

Flood Consequence Assessment for Planning

September 2025

Our reference:

96080-AvalonArch-DaysMotorPark

Prepared for:

Day's Property Holdings
Ltd

Location:

Days Motorpark
Neath
SA10 7DF



Document Issue Record

Project Details	
Project:	Flood Consequence Assessment for Planning
Prepared for:	Day's Property Holdings Ltd
Application:	Change of use from Sui Generis vehicle dealership to Class B8 with ancillary trade counter use and associated development
Location:	Days Motorpark, Neath, SA10 7DF
Our reference:	96080-AvalonArch-DaysMotorPark
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1. Key Facts

Flood Risk Posed:

- The site is located within Flood Zone 3 as defined by Natural Resources Wales (NRW).
- The risk would appear to be both fluvial and tidal and originate predominantly from River Neath.
- Modelled flood levels and extents have been requested from the NRW as part of a flood data request (Reference ATI-28674a).
- NRW has provided modelled flood data for a range of return periods from the Neath 2015 model and Neath 2023 model.
- The site is located entirely within the fluvial modelled defended and undefended 1:100yr, 1:100yr plus CC and 1:1000yr extents.
- Comparison of the defended 1:1000 year (conservative 1:100 year +30% climate change analogue) modelled flood level (7.50mAOD) with topographic site levels (5.94mAOD to 6.75mAOD) shows that the site is between 0.75m and 1.56m below the flood level for this event.
- The site is located within the tidal modelled defended and undefended 1:200 year and 1:1000 year extents for the present day and with an allowance for climate change.
- Comparison of the tidal 1:200 year (2123) modelled undefended flood level (7.42mAOD) with topographic site levels (5.94mAOD to 6.75mAOD) shows that the site is between 0.67m and 1.48m below the flood level for this event.
- The site is not shown to benefit from the presence of flood defences on the NRW Flood Map for Planning.
- The Natural Resources Wales Surface Water Flood Map suggest the site is shown to be within the Surface Water and Small Watercourse Flood Zone 2 and Flood Zone 3. The built footprint of the proposed development appears to only clip Flood Zone 2 and Flood Zone 3.
- There is an unnamed watercourse that runs through the site and adjacent to the proposed development.
- No information has been provided to suggest that the site has flooded historically due to groundwater.
- No information has been presented to suggest that the site itself has been affected by sewer flooding.
- The Natural Resources Wales Risk of Flooding from Reservoirs Map suggests that the site lies outside of the "Maximum extent of flooding" from reservoir failure.
- The site is not shown to be within an area of NRW historic flooding records.

Flood Risk Mitigation:

- The proposed application is for the change of use from Sui Generis vehicle dealership to Class B8 with ancillary trade counter use and associated development.
- Post development, the site will remain a *"less vulnerable development"*.
- There will be no unacceptable loss of floodplain storage or increase in run-off from the site.
- Flood proofing of the development will be incorporated as appropriate.
- A flood warning and evacuation plan will be implemented post development.

Assuming accordance with these flood risk management measures, Unda Consulting Limited consider the proposed application to be suitable in flood risk terms.

2. Introduction

- 2.1. Unda Consulting Limited have been appointed by Day's Property Holdings Ltd (hereinafter referred to as "the applicant") to undertake a Flood Consequence Assessment (FCA) for Planning at Days Motorpark, Neath, SA10 7DF (hereinafter referred to as "the site"). The FCA has been undertaken in accordance with Technical Advice Note 15 (TAN 15) and the associated technical guidance.
- 2.2. The site is located within Flood Zones 2 and 3 as defined by Natural Resources Wales (NRW) on their Flood Map for Planning. Under Technical Advice Note 15 (TAN 15), a FCA is required:
- For any development proposal located fully or partly in Surface Water and Small Watercourses – Flood Zone 2 and 3;
 - For development on sites outside of these zones, but which has the potential to affect the course of surface water and/or excess water from ordinary watercourses;
 - For all applications in Zones 2, 3 and TAN 15 Defended Zones.
- 2.3. Given that the proposed application site is located within Flood Zones 2 and 3, the applicant is required to submit a FCA under TAN 15. The assessment should demonstrate to the Local Planning Authority (LPA) and NRW how flood risk will be managed now and over the development's lifetime, taking climate change into account, and with regard to the vulnerability of its potential users. The FCA should demonstrate that the consequences associated with flooding are acceptable.
- 2.4. The objectives of a FCA to support a planning application are to establish:
- Whether the proposed development is likely to be affected by current or future flooding from any source;
 - Whether it will increase flood risk elsewhere;
 - Whether the measures proposed to deal with these effects and risks are appropriate.

3. Existing Site

- 3.1. The site comprises of a vehicle dealership.
- 3.2. The surrounding area is characterised by commercial buildings and residential properties.
- 3.3. Existing plans are provided in the report Appendix.



Figure 1: Aerial imagery of site and surrounding area (Source: Google Earth)

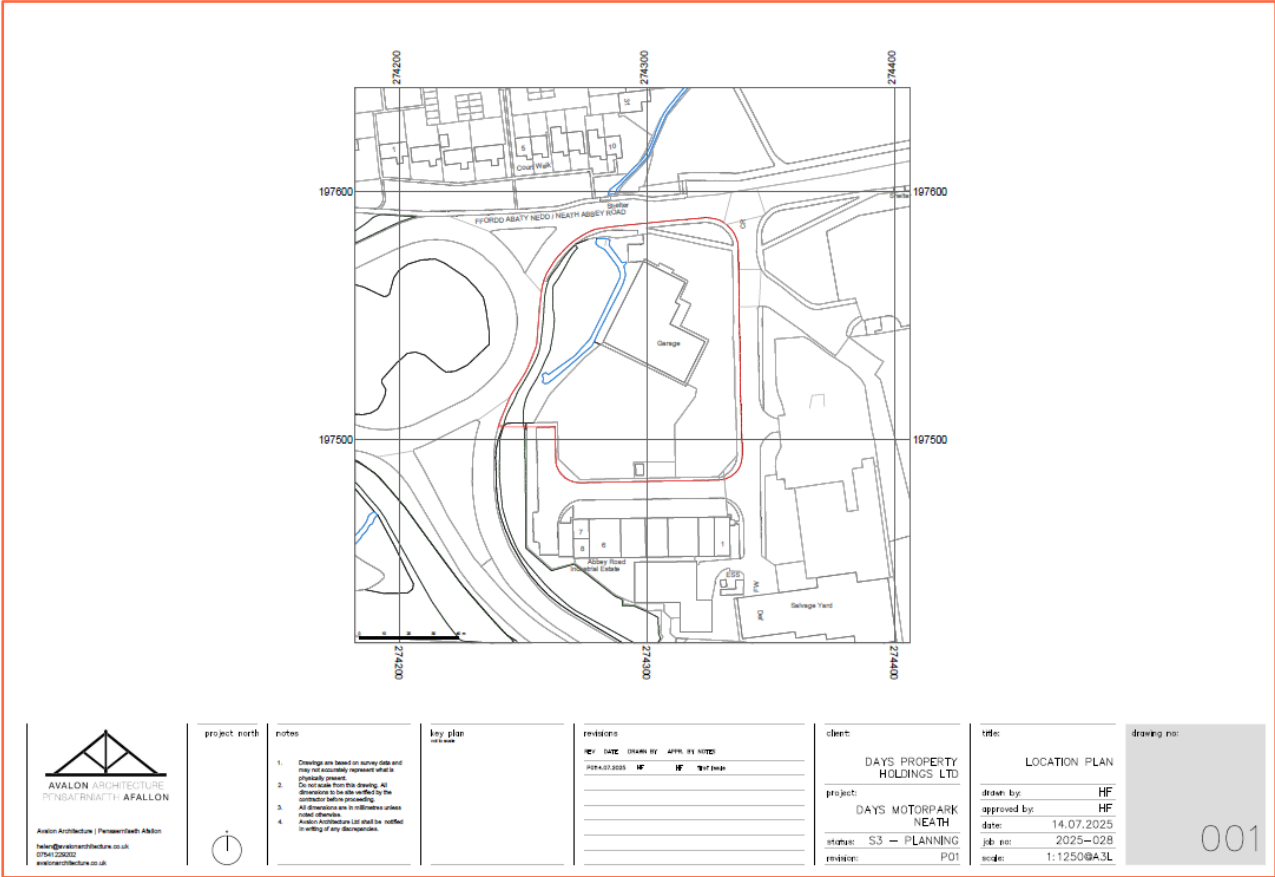


Figure 2: Location plan (Source: Avalon Architecture)

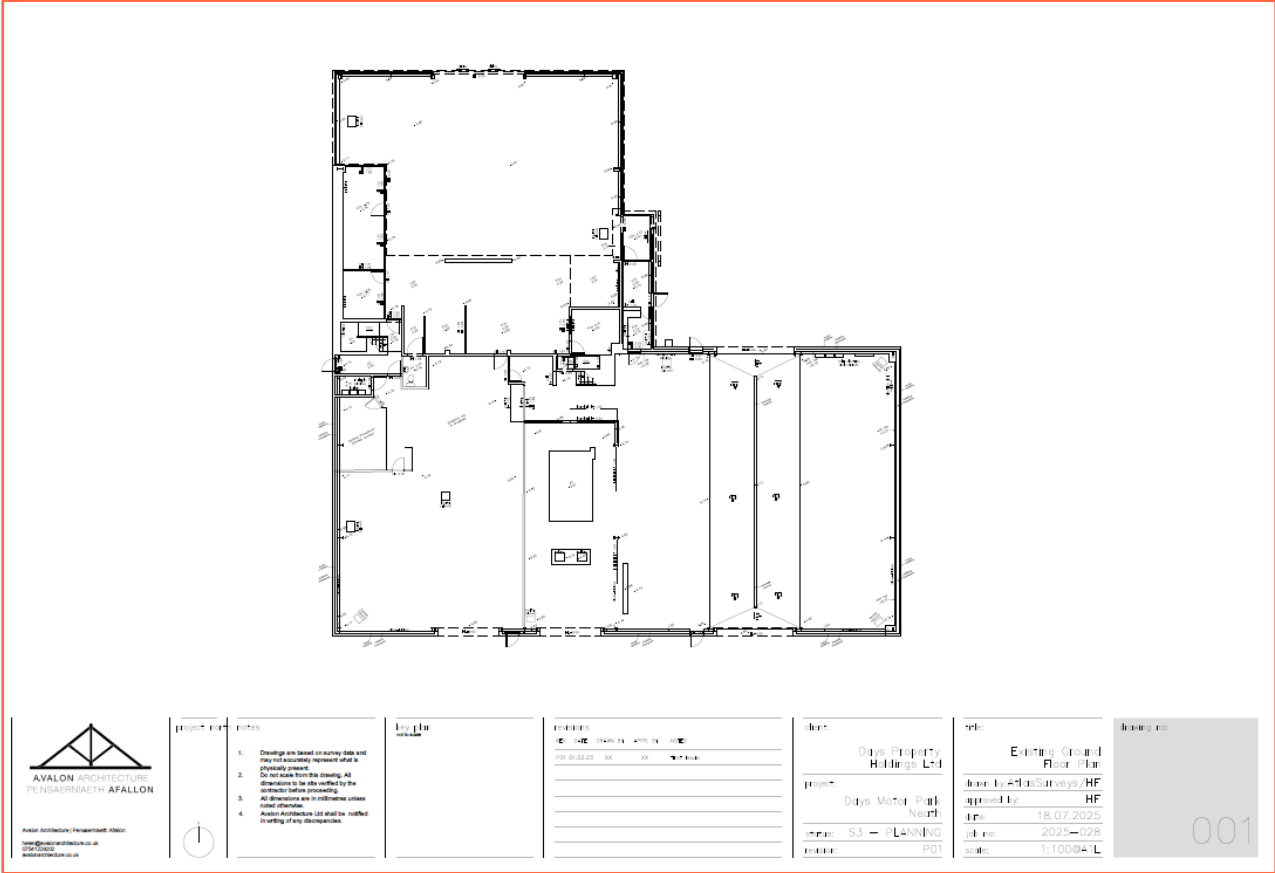


Figure 3: Existing ground floor plan (Source: Avalon Architecture)

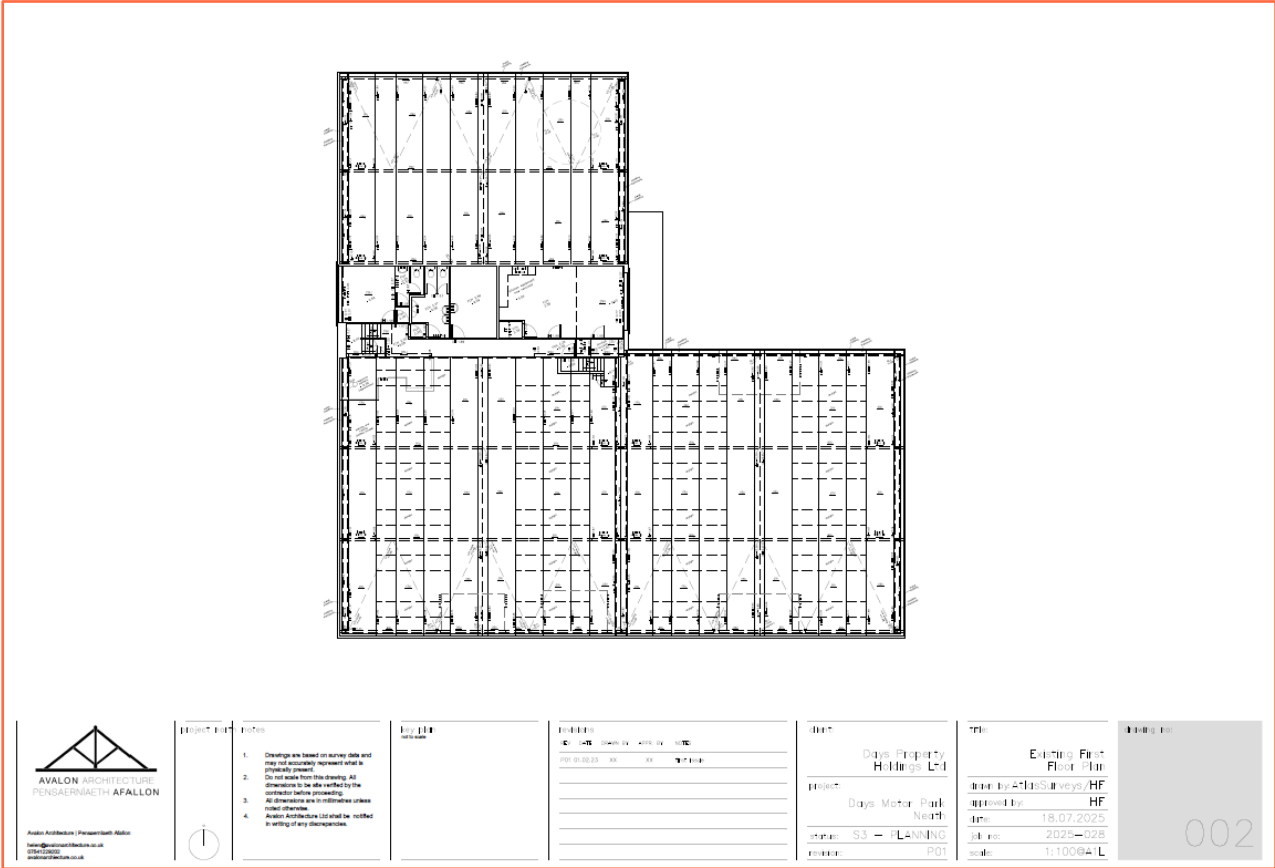


Figure 4: Existing first floor plan (Source: Avalon Architecture)

Site Topography:

3.4. A topographic survey of the site undertaken in 2025 by Atlas Surveys on behalf of the Applicant shows ground topography on site ranges between 5.94mAOD to 6.75mAOD.

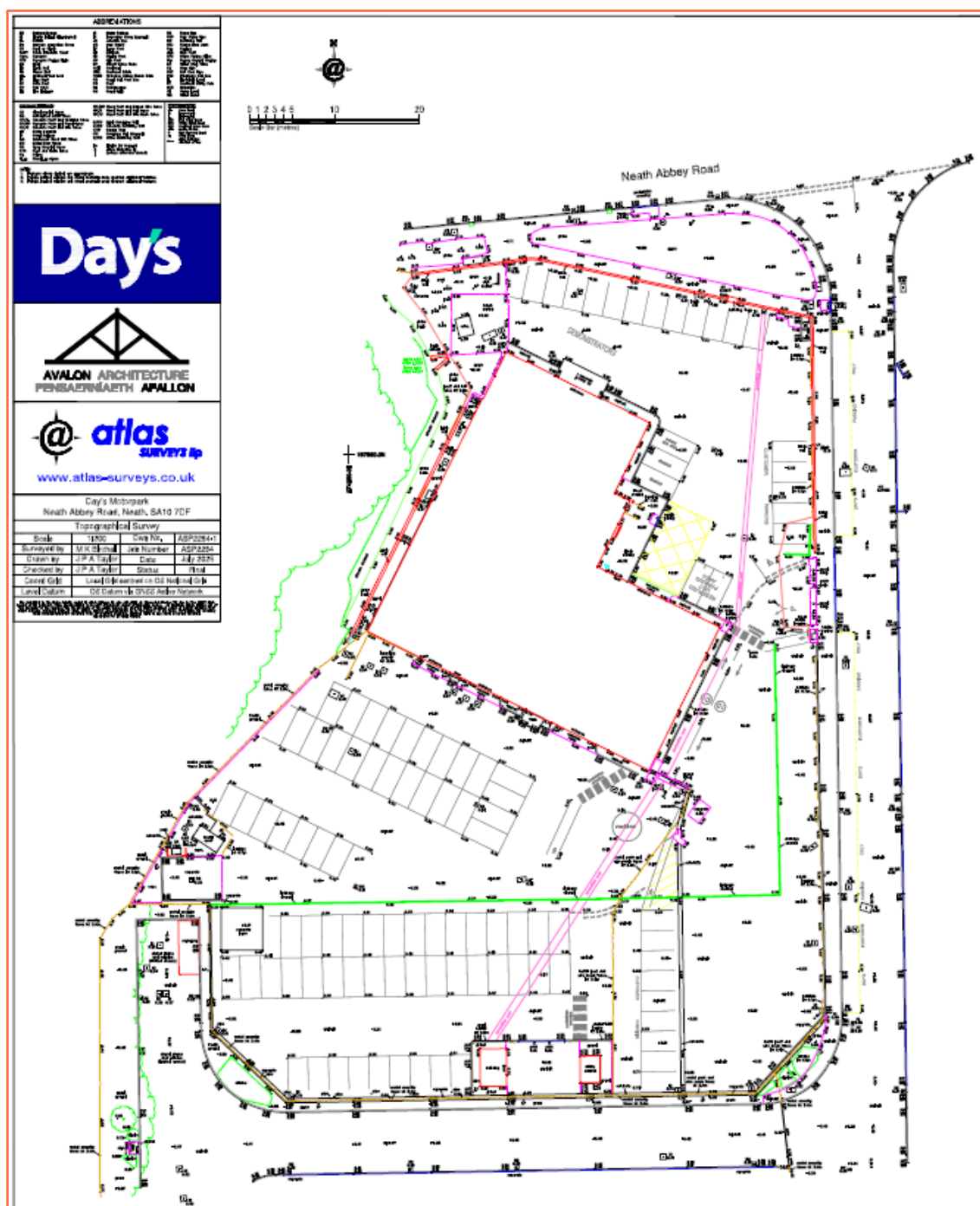


Figure 5: Topographical Site Survey (Source: Atlas Surveys)

4. Development Proposal

- 4.1. The proposed application is for the change of use from Sui Generis vehicle dealership to Class B8 with ancillary trade counter use and associated development.
- 4.2. Proposed plans are provided in the report Appendix.

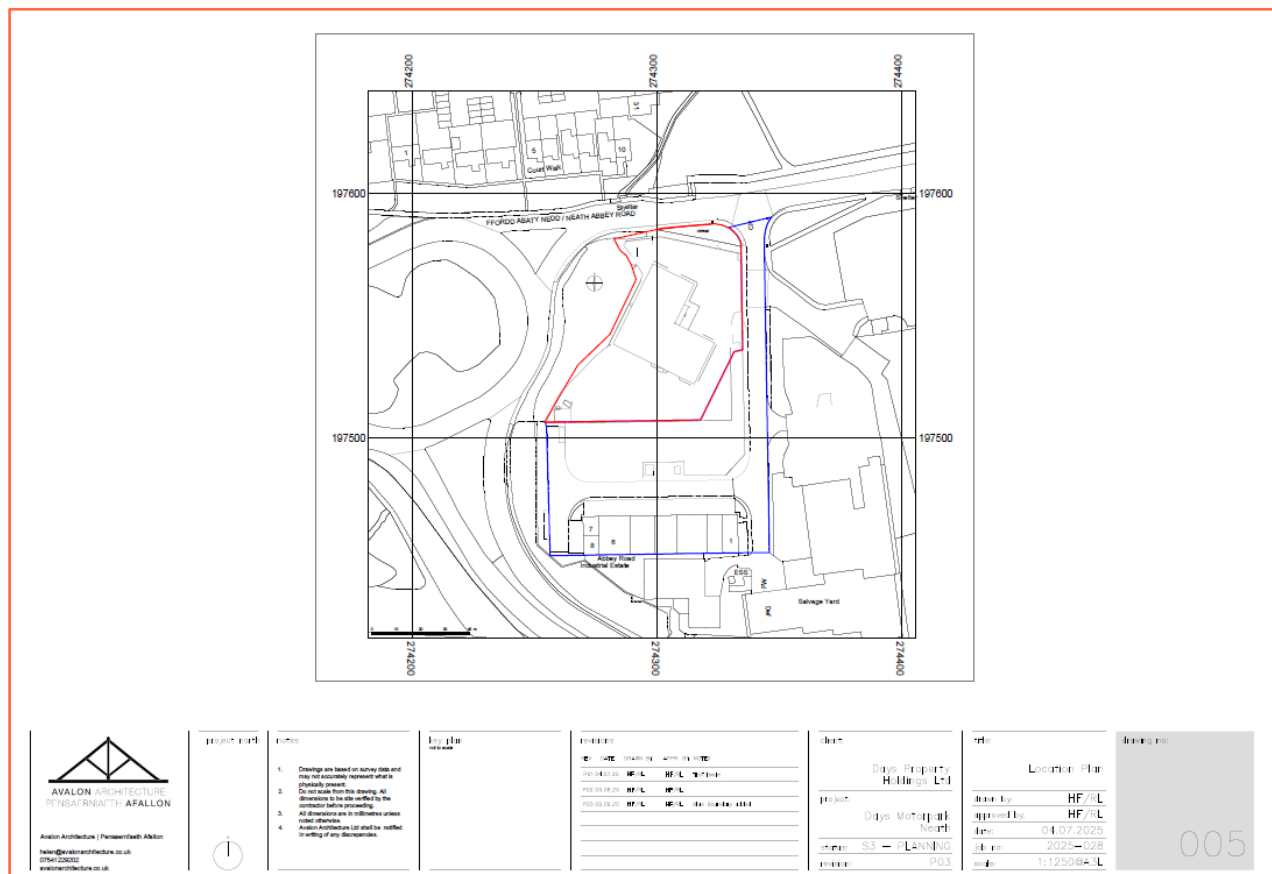


Figure 6: Proposed site plan (Source: Avalon Architecture)

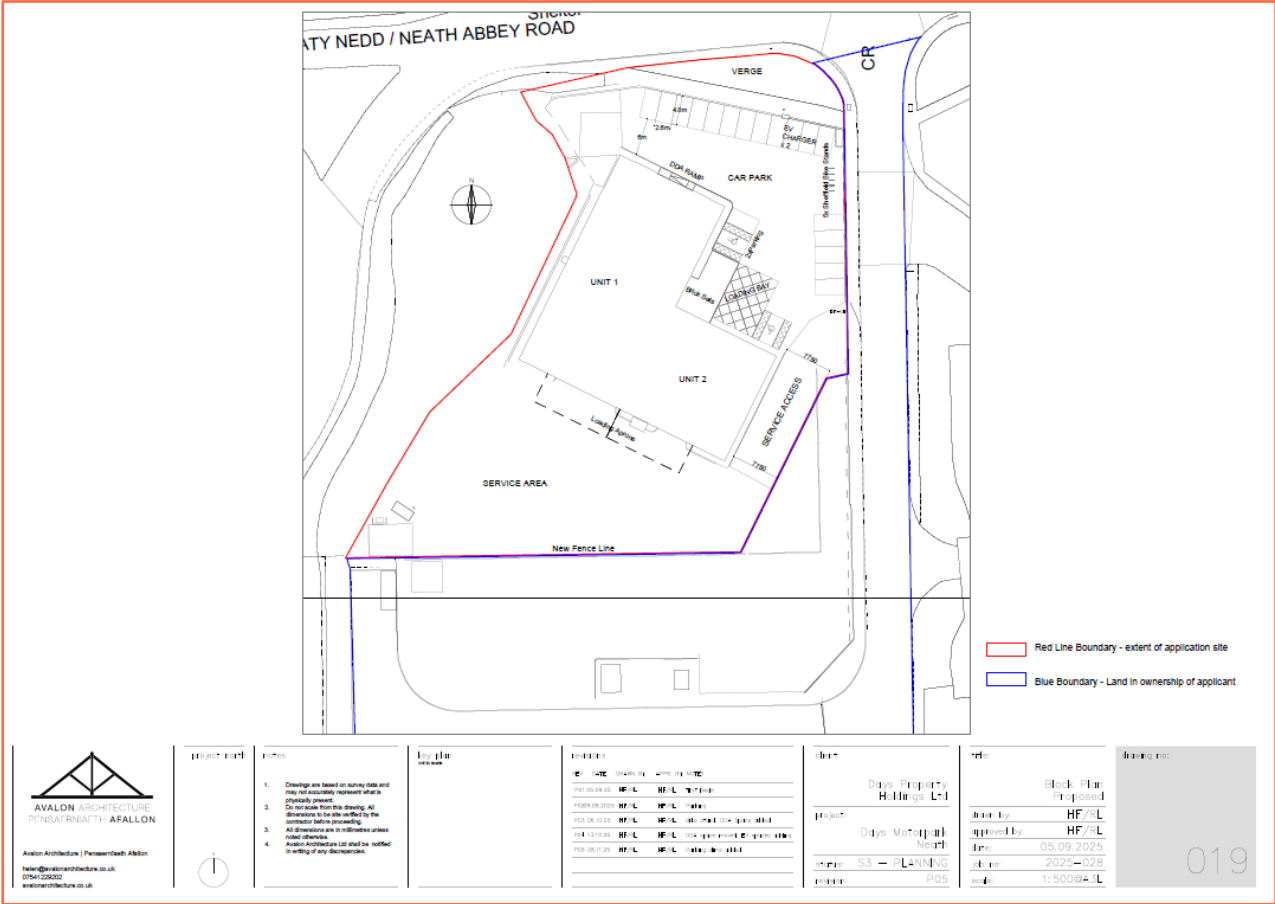


Figure 7: Proposed block plan (Source: Avalon Architecture)

5. Flood Risk Assessment

EA Flood Zones:

- 5.1. Within planning, Flood Zones refer to the probability of river and sea flooding. They are shown on the Flood Map for Planning.

Zone	Flooding from Rivers	Flooding from the Sea	Flooding from surface water and small watercourses
1	Less than 1 in 1000 (0.1%) (plus climate change) chance 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 greater 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: Flood Zones (Source: Tan15)

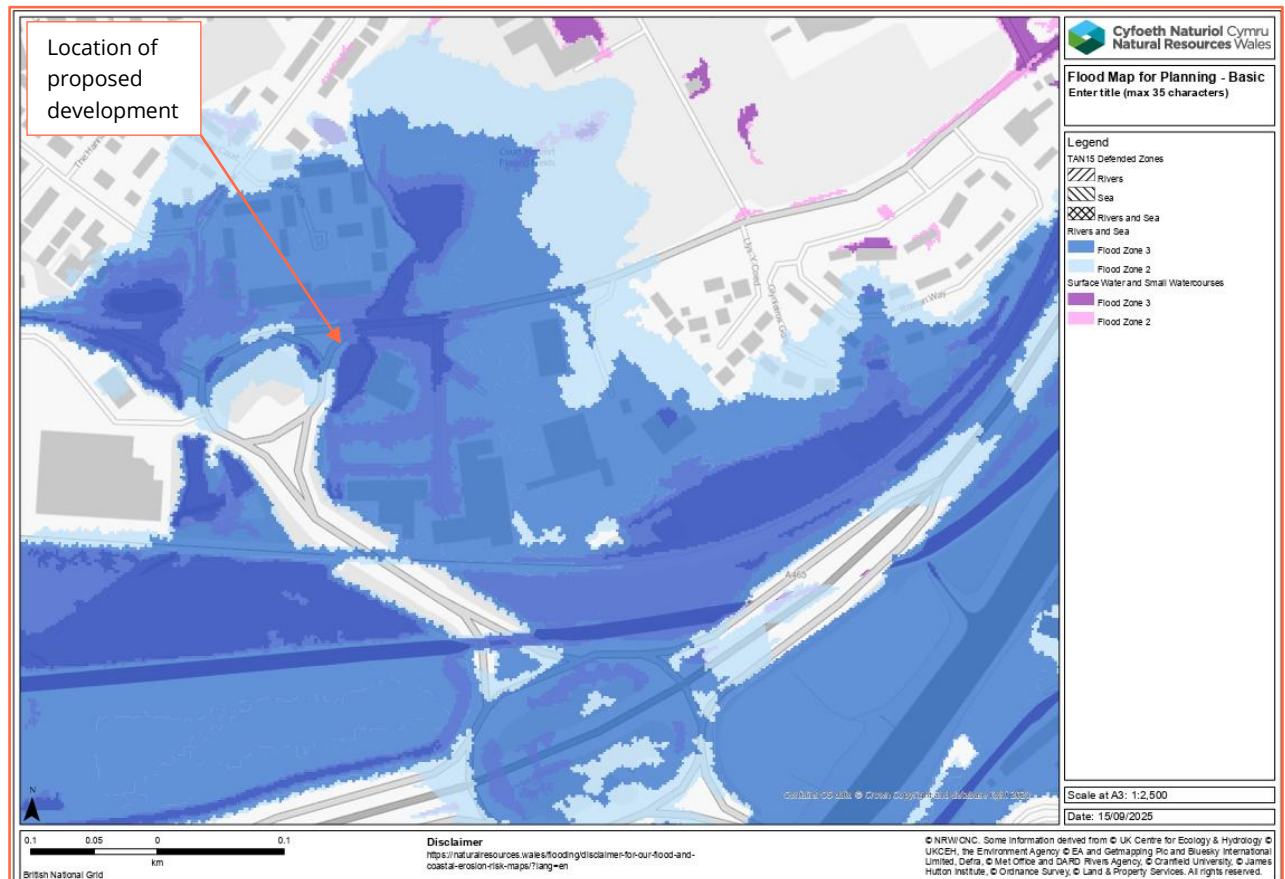


Figure 8: Natural Resource Wales Flood Map for Planning (Source: NRW)

Commercial in Confidence

- 5.2. The Flood Zones shown on the Natural Resource Wales Flood Map for Planning include a climate change allowance.
- 5.3. The site is located within Flood Zone 3.
- 5.4. Flood Zone 3 has a greater than 1 in 100 chance of river flooding, or greater than 1 in 200 chance of sea flooding in a given year, including climate change.

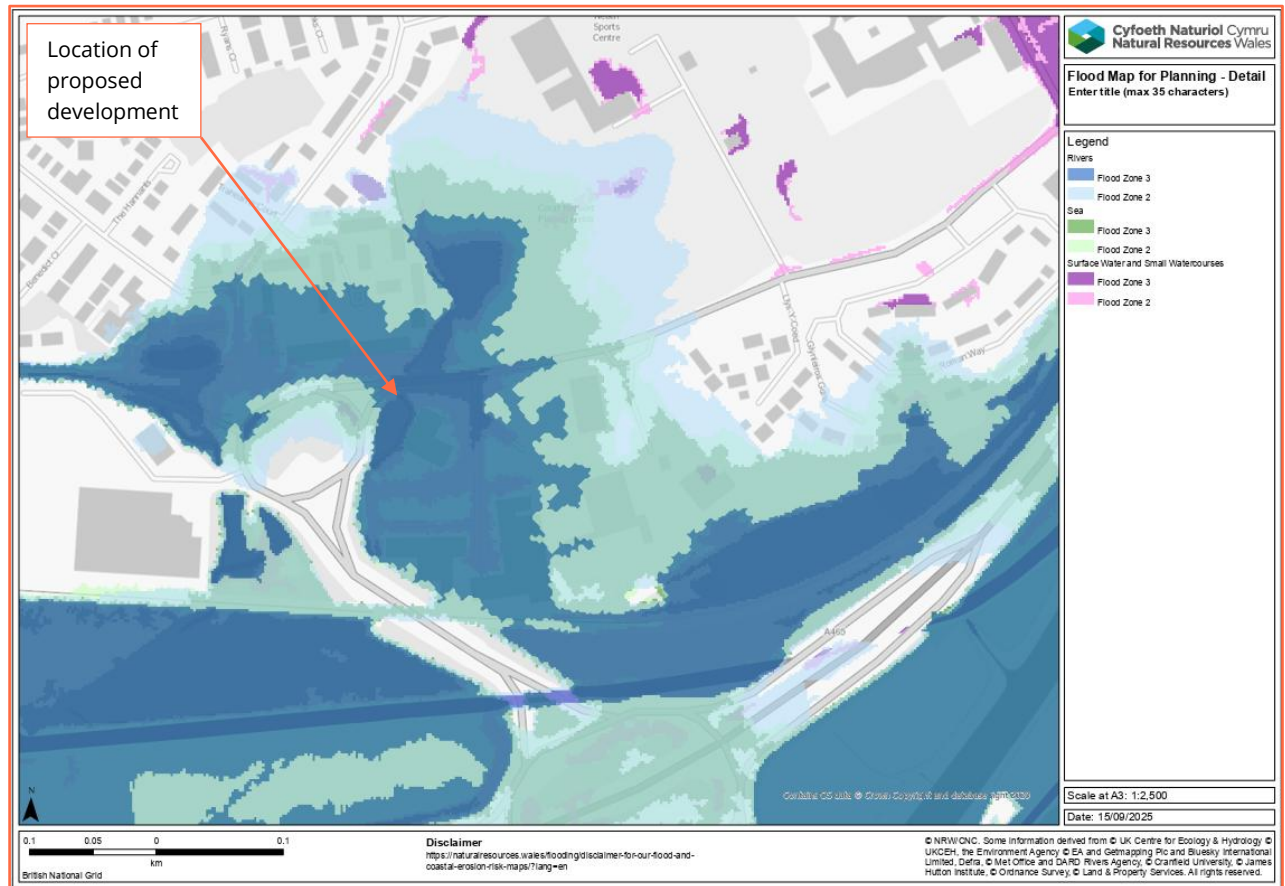


Figure 9: Natural Resource Wales Detailed Flood Map for Planning (Source: NRW)

- 5.5. The site is shown to be in Flood Zone 3 from the Sea and Flood Zone 3 from Rivers.
- 5.6. The risk would appear to be both fluvial and tidal and originate predominantly from River Neath.

Fluvial/Tidal (River Neath):

- 5.7. The River Neath is a river in south Wales running south west from the point at which its headwaters arising in the Brecon Beacons National Park converge to its mouth at Baglan Bay below Briton Ferry on the east side of Swansea Bay.

Detailed Flood Modelling:

- 5.8. Modelled flood levels and extents have been requested from the NRW as part of a flood data request (Reference ATI-28674a).
- 5.9. NRW has provided modelled flood data for a range of return periods from the Neath 2015 model and Neath 2023 model.

Fluvial (2015 model):

- 5.10. It should be noted that as of September 2021, guidance has been published on climate change allowances in Wales for Flood Consequence Assessments. The site falls within the West Wales River Basin District, where the Central estimate (change factor) for the 2080s is a 30% increase in flows. The Neath 2015 model applies a 20% allowance for climate change. As such, the modelled 1:1000 year flood event will be used as a conservative analogue for the 1:100 year +30% increase in flows flood event.

Return Period	Defended	Undefended
1:100 year	6.48mAOD	6.80mAOD
1:100 year + 20%	7.14mAOD	7.14mAOD
1:500yr	7.36mAOD	Data not provided
1:1000 year	7.50mAOD	7.50mAOD

Table 2: Maximum fluvial modelled flood levels on site – Neath 2015 (Source: NRW, ref ATI-28674a)

- 5.11. The site is located entirely within the modelled defended and undefended 1:100yr, 1:100yr plus CC and 1:1000yr extents.
- 5.12. Comparison of the defended 1:1000 year (conservative 1:100 year +30% climate change analogue) modelled flood level (7.50mAOD) with topographic site levels (5.94mAOD to 6.75mAOD) shows that the site is between 0.75m and 1.56m below the flood level for this event.

Tidal (2023 model):

Return Period	Defended	Undefended
1:30 year (2023)	Outside extent	Data not provided
1:200 year (2023)	Outside extent	Data not provided
1:1000yr (2023)	6.47mAOD	6.48mAOD
1:200 year (2123)	7.42mAOD	7.42mAOD
1:1000 year (2123)	7.72mAOD	7.73mAOD

Table 3: Maximum tidal modelled flood levels on site – Neath 2024 (Source: NRW, ref ATI-28674a)

- 5.13. The site is located within the modelled defended and undefended 1:200 year and 1:1000 year extents for present day and with an allowance for climate change.
- 5.14. Comparison of the 1:200 year (2123) modelled undefended flood level (7.42mAOD) with topographic site levels (5.94mAOD to 6.75mAOD) shows that the site is between 0.67m and 1.48m below the flood level for this event.

Flood Defences:

- 5.15. The site is not shown to benefit from the presence of flood defences on the NRW Flood Map for Planning.

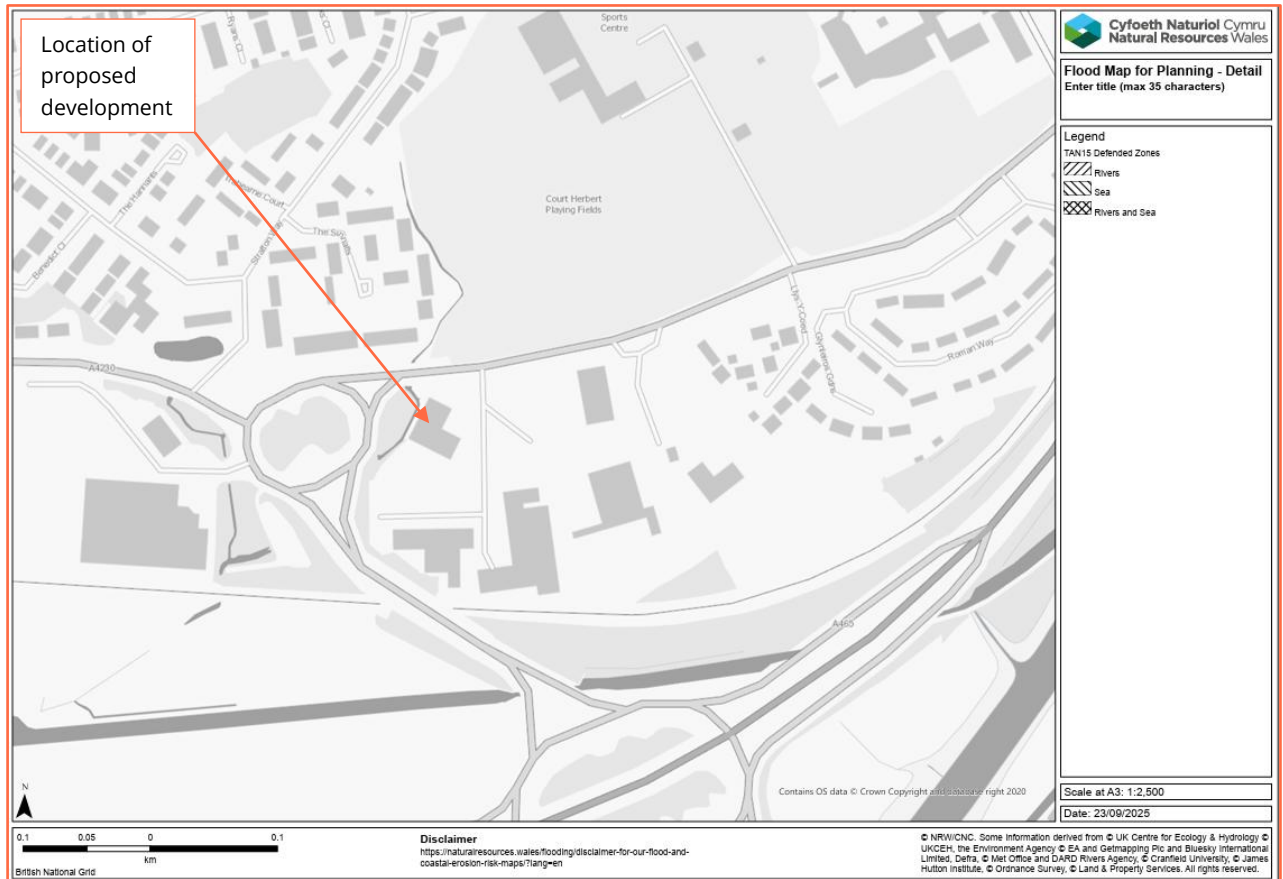


Figure 10: Natural Resource Wales Detailed Flood Map for Planning (Source: NRW)

Residual Risk (breach or overtopping of flood defences):

- 5.16. Breaching of flood defences can cause rapid inundation of areas behind flood defences as flow in the river channel discharges through the breach. A breach can occur with little or no warning, although they are much more likely to concur with extreme river levels or tides when the stresses on flood defences are highest. Flood water flowing through a breach will normally discharge at a high velocity, rapidly filling up the areas behind the defences, resulting in significant damage to buildings and a high risk of loss of life. Breaches are most likely to occur in soft defences such as earth embankments although poorly maintained hard defences can also be a potential source of breach.
- 5.17. Overtopping of flood defences occurs when water levels exceed the protection level of raised flood defences. The worst case occurs when the fluvial or tidal levels exceed the defence level as this can lead to prolonged flooding. Less severe overtopping can occur when flood levels are below defence levels, but wave action causes cyclic overtopping, with intermittent discharge over the crest level of the defence. Flood defences are commonly designed with a freeboard to provide protection against overtopping from waves. The risk from overtopping due to exceedance of the flood defence level is much more significant than the risk posed by wave overtopping. Exceedance of the flood defence level can lead to prolonged and rapid flooding with properties immediately behind the defences at highest risk.
- 5.18. No raised flood defences act to defend the site from direct inundation, meaning there is negligible residual risk from breach and overtopping of flood defences.

Pluvial (Surface Water and Small Water Courses):

- 5.19. Pluvial (surface water) flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

- 5.20. The mapping below shows the Flood Risk from Surface Water & Small Watercourses centred on the site. Please note that NRW do not consider this information suitable to be used to identify the risk to individual properties or sites. It is useful to raise awareness in areas which may be at risk and may require additional investigation.
- 5.21. The Natural Resources Wales Surface Water Flood Map suggest the site is shown to be within the Surface Water and Small Watercourse Flood Zone 2 and Flood Zone 3. The built footprint of the proposed development appears to only clip Flood Zone 2 and Flood Zone 3.
- 5.22. There is an unnamed watercourse that runs through site and adjacent to the proposed development.

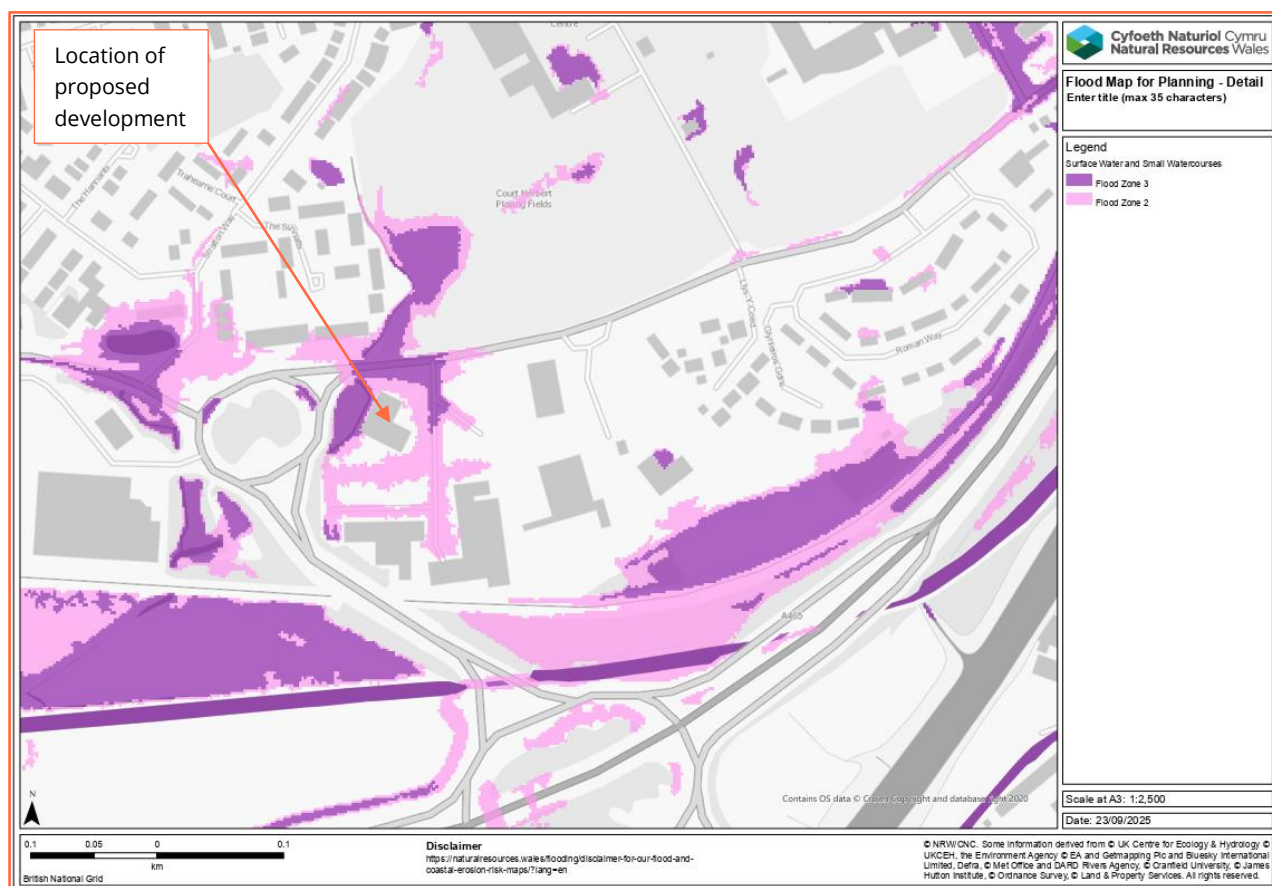


Figure 11: Extract from Natural Resources Wales Surface Water and Small Watercourses Map (Source: NRW)

Groundwater:

- 5.23. Groundwater flooding occurs as a result of water rising up from the underlying rocks or from water flowing from abnormal springs. This tends to occur after much longer periods of sustained high rainfall. Higher rainfall means more water will infiltrate into the ground and cause the water table to rise above normal levels. Groundwater tends to flow from areas where the ground level is high, to areas where the ground level is low. In low-lying areas the water table is usually at shallower depths anyway, but during very wet periods, with all the additional groundwater flowing towards these areas, the water table can rise up to the surface causing groundwater flooding.
- 5.24. Groundwater flooding is most likely to occur in low-lying areas underlain by permeable rocks (aquifers). These may be extensive, regional aquifers, such as chalk or sandstone, or may be localised sands or river gravels in valley bottoms underlain by less permeable rocks. Groundwater flooding takes longer to dissipate because groundwater moves much more slowly than surface water and will take time to flow away underground.
- 5.25. No information has been provided to suggest that the site has flooded historically due to groundwater.

Sewer:

- 5.26. Sewer flooding occurs when the sewer network cannot cope with the volume of water that is entering it. It is often experienced during times of heavy rainfall when large amounts of surface water overwhelm the sewer network causing flooding. Temporary problems such as blockages, siltation, collapses and equipment or operational failures can also result in sewer flooding.
- 5.27. All Water Companies have a statutory obligation to maintain a register of properties/areas which have reported records of flooding from the public sewerage system, and this is shown on the DG5 Flood Register. This includes records of flooding from foul sewers, combined sewers and surface water sewers which are deemed to be public and therefore maintained by the Water Company. The DG5 register records of flood incidents resulting in both internal property flooding and external flooding incidents. Once a property is identified on the DG5 register, water companies can typically put funding in place to address the issues and hence enable the property to be removed from the register. It should be noted that flooding from land drainage, highway drainage, rivers/watercourses and private sewers is not recorded within the register.
- 5.28. No information has been presented to suggest that the site itself has been affected by sewer flooding.

Other Sources:

- 5.29. The Natural Resources Wales Risk of Flooding from Reservoirs Map suggests that the site lies outside of the "Maximum extent of flooding" from reservoir failure. The Natural Resources Wales also advise on their website that reservoir flooding is extremely unlikely. All major reservoirs have to be inspected by specialist dam and reservoir Engineers. These inspections are monitored and enforced by the Natural Resources Wales themselves. The risk to the site from reservoir flooding is therefore minimal and is far lower than that relating to the potential for fluvial flooding to occur.
- 5.30. There do not appear to be any further artificial (man-made) sources of flood risk (such as raised canals) in the vicinity of the site.

Historical Flood Events:

- 5.31. The site is not shown to be within an area of NRW historic flooding records.

6. Flood Risk Management

Vulnerability to Flooding:

- 6.1. TAN15 classifies property usage by vulnerability to flooding.
- 6.2. The existing site is a vehicle dealership, which is classified as a *“less vulnerable development”* under TAN15. Post development, the site will remain a *“less vulnerable development”*, as the application is for the change of use from Sui Generis vehicle dealership to Class B8 with ancillary trade counter use and associated development.
- 6.3. Particular flooding consequences may not be acceptable for particular types of development. For example, allowing residential development in areas which are subject to high risks of flooding can result in a traumatic impact on people’s lives. The precautionary framework identifies the vulnerability of different land uses to flooding, and for this purpose, development has been subdivided into three categories:

Development category	Types
Highly vulnerable development	• All residential premises (including hotels, Gypsy and Traveller sites, caravan parks and camping sites) • Schools and childcare establishments, colleges and universities. • Hospitals and GP surgeries. • Especially vulnerable industrial development (e.g. power generating and distribution elements of power stations, transformers, chemical plants, incinerators), and waste disposal sites. • Emergency services, including: ambulance stations, fire stations, police stations, command centres, emergency depots. • Buildings used to provide emergency shelter in time of flood.
Less vulnerable development	• General industrial, employment, commercial and retail development. • Transport and utilities infrastructure. • Car parks. • Mineral extraction sites and associated processing facilities (excluding waste disposal sites). • Public buildings including libraries, community centres and leisure centres (excluding those identified as in Highly Vulnerable category and emergency shelters). • Places of worship. • Cemeteries. • Equipped play areas. • Renewable energy generation facilities (excluding hydro generation).
Water compatible development	• Boatyards, marinas and essential works required at mooring basins. • Development associated with canals. • Flood defences and management infrastructure. • Open spaces (excluding equipped play areas). • Hydro renewable energy generation.

Table 4: Development vulnerability classification (Source: TAN15)

- 6.4. Highly vulnerable development is development where the ability of occupants to decide on whether they wish to accept the risks to life and property associated with flooding, or be able to manage the consequences of such a risk, is limited. It also includes those industrial uses where there would be an attendant risk to the public and the water environment should the site be inundated. Emergency services and local authority command centres need to be operational and accessible at all times and are therefore also considered highly vulnerable.
- 6.5. Less vulnerable development is development where the ability of occupants to decide if risks and consequences are acceptable is greater than that in the highly vulnerable category.
- 6.6. Water compatible developments include developments which are required to be in a fluvial, tidal or coastal location by virtue of their nature, and developments which are resilient to the effects of occasional flooding.

- 6.7. The list is not exhaustive therefore decision makers should apply professional judgement when considering development categories not explicitly listed.

Acceptability criteria for flooding consequences:

Frequency thresholds: designing development to be flood free:

- 6.8. In accordance with TAN15 there is a frequency threshold of flooding below which flooding of development should not be allowed. The following table, taken from TAN15, provides indicative guidance as to what the frequency threshold could be for different types of development in terms of annual probability of occurrence:

Vulnerability Categories		Flood event type	
		Rivers	Sea
Highly vulnerable development	Emergency services (command centres and hubs)	0.1%+CC (1 in 1,000)	0.1%+CC (1 in 1,000)
	All Other types	1%+CC (1 in 100)	0.5%+CC (1 in 200)
Less vulnerable development		1%+CC (1 in 100)	0.5%+CC (1 in 200)
Water compatible development that may be occupied by people		1%+CC (1 in 100)	0.5%+CC (1 in 200)

Table 5: Flood events in which development must be flood-free

- 6.9. The development is classified as "Less Vulnerable" Development.
- 6.10. All development must be designed to be flood free during the 1% river flood (i.e. a flood with a 1 in 100 chance of occurring in any year) and the 0.5% flood from the sea (i.e. a flood with a 1 in 200 chance of occurring in any year), plus an allowance for climate change over the lifetime of development.
- 6.11. Comparison of the defended 1:1000 year (conservative 1:100 year +30% climate change analogue) modelled flood level (7.50mAOD) with topographic site levels (5.94mAOD to 6.75mAOD) shows that the site is between 0.75m and 1.56m below the flood level for this event.
- 6.12. Comparison of the tidal 1:200 year (2123) modelled undefended flood level (7.42mAOD) with topographic site levels (5.94mAOD to 6.75mAOD) shows that the site is between 0.67m and 1.48m below the flood level for this event.
- 6.13. Given the proposed development includes the change of use of the existing building and utilises the existing structure, it is not possible to raise finished floor levels as part of the development.
- 6.14. No increase in built footprint is proposed as part of the development.

Tolerable conditions: managing consequences in an extreme event:

- 6.15. During extreme flood events there is recognition that it may not be possible to keep all development flood-free. In these circumstances it is imperative that flooding does not endanger life, therefore it must be demonstrated that conditions within the development during an extreme event will be tolerable.
- 6.16. The table below indicates the maximum tolerable flood depth and velocity conditions for highly vulnerable and less vulnerable development when assessed against the 0.1% extreme flood event, including an allowance for climate change.

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

Table 6: Tolerable conditions in an extreme flood event

- 6.17. Comparison of the defended 1:1000 year modelled flood level (7.50mAOD) with topographic site levels (5.94mAOD to 6.75mAOD) shows that the site is between 0.75m and 1.56m below the flood level for this event.
- 6.18. Comparison of the tidal 1:200 year (2123) modelled undefended flood level (7.42mAOD) with topographic site levels (5.94mAOD to 6.75mAOD) shows that the site is between 0.67m and 1.48m below the flood level for this event.

Physical Design Measures:

- 6.19. Given that the proposed development is for the change of use of the existing building, it is not possible to raise existing floor levels.
- 6.20. To help protect against flooding during extreme events, the applicant has agreed to implement flood resistant design measures into the development where practical and feasible, in consultation with the Local Authority building control department. These measures can include the following:
- Solid concrete ground floor slab, with waterproof membrane;
 - Closed-cell foam used in wall cavities;
 - Waterproof ground floor internal render;
 - Waterproof screed used on ground floors;
 - Damp proof membranes;
 - External walls rendered resistant to flooding to at least 600mm above ground floor level;
 - Exterior ventilation outlets, utility points and air bricks fitted with removable waterproof covers;
 - Raised wiring and power outlets at least 600mm above ground floor level;
 - Ground floor electrical main ring run from first floor level; and on separately switched circuit from first floor;
 - Electrical incomer and meter situated at least 600mm above ground floor level;
 - Boilers, control and water storage / immersion installed at least 600mm above ground floor level;
 - Gas meter installed at least 600mm above ground floor level;
 - Plumbing insulation of closed-cell design;
 - Non-return valves fitted to all drain and sewer outlets;
 - Manhole covers secured;
 - Kitchen units of solid, water resistant material at ground floor level;
 - Use of MDF carpentry (i.e. skirting, architrave, built-in storage) avoided at ground floor level;
 - Stairs of solid hardwood construction with wood faces treated to resist water penetration at ground floor level.
- 6.21. It is recommended that flood proof doors and windows are installed for all external doors and windows. Demountable flood defence barriers to 600mm to defend ground level doorways and low windows could be used if flood doors are not practical or other planning constraints prevent it.

Safe Escape:

- 6.22. TAN 15 requires a route of safe escape for all residents and users to be provided from new developments in Flood Zone 2, Flood Zone 3 and TAN 15 Defended Zones.
- 6.23. Flood Hazard data has also been provided by NRW from the River Neath 2023 Modelling (Tidal 1:1000yr 2123, and River Neath 2015 (Fluvial present day 1:1000yr).

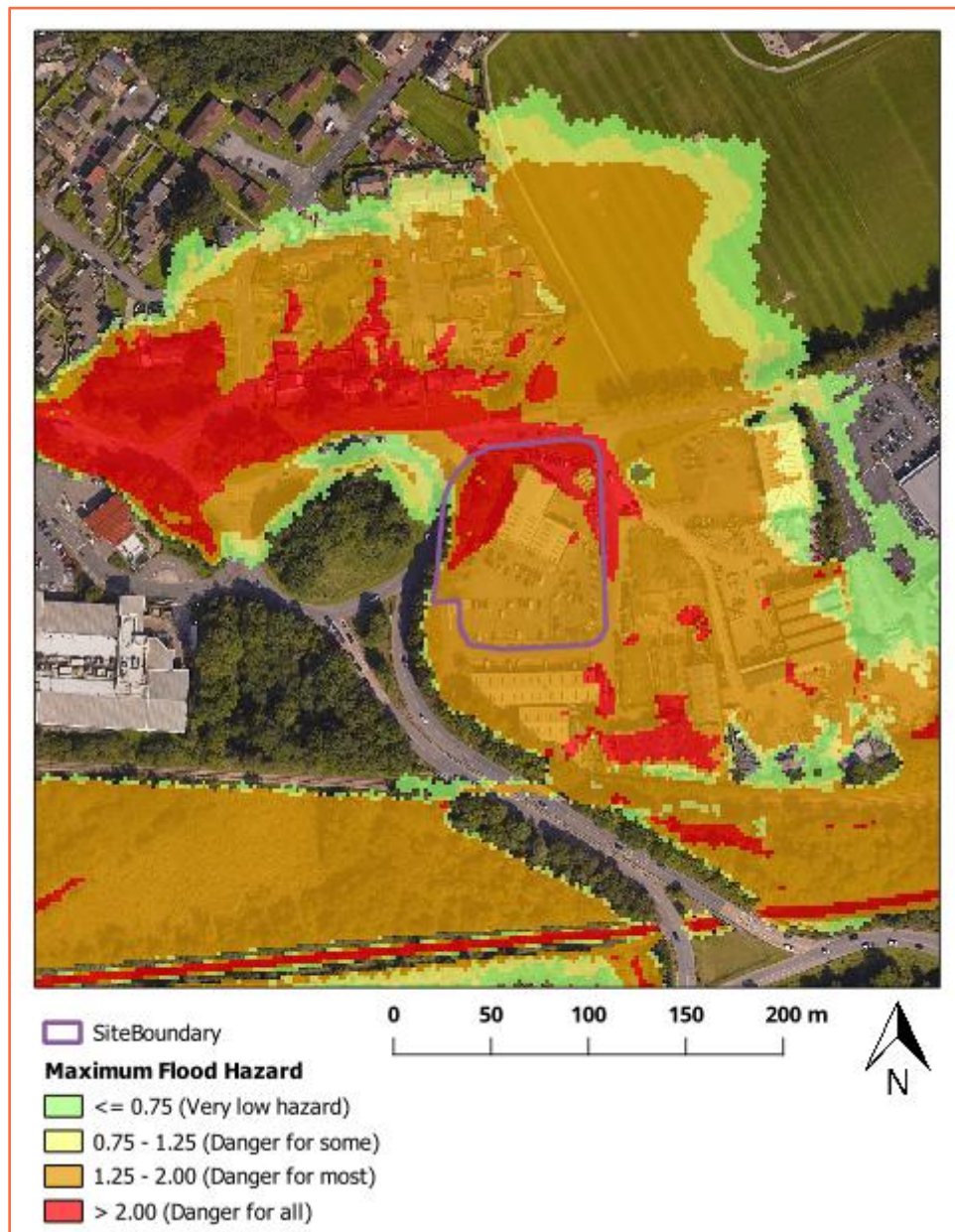


Figure 12: Maximum flood hazard for undefended fluvial 1:1000 year present day event (Source: NRW)

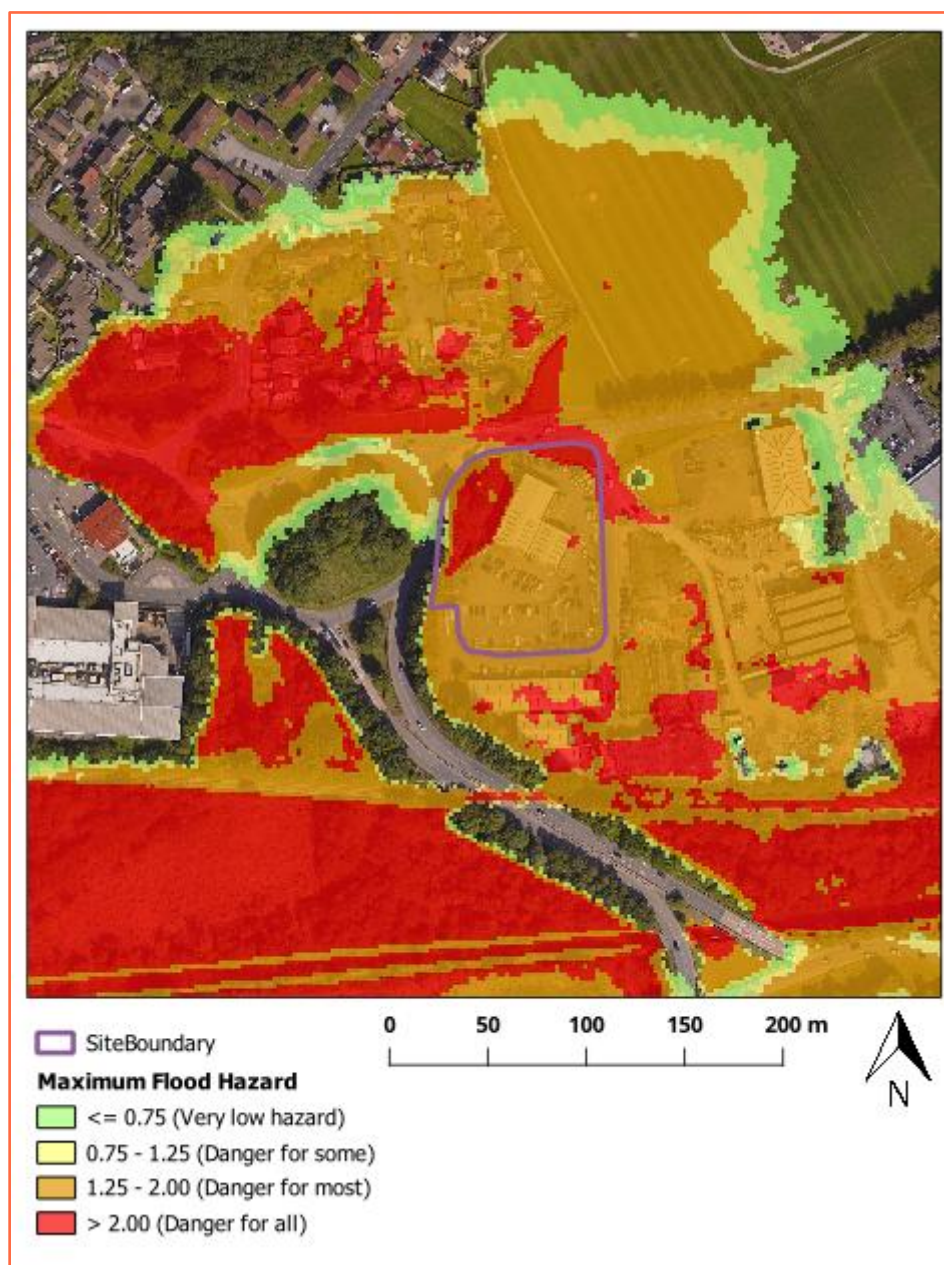


Figure 13: Maximum flood hazard for tidal 1:1000 year 2123 event (Source: NRW)

- 6.24. Safe escape will be provided by a formal flood warning and evacuation plan, which will be prepared in liaison with the Emergency Planners and tied in with the existing Emergency Plans for the area.
- 6.25. It is recommended that in the event of an extreme flood warning, the business will be advised to close and all relevant staff will be advised not to attend the site until the extreme flood warning is lifted, or until advised it is safe to do so by the Emergency Services or the Council's Emergency Planners.
- 6.26. It is not possible to raise the floor levels as part of the development as it is a change of use of an existing building.
- 6.27. Owners, occupants and tenants should follow the warning and evacuation procedure detailed in the following section.

Flood Warning:

- 6.28. The NRW is responsible for issuing flood warnings. Flood warnings are issued to the emergency services and local authorities. Both private individuals and organisations can sign-up to receive warnings via phone, text or email. This system of receiving warnings is currently voluntary.
- 6.29. Advice regarding severe flood warnings will generally be given during weather forecasts on local radio and TV. In the case of extreme events, warnings can also be disseminated via door to door visits by the police or locally appointed flood wardens.
- 6.30. The applicant has agreed to implement a flood warning and evacuation plan post development, and subscribe to the NRW's flood warning service.
- 6.31. The site shown to lie within the River Neath Flood Alert Area. The NRW issue flood warnings to specific areas when flooding is expected. It is recommended that the applicant registers online with the free NRW Floodline Warnings Direct service at <https://naturalresources.wales/flooding/sign-up-to-receive-flood-warnings/?lang=en> to receive flood warnings by phone, text or email.

Flood Warning	Flood Alert	Flood Warning	Severe Flood Warning
			
What it means?	Flooding is possible. Be prepared.	Flooding is expected. Immediate action required.	Severe flooding. Danger to life.
When it's used?	Two hours to two days in advance of flooding.	Half an hour to one day in advance of flooding.	When flooding poses a significant threat to life.
What to do?	Be prepared to act on your flood plan. Prepare a flood kit of essential items. Monitor local water levels and the flood forecast on our website.	Move family, pets and valuables to a safe place. Turn off gas, electricity and water supplies if safe to do so. Put flood protection equipment in place.	Stay in a safe place with a means of escape. Be ready should you need to evacuate from your home. Co-operate with the emergency services. Call 999 if you are in immediate danger.

Table 7: Flood Warnings

Flood Plan:

- 6.32. It is recommended that the applicant and future owners, occupiers and Landlords of the properties prepare a flood plan to protect life and property during a flood event:

Action	
Before a flood	• Prepare and keep a list of all your important contacts to hand or save them on your mobile phone. • Think about what items you can move now and what you would want to move to safety during a flood. • Know how to turn off electricity and water supplies to the site. • Prepare a flood kit of essential items and keep it handy. It can include copies of important documents, a torch, a battery-powered or wind-up radio, blankets and warm clothing, waterproofs, rubber gloves and a first aid kit including all essential medication.
During a flood	• Activate the evacuation plan and evacuate the site. • Remove cars from the site if there is sufficient warning and the water levels are not rising rapidly. • Switch off water and electricity for the site. • Tune into your local radio station on a battery or wind-up radio. • Listen to the advice of the emergency service and evacuate if told to do so. • Avoid walking or driving through flood water. Six inches of fast-flowing water can knock over an adult and two feet of water can move a car.
After a flood	• If you have flooded, contact your insurance company as soon as possible. • Take photographs and videos of your damaged property as a record for your insurance company. • If you don't have insurance, contact your local authority for information on grants and charities that may help you. • Flood water can contain sewage, chemicals and animal waste. Always wear waterproof outerwear, including gloves, wellington boots and a face mask. • Have your electrics and water checked by qualified engineers before switching them back on.

Table 8: Flood plan**Off-Site Impacts:****Floodplain Storage:**

- 6.33. TAN15 requires that where development is proposed in undefended areas of floodplain, which lie outside of the functional floodplain, the implications of ground raising operations for flood risk elsewhere needs to be considered. Raising existing ground levels may reduce the capacity of the floodplain to accommodate floodwater and increase the risk of flooding by either increasing the depth of flooding to existing properties at risk or by extending the floodplain to cover properties normally outside of the floodplain. Flood storage capacity can be maintained by lowering ground levels either within the curtilage of the development or elsewhere in the floodplain, in order to maintain at least the same volume of flood storage capacity within the floodplain.
- 6.34. In undefended tidal areas, raising ground levels is unlikely to impact on maximum tidal levels so the provision of compensatory storage should not be necessary.
- 6.35. For development in a defended flood risk area, the impact on residual flood risk to other properties needs to be considered. New development behind flood defences can increase the residual risk of flooding if the flood defences are breached or overtopped by changing the conveyance of the flow paths or by displacing flood water elsewhere. If the potential impact on residual risk is unacceptable then mitigation should be provided.
- 6.36. TAN15 states that the provision of compensatory floodplain is an effective way of avoiding detrimental impacts elsewhere, but is not always a feasible option. Increasing the risk or severity of flooding elsewhere may be acceptable where the impact is on undeveloped or unoccupied land.
- 6.37. TAN15 states that the FCA should assess various flood return periods up to and including the 0.1% extreme flood event plus climate change over the lifetime of development. Any flood storage lost should be compensated on a 'like for like' and 'level for level' basis where feasible. The likely impact of any displaced water elsewhere should also be assessed.

- 6.38. The proposal is for the change of use of the existing building, as such post development, there will be no unacceptable loss of floodplain storage or increase in run-off from the site.

Surface Water Drainage:

- 6.39. The development will utilise Sustainable Urban Drainage (SuDs) design in accordance with TAN15 hierarchy as follows:
1. Surface water runoff is collected for use
 2. Surface water runoff is infiltrated to ground
 3. Surface water runoff is discharged to a surface water body i.e. watercourse
 4. Surface water runoff is discharged to a surface water sewer, highway drain, or another drainage system
 5. Surface water runoff is discharged to a combined sewer.
- 6.40. Due to the nature of the development (change of use of existing buildings), there will be no increase to the built footprint, no change to the impermeable coverage, and therefore no increase to surface water runoff generation. The existing surface water drainage arrangements for the site will continue to be utilised.

7. Discussion and Conclusion

- 7.1. Unda Consulting Limited have been appointed by Day's Property Holdings Ltd to undertake a Flood Risk Assessment for the proposed development at Days Motorpark, Neath, SA10 7DF. The purpose of the study is to support a planning application for the proposed development.
- 7.2. The existing site comprises of a vehicle dealership. The surrounding area is characterised by commercial buildings and residential properties.
- 7.3. The proposed application is for the change of use from Sui Generis vehicle dealership to Class B8 with ancillary trade counter use and associated development.
- 7.4. The existing site is a vehicle dealership, which is classified as a "*less vulnerable development*" under TAN15. Post development, the site will remain a "*less vulnerable development*", as the application is for the change of use from Sui Generis vehicle dealership to Class B8 with ancillary trade counter use and associated development.
- 7.5. The site is located within Flood Zone 3.
- 7.6. Flood Zone 3 has a greater than 1 in 100 chance of river flooding, or greater than 1 in 200 chance of sea flooding in a given year, including climate change.
- 7.7. The risk would appear to be both fluvial and tidal and originate predominantly from River Neath.
- 7.8. Modelled flood levels and extents have been requested from the NRW as part of a flood data request (Reference ATI-28674a).
- 7.9. NRW has provided modelled flood data for a range of return periods from the Neath 2015 model and Neath 2023 model.
- 7.10. It should be noted that as of September 2021, guidance has been published on climate change allowances in Wales for Flood Consequence Assessments. The site falls within the West Wales River Basin District, where the Central estimate (change factor) for the 2080s is a 30% increase in flows. The Neath 2015 model applies a 20% allowance for climate change. As such, the modelled 1:1000 year flood event will be used as an analogue for the 1:100 year +30% increase in flows flood event.
- 7.11. The site is located entirely within the fluvial modelled defended and undefended 1:100yr, 1:100yr plus CC and 1:1000yr extents.
- 7.12. Comparison of the defended 1:1000 year (conservative 1:100 year +30% climate change analogue) modelled flood level (7.50mAOD) with topographic site levels (5.94mAOD to 6.75mAOD) shows that the site is between 0.75m and 1.56m below the flood level for this event.
- 7.13. The site is located within the tidal modelled defended and undefended 1:200 year and 1:1000 year extents for present day and with an allowance for climate change.
- 7.14. Comparison of the tidal 1:200 year (2123) modelled undefended flood level (7.42mAOD) with topographic site levels (5.94mAOD to 6.75mAOD) shows that the site is between 0.67m and 1.48m below the flood level for this event.
- 7.15. The site is not shown to benefit from the presence of flood defences on the NRW Flood Map for Planning.
- 7.16. The Natural Resources Wales Surface Water Flood Map suggest the site is shown to be within the Surface Water and Small Watercourse Flood Zone 2 and Flood Zone 3. The built footprint of the proposed development appears to only clip Flood Zone 2 and Flood Zone 3.

- 7.17. There is an unnamed watercourse that runs through site and adjacent to the proposed development.
- 7.18. No information has been provided to suggest that the site has flooded historically due to groundwater.
- 7.19. No information has been presented to suggest that the site itself has been affected by sewer flooding.
- 7.20. The Natural Resources Wales Risk of Flooding from Reservoirs Map suggests that the site lies outside of the "Maximum extent of flooding" from reservoir failure.
- 7.21. The site is not shown to be within an area of NRW historic flooding records.
- 7.22. Safe escape will be provided by a formal flood warning and evacuation plan, which will be prepared in liaison with the Emergency Planners and tied in with the existing Emergency Plans for the area.
- 7.23. It is recommended that in the event of an extreme flood warning, the business will be advised to close and all relevant staff will be advised not to attend the site until the extreme flood warning is lifted, or until advised it is safe to do so by the Emergency Services or the Council's Emergency Planners.

In Summary:

- The proposed application is for the change of use from Sui Generis vehicle dealership to Class B8 with ancillary trade counter use and associated development.
- The site is located within Flood Zone 3 as defined by Natural Resources Wales (NRW).
- Post development, the site will remain a *"less vulnerable development"*.
- There will be no unacceptable loss of floodplain storage or increase in run-off from the site.
- Flood proofing of the development will be incorporated as appropriate.
- A flood warning and evacuation plan will be implemented post development.

Assuming accordance with these flood risk management measures, Unda Consulting Limited consider the proposed application to be suitable in flood risk terms.

**Unda Consulting Limited
September 2025**

Appendix

A – Development Plans:

- Site location, existing and proposed plans – Avalon Architecture.

B – Topographical Survey:

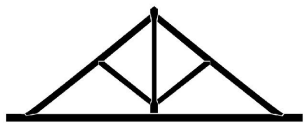
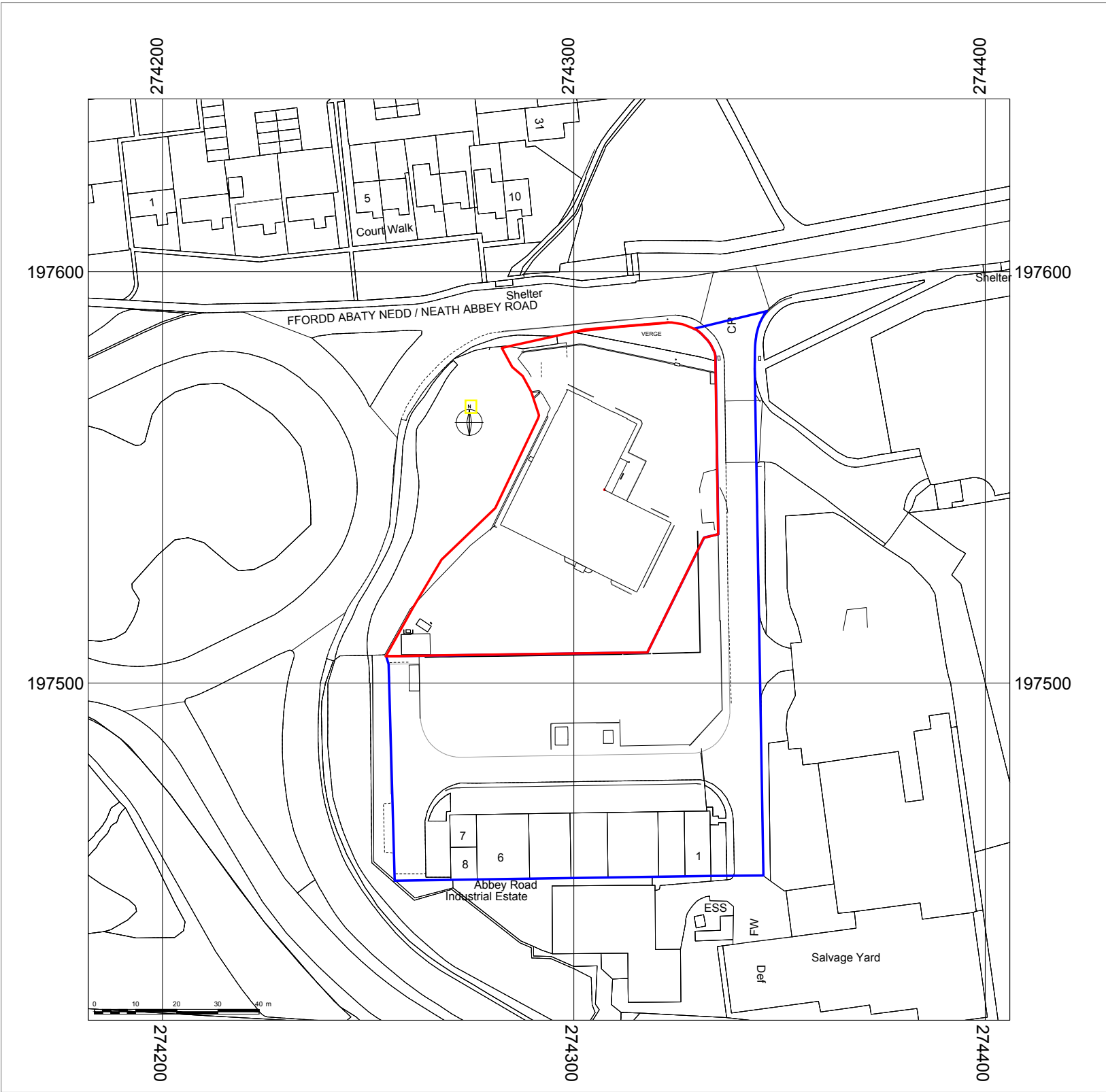
- Topographical Survey – Atlas Surveys.

C – NRW Flood Map for Planning:

- Flood Map for Planning – Natural Resources Wales.

D – NRW Data Request:

- Data Request – Natural Resources Wales.



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notes

1. Drawings are based on survey data and may not accurately represent what is physically present.
2. Do not scale from this drawing. All dimensions to be site verified by the contractor before proceeding.
3. All dimensions are in millimetres unless noted otherwise.
4. Avalon Architecture Ltd shall be notified in writing of any discrepancies.

key plan

not to scale

revisions

REV	DATE	DRAWN BY	APPR. BY	NOTES
P01	04.07.25	HF/RL	HF/RL	first issue
P02	05.09.25	HF/RL	HF/RL	
P03	09.09.25	HF/RL	HF/RL	Blue Boundary added

client:

Days Property
Holdings Ltd

project:

Days Motorpark
Neath

status:

S3 – PLANNING

revision:

P03

title:

Location Plan

drawn by:

HF/RL

approved by:

HF/RL

date:

04.07.2025

job no:

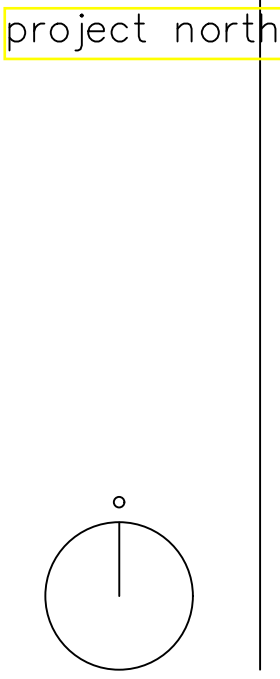
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scale:

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drawing no:

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not to scale

revisions

REV	DATE	DRAWN BY	APPR. BY	NOTES
P01	01.02.23	XX	XX	first issue

client:

Days Property
Holdings Ltd

project:

Days Motor Park
Neath

status:

S3 – PLANNING

revision:

P01

title:

Existing First
Floor Plan

drawn by: AtlasSurveys/HF

approved by: HF

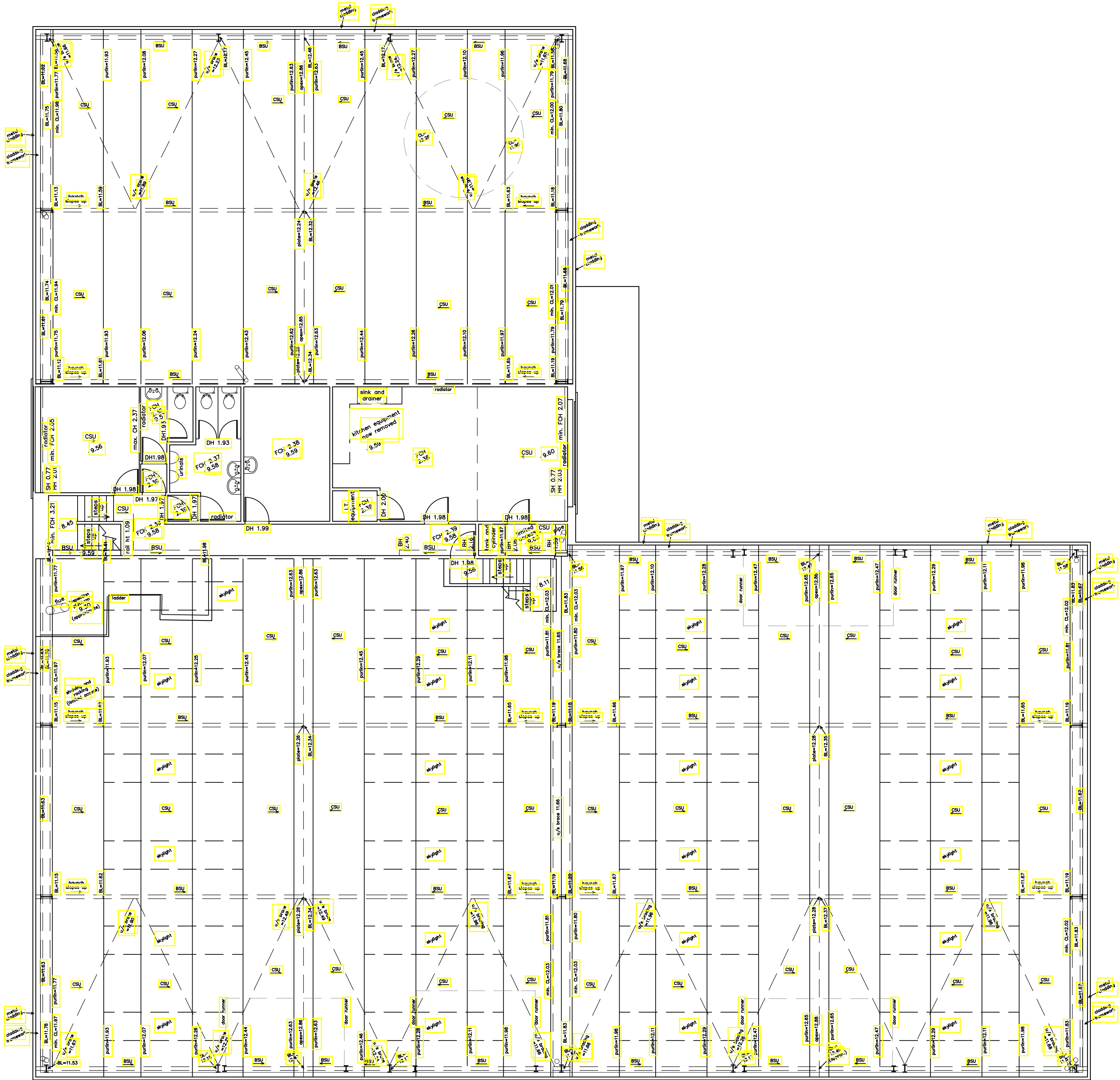
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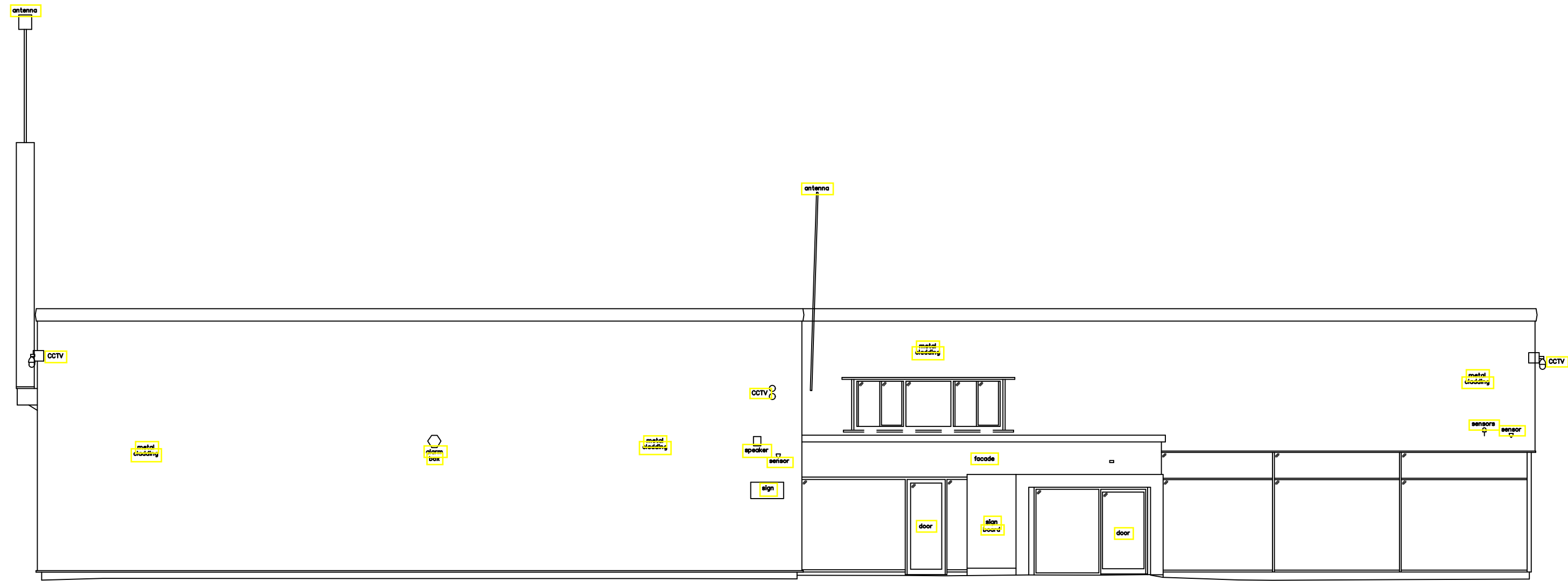
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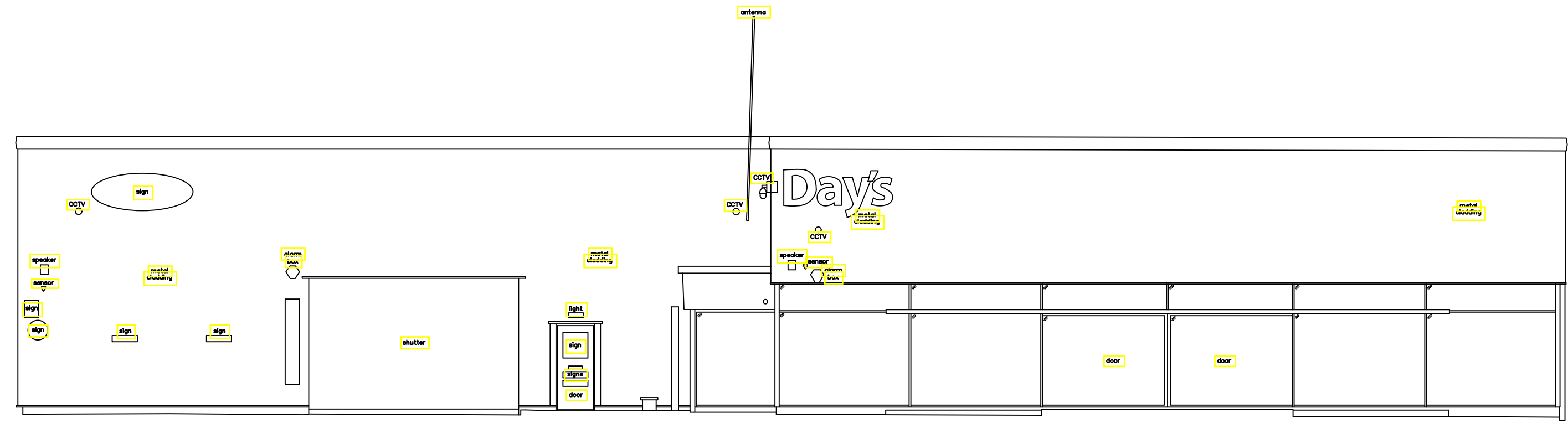
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East Elevation



North Elevation



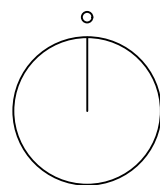
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key plan
not to scale

revisions

REV	DATE	DRAWN BY	APPR. BY	NOTES
P01	01.02.23	XX	XX	first issue

client:

Days Property
Holdings Ltd

project:

Days Motor Park
Neath

status:

S3 — PLANNING

revision:

P01

title:

Existing Elevations
East and North

drawn by:

AtlasSurveys/HF

approved by:

HF

date:

18.07.2025

job no:

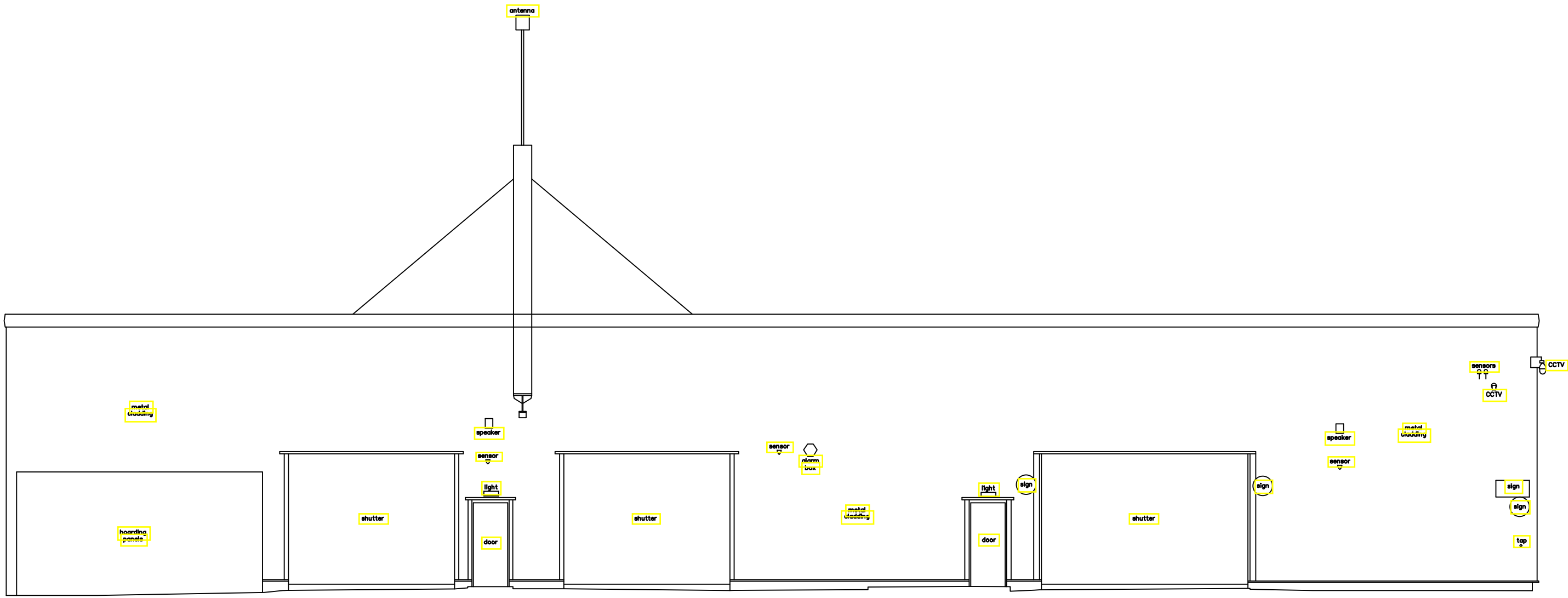
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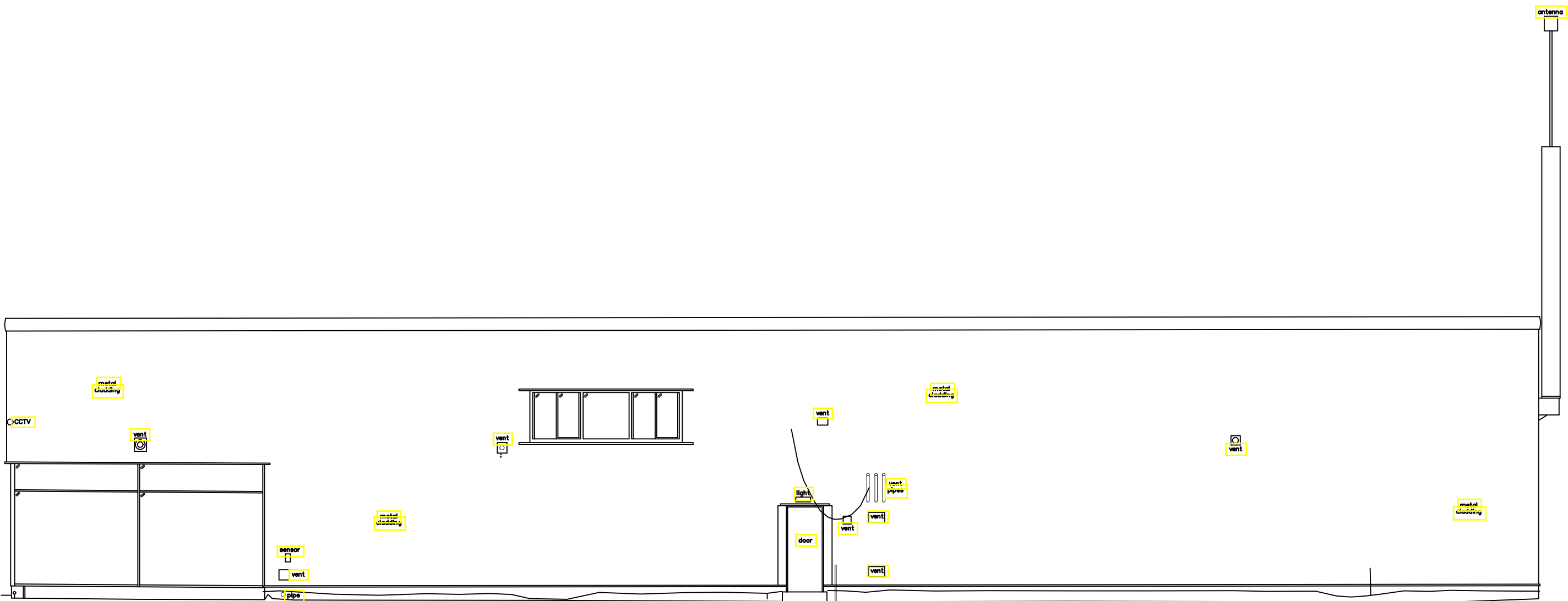
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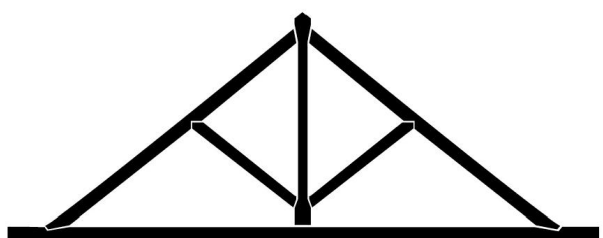
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South Elevation



West Elevation



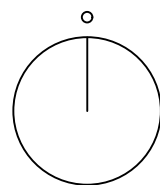
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key plan
not to scale

revisions

REV	DATE	DRAWN BY	APPR. BY	NOTES
P01	01.02.23	XX	XX	first issue

client:

Days Property
Holdings Ltd

project:

Days Motor Park
Neath

status:

S3 — PLANNING

revision:

P01

title:

Existing Elevations
South and West

drawn by:

AtlasSurveys/HF

approved by:

HF

date:

18.07.2025

job no:

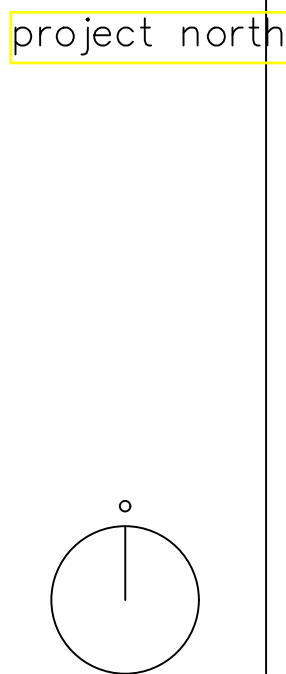
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scale:

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drawing no:

004



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key plan
not to scale

revisions

REV	DATE	DRAWN BY	APPR. BY	NOTES
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P01	01.02.23	XX	XX	first issue
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client:

Days Property
Holdings Ltd

project:

Days Motor Park
Neath

status:

S3 – PLANNING

revision:

P01

title:

Existing Ground
Floor Plan

drawn by: AtlasSurveys/HF

approved by: HF

date: 18.07.2025

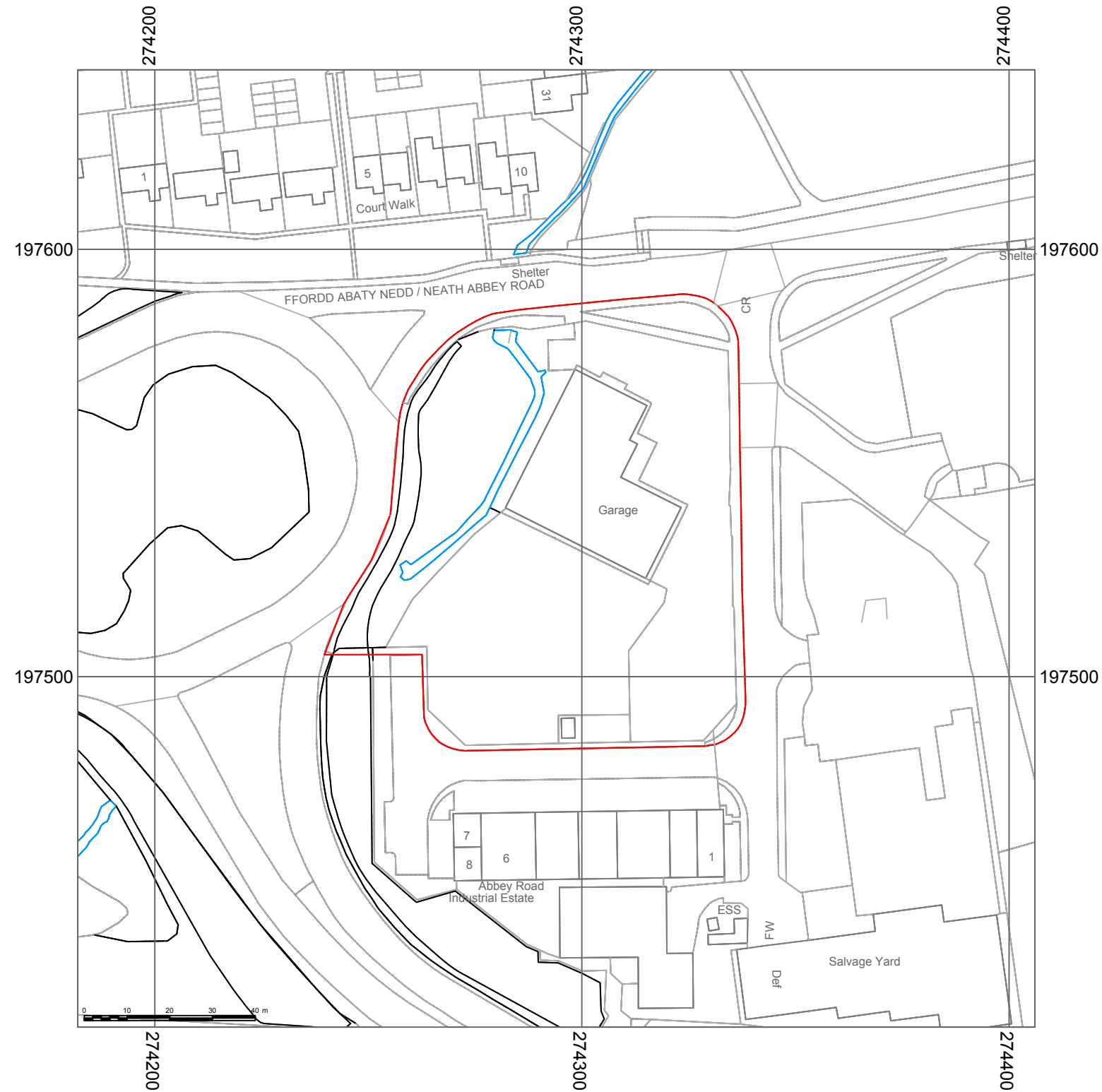
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scale: 1:100@A1L

drawing no:

001





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key plan

not to scale

revisions

REV	DATE	DRAWN BY	APPR. BY	NOTES
PC11	14.07.2025	HF	HF	first issue

client:

DAYS PROPERTY
HOLDINGS LTD

project:

DAYS MOTORPARK
NEATH

status:

S3 – PLANNING

revision:

P01

title:

LOCATION PLAN

drawn by:

HF

approved by:

HF

date:

14.07.2025

job no:

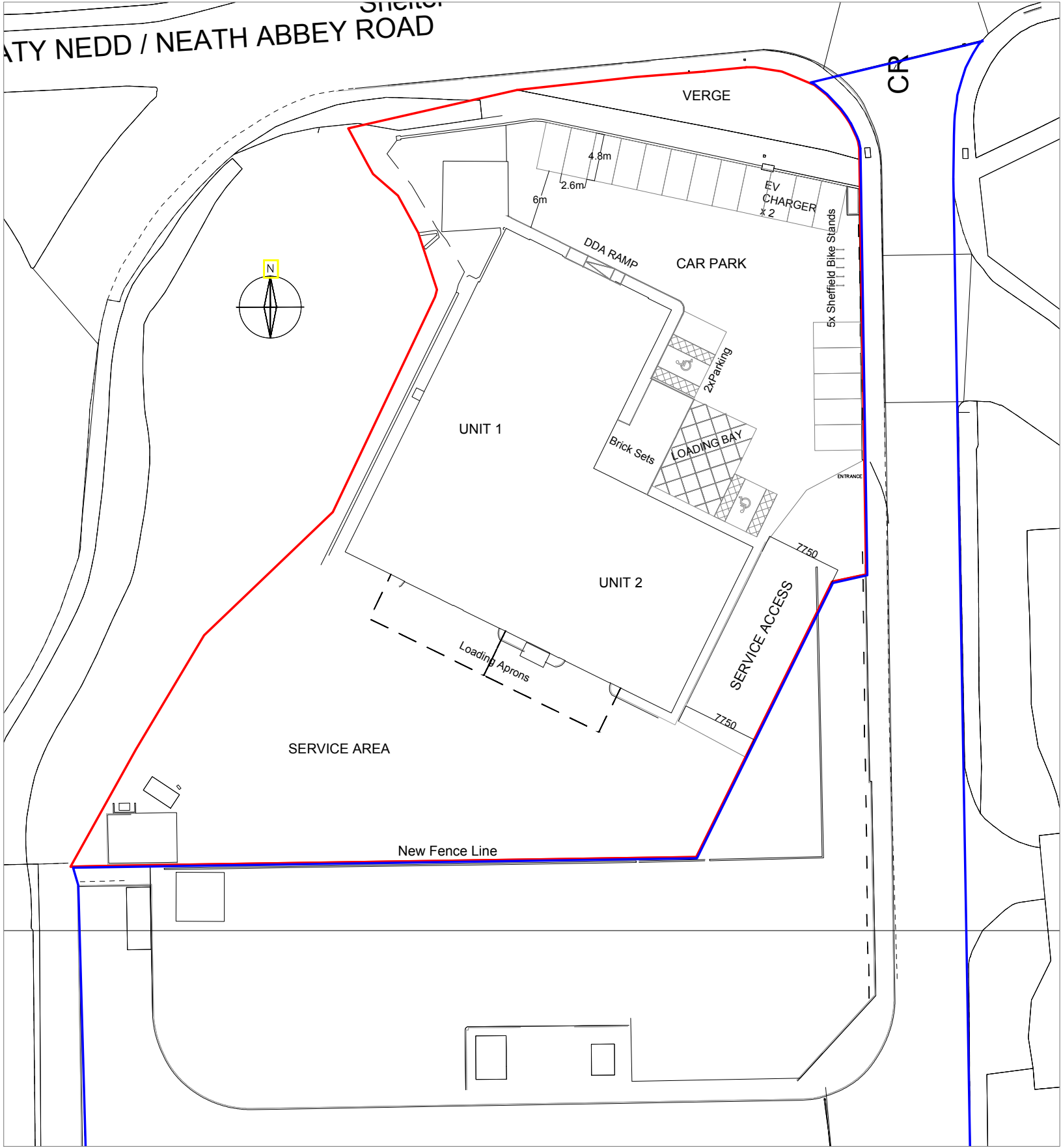
2025-028

scale:

1:1250@A3L

drawing no:

001



Red Line Boundary - extent of application site

Blue Boundary - Land in ownership of applicant



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key plan

not to scale

revisions

REV	DATE	DRAWN BY	APPR. BY	NOTES
P01	05.09.25	HF/RL	HF/RL	first issue
P02	09.09.2025	HF/RL	HF/RL	Parking
P03	06.10.25	HF/RL	HF/RL	Bike stand, DDA Space added
P04	13.10.25	HF/RL	HF/RL	DDA space moved, EV spaces adding
P05	28.11.25	HF/RL	HF/RL	Parking dims added

client:

Days Property Holdings Ltd

project:

Days Motorpark Neath

status:

S3 - PLANNING

revision:

P05

title:

Block Plan Proposed

drawn by:

HF/RL

approved by:

HF/RL

date:

05.09.2025

job no:

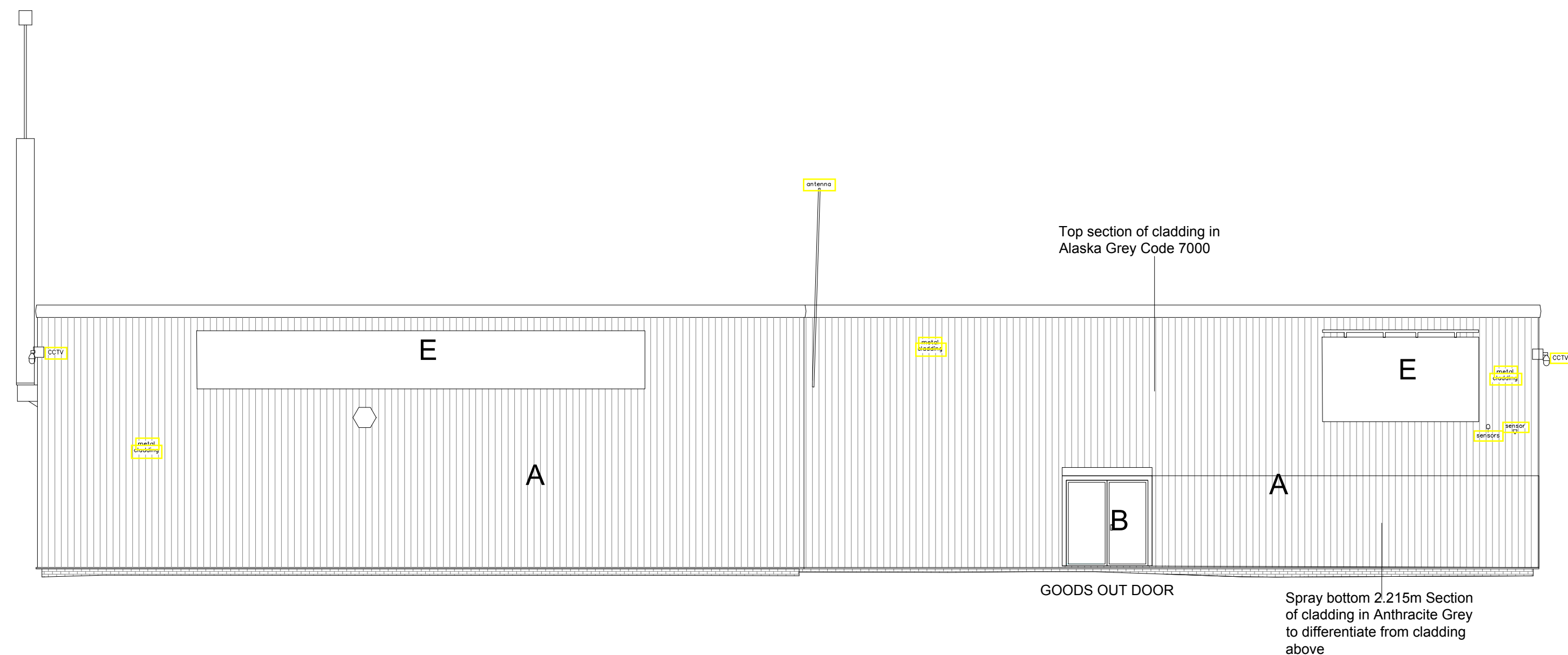
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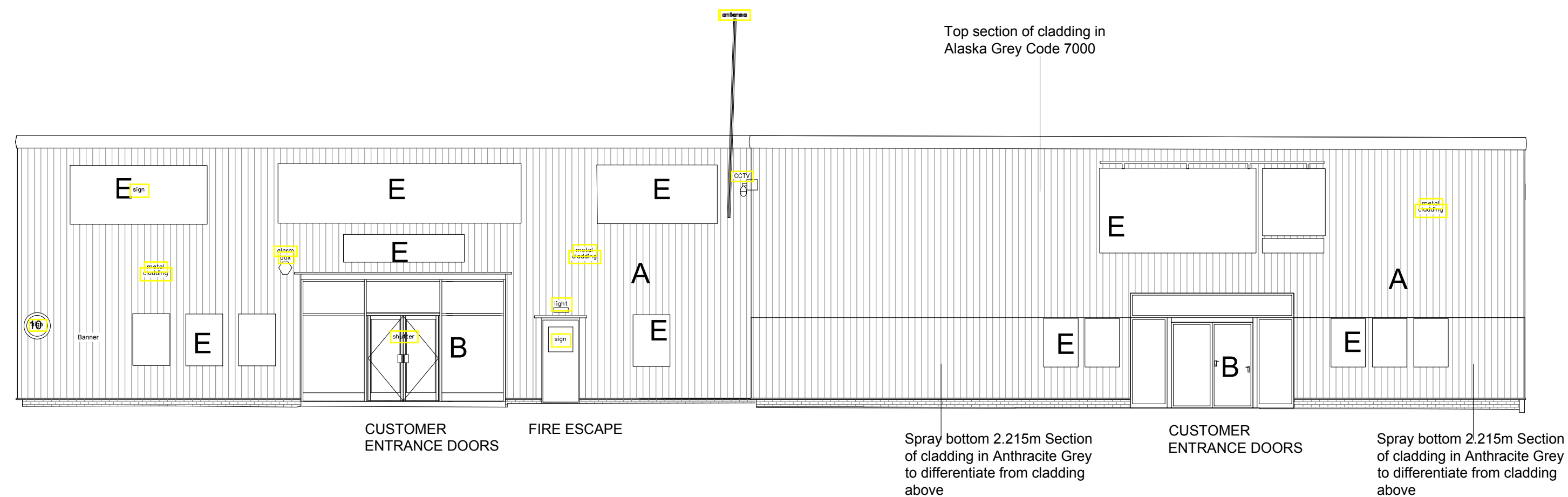
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drawing no:

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East Elevation



North Elevation

- A Metal Cladding
- B Glazing
- C Roller Shutter Door
- D Brick
- E Proposed Signage Locations



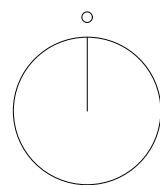
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key plan
not to scale

revisions

REV	DATE	DRAWN BY	APPR. BY	NOTES
P01	05.09.25	HF/RL	HF/RL	first issue
P02	18.09.25	HF/RL	HF/RL	Signage removed
P03	28.11.25	HF/RL	HF/RL	Cladding Colour

client:

Days Property
Holdings Ltd

project:

Days Motor Park
Neath

status:

S3 – PLANNING

revision:

P03

title:

Proposed Elevations
East and North

drawn by:

HF/RL

approved by:

HF/RL

date:

05.09.2025

job no:

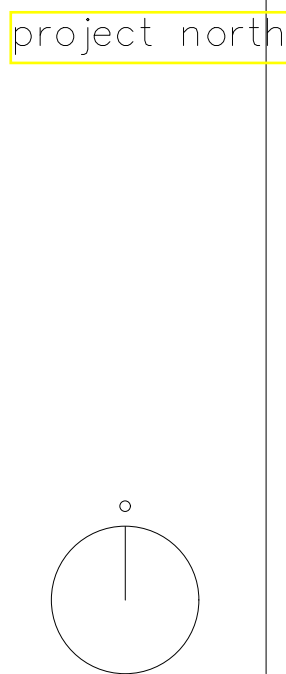
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drawing no:

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notes

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key plan
not to scale

revisions

REV	DATE	DRAWN BY	APPR. BY	NOTES
P01	05.09.25	HF/RL	HF/RL	first issue
P02	18.09.25	HF/RL	HF/RL	Ecological enhancements
P03	28.11.25	HF/RL	HF/RL	Cladding colour

client:

Days Property
Holdings Ltd

project:

Days Motor Park
Neath

status:

S3 – PLANNING

revision:

P03

title:

Proposed Elevations
South and West

drawn by:

HF/RL

approved by:

HF/RL

date:

05.09.25

job no:

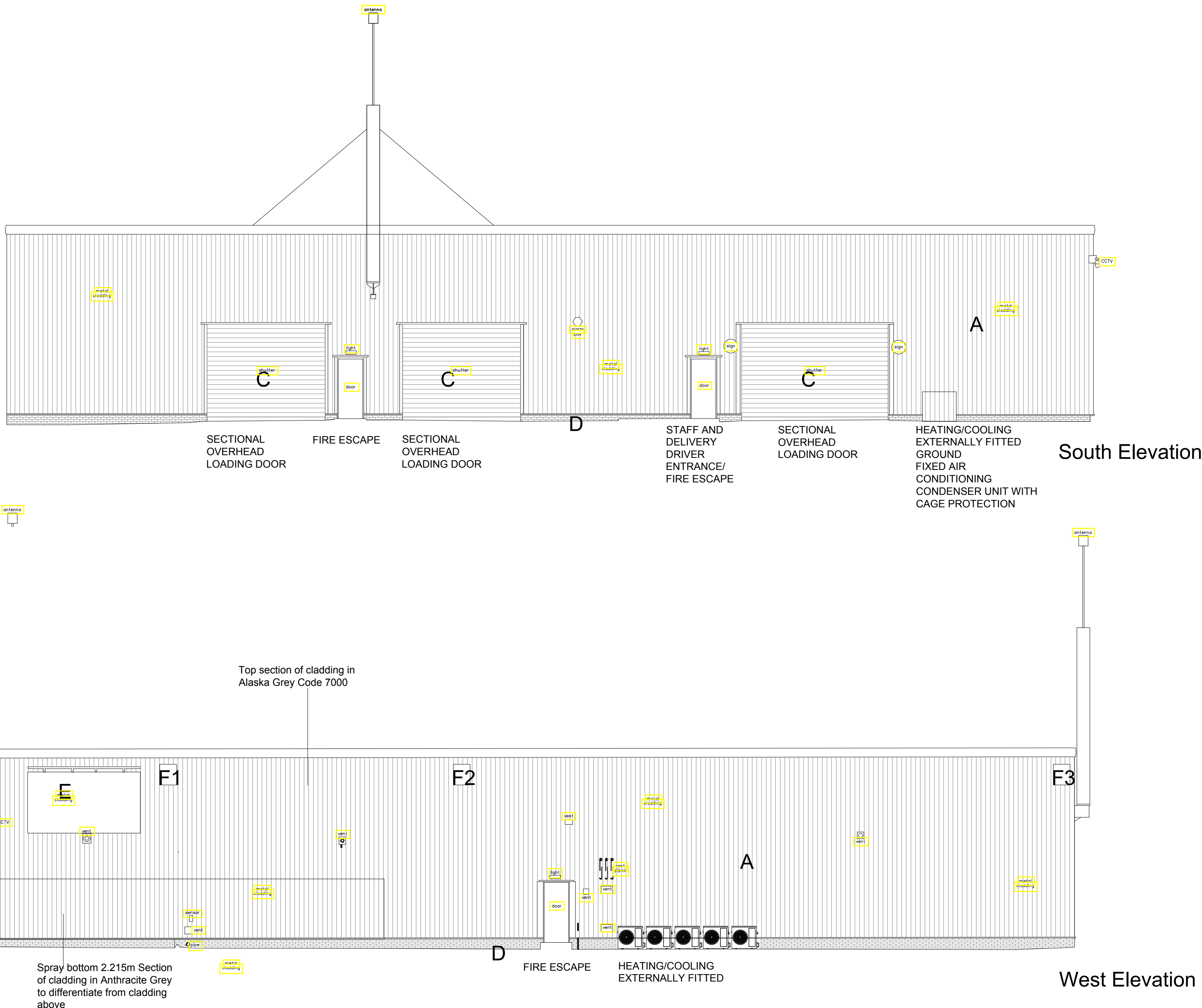
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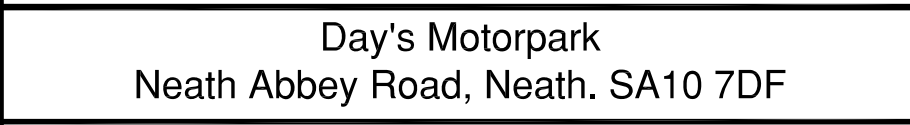
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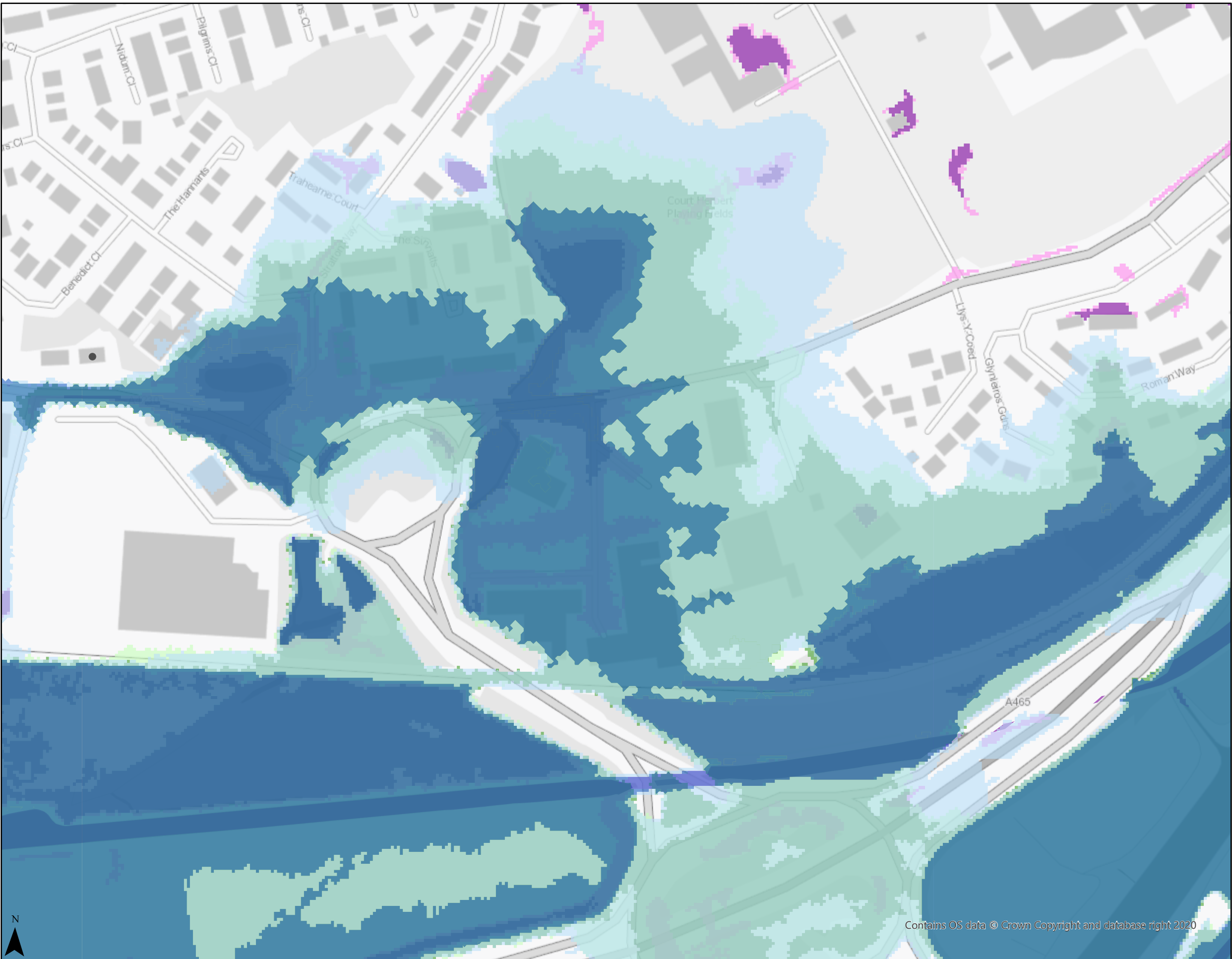
NOTES

1. Features shown dashed are approximate.
2. Foliage, parked vehicles and stored materials may obstruct additional features.
3. Foliage, parked vehicles and stored materials may obstruct additional features.



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All services to be field verified.



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

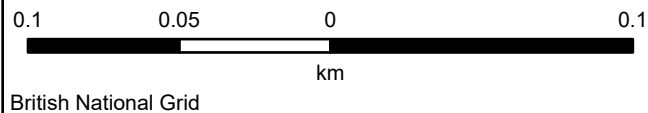
Surface Water and Small Watercourses

-  Flood Zone 3
-  Flood Zone 2

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Scale at A3: 1:2,500

Date: 29/09/2025



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

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Freya Pott

From: Data Distribution <datadistribution@cyfoethnaturiolcymru.gov.uk>
Sent: 12 August 2025 10:30
To: Freya Pott
Subject: RE: ATI-28674a P5&6, Days Motorpark, Neath, SA10 7DF
Attachments: ATI28674a Licence.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms Pott,

Thank you for signing the licence. Please find the finalised licence attached, and your data below:

This will be Neath_5_v1.0_2015 & Neath_5_v1.1_2023. P7 is available for the 2015 model.

Neath_5_v1.0_2015

P5 <https://cyfoethnaturiolcymru.sharefile.eu/d-s33d229d243f5420d8b5eb22248803832>

P6 <https://cyfoethnaturiolcymru.sharefile.eu/d-s5b1755ada9eb4ca6a7cc9f326070abec>

Neath_5_v1.1_2023

P6 <https://cyfoethnaturiolcymru.sharefile.eu/d-s2599092002c44f2e8e7508f21eb78147>

The flood model report for re-use with the attached licence and for the raw flood product data, please re-use with the licence below:

Please find a link to our Open Government Licence (OGL) here -

<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Please also include the attribution statement: "Contains Natural Resources Wales information © Natural Resources Wales and database right. All rights reserved."

Please note that the model was built for specific NRW requirements and might not meet your needs. In addition, since the time of modelling, there may have been changes that can impact the suitability of the model which means the model might no longer comply with present day standards. For example, there may have been changes to:

- The methodology for calculating hydrological flows,
- Hydraulic modelling software (e.g. improvements in the way that in channel structures such as bridges and weirs are represented in the hydraulic model),
- Tidal boundary,
- LIDAR,
- OS MasterMap®,
- Changes to the channel or within the floodplain,
- Climate change allowances.

This is not an exhaustive list, and it is the responsibility of the user to ensure the model is suitable for their use.