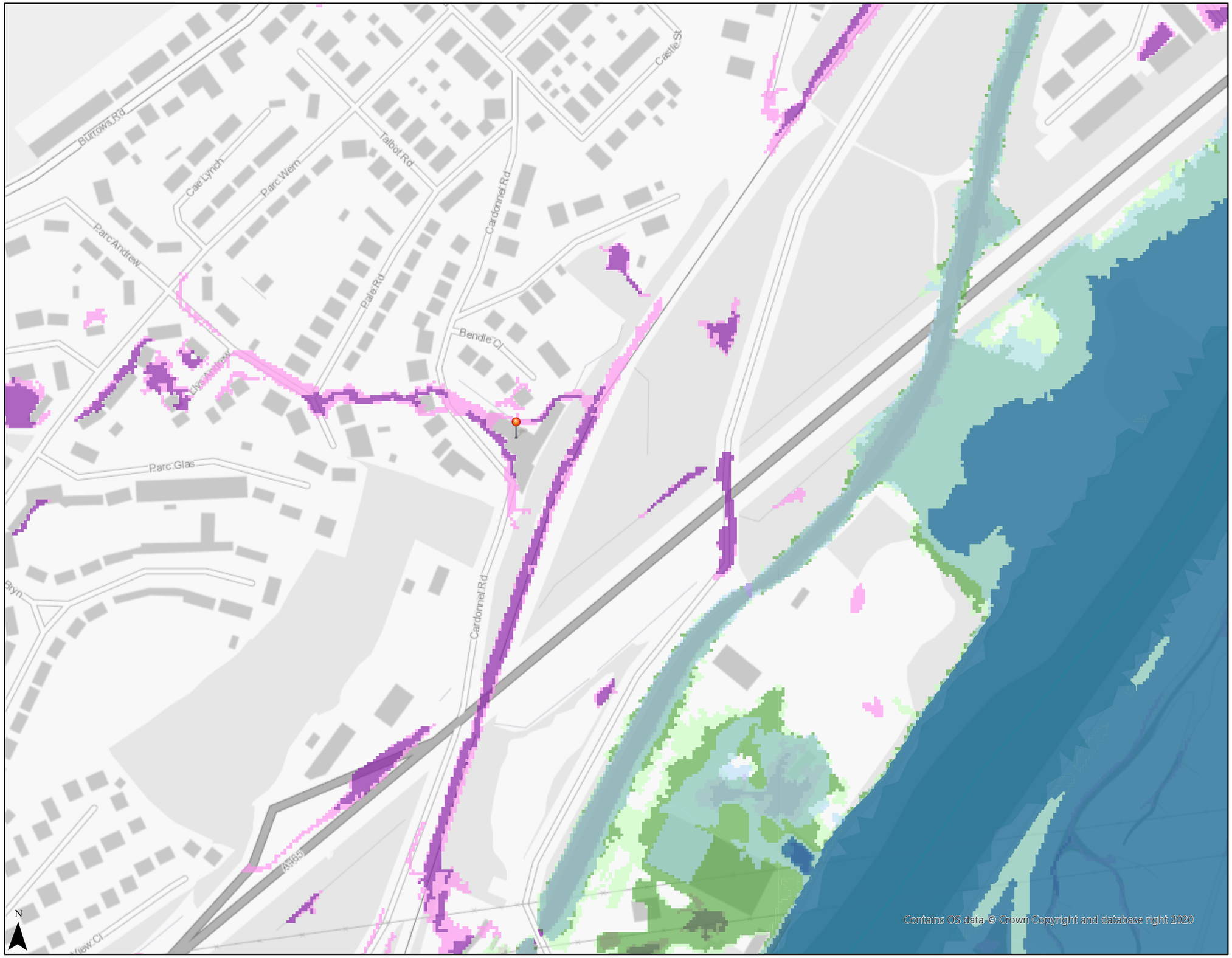

Cyfoeth Naturiol Cymru
Natural Resources Wales

Flood Map for Planning - Detail

Enter title (max 35 characters)

Legend

TAN15 Defended Zones
- Rivers
- Sea
- Rivers and Sea

Rivers
- Flood Zone 3
- Flood Zone 2

Sea
- Flood Zone 3
- Flood Zone 2

Surface Water and Small Watercourses
- Flood Zone 3
- Flood Zone 2
- Recorded Flood Extents
- Shoreline Management Plan policies

Coastal Erosion Risk with No Active Intervention scenario
- Short-term (2005-2025)
- Medium-term (2005-2055)
- Long-term (2005-2105)
- Flood Risk from Reservoirs
- Main Rivers

Scale at A3: 1:2,500

Date: 16/10/2025

0.1 0.05 0 0.1
km

British National Grid

Disclaimer

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