

Flood Consequences Assessment (FCA)

1. Project Details

Planning Reference: P2025/0749

Applicant: Lasers Are Us Ltd

Site Address: Unit B, Kenfig Industrial Estate, Margam, SA13 2PE

Proposal: Change of Use from Café (A3) to Office (B1)

Prepared for: Neath Port Talbot County Borough Council (NPTCBC)

Date: November 2025

2. Introduction

This Flood Consequences Assessment (FCA) has been prepared in support of the planning application for the proposed change of use from Café (A3) to Office (B1) at the above address. The assessment references the Natural Resources Wales (NRW) Flood Map for Planning and guidance contained within Technical Advice Note 15: Development, Flooding and Coastal Erosion (TAN15).

The proposal constitutes a reversion to the pre-2013 lawful use. Although classed as 'development' for planning purposes, it involves no physical alterations to the building, ground levels, or drainage systems.

3. Existing Site and Context

The site lies within the established Kenfig Industrial Estate, Margam, Port Talbot. The premises comprise a 1940s-built office building occupied by Lasers Are Us Ltd. The building contains ten ground-floor rooms, one of which was previously converted to a Café under prior approval (Ref P2013/0332). The current proposal simply reverts this room to its original office use. No external works, excavation, or new drainage connections are proposed.

4. Flood Risk Review

Lasers Are Us Ltd have occupied the premises since 2012, during which time no flooding has been experienced on site.

According to the NRW Flood Map for Planning (November 2025), the flood risk classification for postcode SA13 2PE is as follows:

Source of Flood Risk	Classification
Rivers (Fluvial)	Very Low (<0.1% annual probability)
Sea (Tidal/Coastal)	Very Low (<0.1% annual probability)

Surface Water	Very Low (<0.1% annual probability)
Reservoir	Very Low (<0.1% annual probability)
Groundwater	Negligible risk

An extract from the NRW mapping is appended to this assessment, as is a NRW Flood Map.

5. Flood Zone and Historic Data

A small portion of the site falls within Flood Zone 2 (rivers and sea), while the remainder lies outside any identified flood zone. NRW mapping confirms that no historical flood events are recorded within the site boundary.

The proposed change of use introduces no new vulnerability classification and no increase in impermeable area.

6. TAN15 Development Advice

Under TAN15: Development and Flood Risk, the site lies entirely outside Flood Zone 3. Office use (Class B1) is defined as 'less vulnerable' and is appropriate in this location. As the proposal does not involve operational development, excavation, or drainage alteration, it will have no adverse effect on flood risk within or beyond the site.

7. Mitigation and Conclusion

The proposal involves no structural, ground, or drainage works. The internal change of use from Café to Office will not increase surface-water runoff or introduce any new flood risk to occupants. In the unlikely event of localised surface-water accumulation, the existing estate drainage network and building floor level provide adequate protection.

In summary, based on current NRW mapping and TAN15 guidance:

- The site is at very low risk from river, coastal, surface-water, reservoir, or groundwater flooding.
- No physical works are proposed that could affect flood pathways.
- The proposal accords fully with TAN15 and poses no additional flood risk.

The flood risk associated with the former A3 use remains identical for the proposed B1 use, as there are no physical or operational changes that would alter flood pathways or vulnerability across the ground floor.

8. References

- Natural Resources Wales (2025) – Flood Map for Planning (Rivers and Sea)
- NRW Flood Risk Assessment Wales (FRAW) Data
- Welsh Government (2021) – Technical Advice Note 15 (TAN15): Development, Flooding and Coastal Erosion
- Seagrey Design Ltd (2025) – FCA Ref 24/456-110 (Application P2025/0368)

Flood Risk Maps
Flood Risk Map - Lasers Are Us

Legend

Flood Risk from Rivers

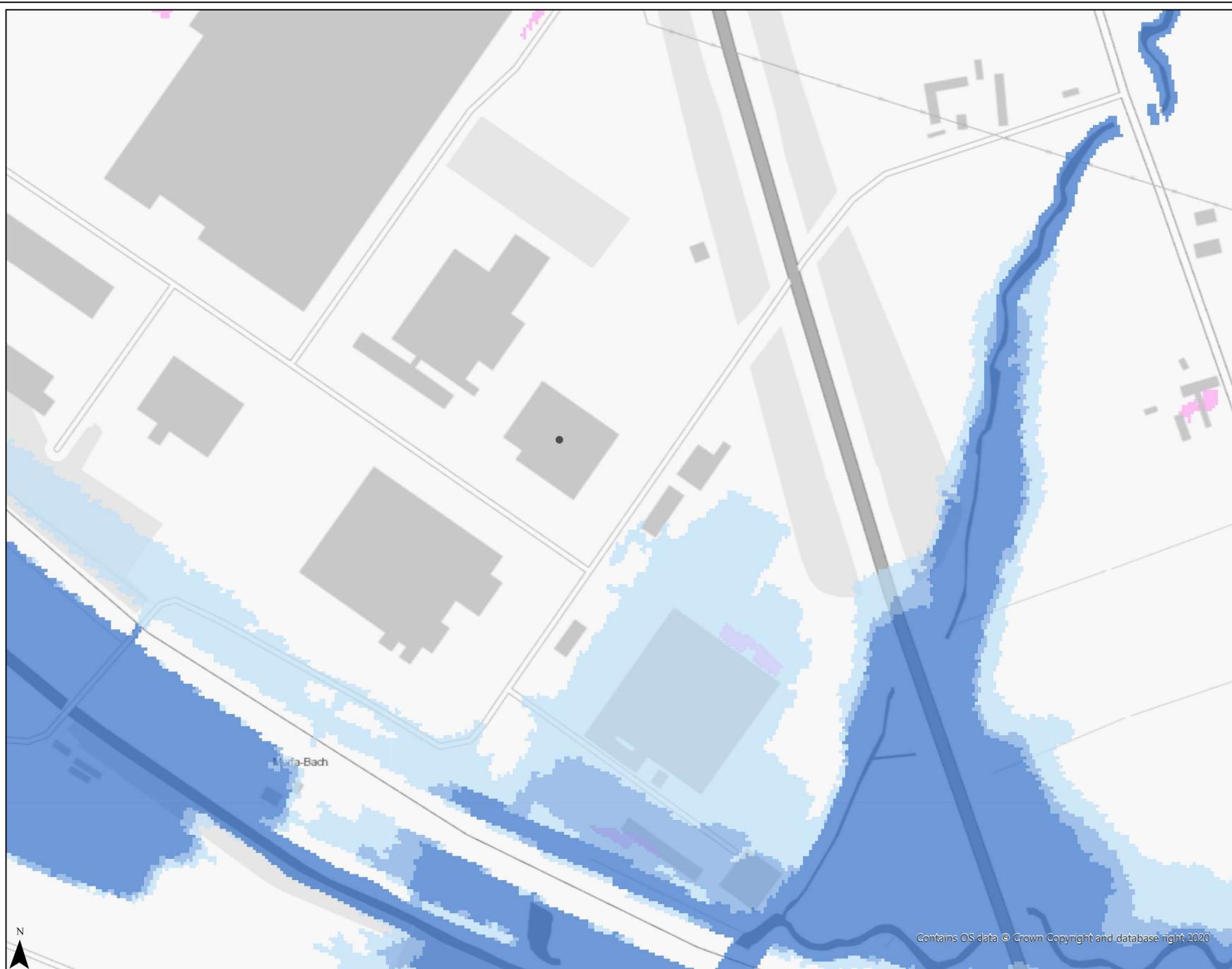
- High
- Medium
- Low

Flood Risk from the Sea

- High
- Medium
- Low

Flood Risk from Surface Water & Small Watercourses

- High
- Medium
- Low
- Risk Level Under Review



Scale at A3: 1:2,500

Date: 05/11/2025

0.1 0.05 0 0.1
km
British National Grid

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Flood risk information for the area around:

LASERS ARE US LTD, UNIT B, KENFIG INDUSTRIAL ESTATE, MARGAM, PORT TALBOT, SA13 2PE

This information is for the area **within 10 metres of the address above**. It shows the **highest** risk level for each type of flooding.

The risk levels are: High, Medium, Low and Very low.

Very low risk

Flooding from rivers

Risk less than 0.1% chance each year.

Very low risk

Flooding from the sea

Risk less than 0.1% chance each year.

Very low risk

Flooding from surface water and small watercourses

Risk less than 0.1% chance each year.

This area

Does not benefit from flood defences.

Please note

We provide the flood risk information for the area around the property address. We cannot give the flood risk for individual buildings because this depends on building features, such as internal floor levels, and other local factors like drainage conditions.

The risk level takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail. View our Flood Risk Map to understand the flood risk across the area.

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04/11/2025