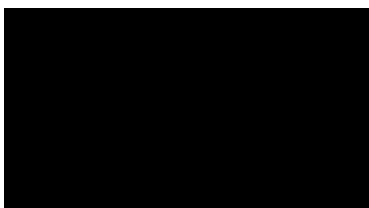


FLOOD CONSULT



Flood Consult International Ltd



www.floodconsult.co.uk

Pontardawe Dental Centre
Flood Consequence Assessment
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Preface

Creator: Flood Consult International Limited



Client(s): Vanessa Williams

Project Name: Pontardawe Dental Centre

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APPENDICES

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Executive Summary

The proposed development is change of use from residential flats to dental surgeries which requires a flood consequence assessment in line with TAN15 guidance to assess the vulnerability and impacts of the development from flooding. The development location has been reviewed based on commercially available information with the present-day exposure summarised in the below table:

Source of Flooding	Exposure	Likelihood
Fluvial	High	Greater Than 1% (1 in 100)
Tidal	Very Low	Less than 0.1% (1 in 1000)
Surface Water	Low	Between 1% (1 in 100) & 0.1% (1 in 1000)

The flood exposure of the site is detailed below:

- The site lies within flood zone 3 on the Natural Resources Wales flood map for planning which equates to greater than 1% (1 in 100) chance of flooding including climate change from fluvial flooding.
- The site lies within flood zone 1 on the Natural Resources Wales flood map for planning which equates to less than 0.1% (1 in 1000) chance of flooding including climate change from coastal/tidal flooding.
- The site lies within flood zone 1 on the Natural Resources Wales flood map for planning which equates to between 1% (1 in 100) and 0.1% (1 in 1000) chance of flooding including climate change from surface water flooding.
- The proposed development is less vulnerable as designated with the TAN15 vulnerability classifications.
- There will not change to the building footprint as a result of the development and therefore no change to fluvial floodplain volume or surface water run-off.

Flood Risk Report

1.0 Introduction

Following instruction given to FCI by James Pugsley on behalf of the client, a flood consequence assessment has been completed to form part of the planning application for the change of use of Pontardawe Dental Centre first and second floors from residential flats to dental surgeries. This report will discuss any flood risk that has been identified and give recommendations to mitigate if required.

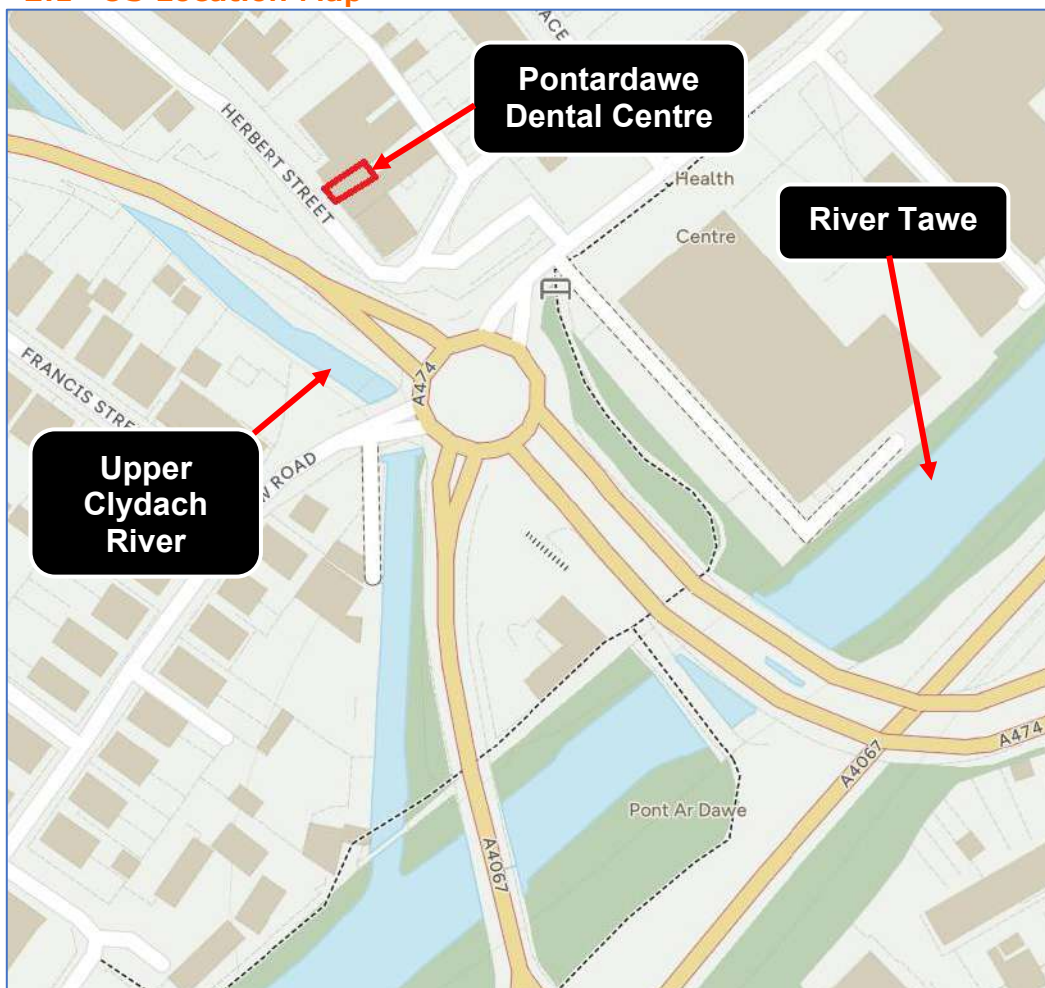
2.0 Site Information

The property is located grid reference SN 72383 03866 in Pontardawe, South Wales. Access into the grounds is gained from Herbert Street.

The nearest watercourse to the site is the Upper Clydach River located 35m to the south west with the River Tawe 165m to the south east of the site boundary. This can be seen on the following OS and aerial image.

The site location is currently a dental practice where the ground floor comprises a dental surgery with floors 1 and 2 occupied by residential flats.

2.1 OS Location Map



(OS Copyright)

2.2 Aerial Image



(Google Copyright)

3.0 Flood Risk Assessment

3.1 Planning Information

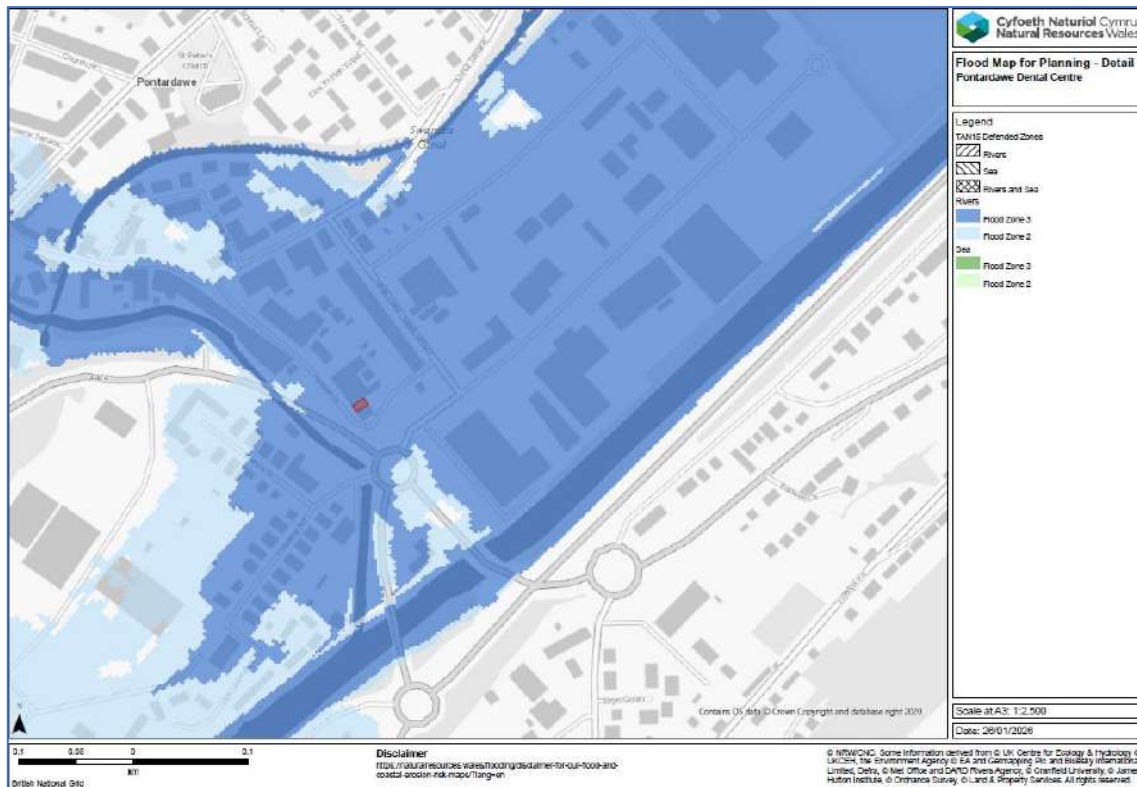
The following flood risk assessment has been undertaken in line with the TAN15 Technical Guidance on flood risk. Information has been gathered from relevant parties and include the following:

- Flood Map for Planning (Natural Resources Wales)
- Flood Zone Classification (Natural Resources Wales)
- Historical Flooding Information (Natural Resources Wales)

3.2 Fluvial Flooding

3.2.1 Flood Zone

Based on the Natural Resources Wales (NRW) flood map for planning, the property lies fully within flood zone 3 equating to greater than 1% (1 in 100) chance of flooding from the nearby Upper Clydach River and River Tawe. The NRW flood map for planning for rivers and the sea can be seen below:



3.3 Coastal/Tidal Flooding

The site location is shown to be in flood zone 1 from coastal/tidal flooding equating to less than 0.1% (1 in 1000) chance of flooding, see NRW fluvial flood map for planning in section 3.2.

3.4 Surface Water Flooding

Based on the NRW surface water flood map for planning, the site is shown to lie within flood zone 2 equating to between 1% (1 in 100) and 0.1% (1 in 1000) chance of flooding. The NRW surface water flood map for planning can be seen in APPENDIX B.

Taking into account the information gathered within this report, the location of the proposed development is partially deemed susceptible to fluvial flooding from the Upper Clydach River and River Tawe as well as surface water to a lesser extent.

The below section will therefore discuss the potential flood risk in and around the proposed development location from fluvial flooding and also discuss how the development affects flood risk elsewhere.

The proposed development is a change of use of the first and second floors of the existing building from residential flats to dental surgeries. The proposed development is less vulnerable category as set out in TAN15 and given that the development comprises of alterations to the first and second floors which are significantly greater than ground level, it is unlikely that flooding will impact either floor.

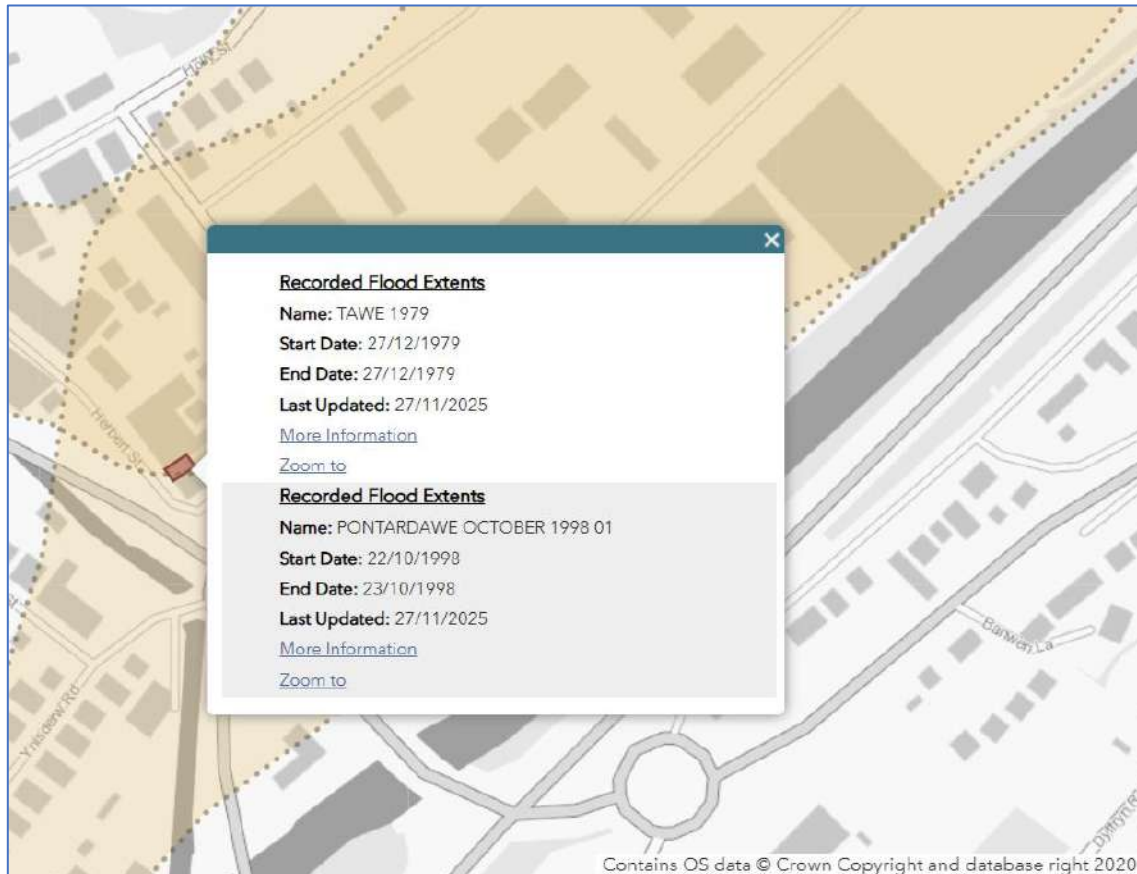
4.2.1 Loss of Floodplain Volume

The development is a change of use and will not result in any external changes to the property such as increase in footprint, therefore, there will be no change to the floodplain volume.

The development is a change of use and will not result in any external changes to the property such as increase in footprint, therefore, there will be increase in run-off as a result.

5.0 Flood History

Through the background research conducted as well as data received from NRW, The property boundary has been subject to flooding from fluvial sources December 1979 and October 1998. A screenshot of the NRW flood history map can be seen below:



6.0 Flood Evacuation Plan

A flood evacuation plan has been included APPENDIX C of this report detailing the site evacuation and reoccupation plan.

APPENDIX A
NRW Flood Map For Planning – Rivers & Sea



TAN15 Defended Zones

Rivers

Sea

Rivers and Sea

Rivers

Flood Zone 3

Flood Zone 2

Sea

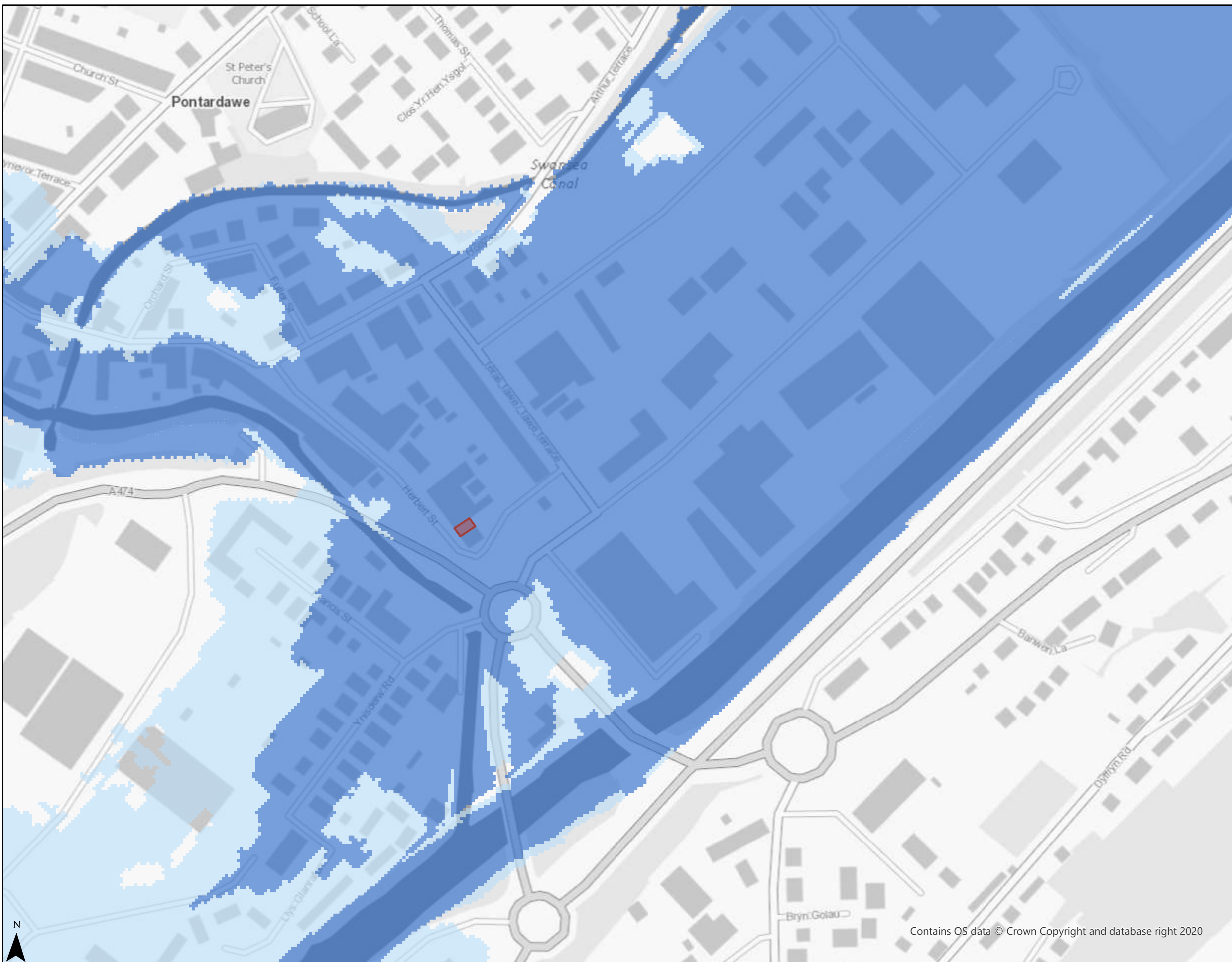
Flood Zone 3

Flood Zone 2

Contains OS data © Crown Copyright and database right 2020

Scale at A3: 1:2,500

Date: 26/01/2026



A horizontal scale bar with tick marks at 0.1, 0.05, 0, and 0.1 km. The bar is black with a white segment between 0.05 and 0 km.

British National Grid

Disclaimer

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

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APPENDIX B
NRW Flood Map for Planning – Surface Water

Flood Map for Planning - Detail
Pontardawe Dental Centre

Legend

TAN15 Defended Zones

Rivers

Sea

Rivers and Sea

Surface Water and Small Watercourses

Flood Zone 3

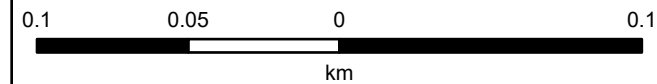
Flood Zone 2



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Scale at A3: 1:2,500

Date: 26/01/2026



Disclaimer

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APPENDIX C
Flood Evacuation Plan

Flood Plan

Site Address:

Pontardawe Dental Centre,
100 Herbert Street,
Pontardawe,
SA8 4ED

Property Owner:

Introduction

Given the flood risk that has been identified at the above address, this plan will detail the necessary actions required if the site is at risk from an impending flood event. The objective of the flood plan is to provide the responsible parties onsite with procedures to ensure a safe and efficient evacuation of the site as well as provide useful information on preventative measures and hazards associated with flood water. All tenants should be aware of this plan with adequate training organised by the property owner to safely evacuate if a flood alert is issued.

Situation

The site is a terraced property which is proposed to be redeveloped where the first and second floor residential flats will be converted into dental surgeries.

Flood Risk Assessment

FCI have undertaken a desktop FCA on the site which has led to the determination of the flood risk to the site. Flooding is applicable at the property location during high chance fluvial and surface water sources with fluvial flooding provided the greatest risk.

Flood Warnings & Preparation

Natural Resources Wales operates a flood warning service called Floodline. The site is not located within an area that can receive these warnings but is covered by the flood alert service, all types of NRW flood warnings are described in the below table:

<i>Warning</i>	<i>Description</i>	<i>Timescale</i>	<i>Action(s)</i>
 FLOOD ALERT	Flooding is possible – Be prepared	2-48 hours in advance of flooding	Be prepared for flooding
 FLOOD WARNING	Flooding is expected – Immediate Action is required	Half an hour to 24 hours in advance of flooding	- Act now to protect/defend your property - Install any flood resilience measures - Move any critical equipment to raised levels
 SEVERE FLOOD WARNING	Severe Flooding – Danger to life	When the threat of flooding is to cause significant threat to life and different actions are required	- Be ready should you need to evacuate from the property - Co-operate with the emergency services and call 999 if you are in immediate danger.
Warning Removed	No further flooding is expected in your area	Issued when a flood warning is no longer in force	- Accumulated flood water may still exist and may be contaminated - If your property has flooded, contact your insurance company

In times of high rainfall and flooding is predicted through local media, contact Floodline on 0345 988 1188, quoting the property address. Upon receiving a flood warning, the responsible parties' should prepare to move all vulnerable items to a higher level above the predicted flood level such as tables, kitchen counters or upstairs. Given that the flood alert may only be issued two hours before flooding begins, adequate labour will need to be sought in order to complete the move prior to inundation of the Property.

Considerate Measures

When preparing for evacuating site, the following information should be taken into consideration:

- Always consider your own safety, loss preventive measures and procedures should always be undertaken in pairs and should only be completed if safe to do so
- Avoid contact where possible with flood water as it maybe contaminated. Ensure any staff who are contacted by flood water wash their skin thoroughly
- Be aware that access/egress routes to the site may be compromised
- Be vigilant if required to walk along main roads
- Do not walk/drive through flood water unless unavoidable
- 6 inches of fast flowing water can knock you off your feet
- 2 feet is sufficient to float your car
- Manhole covers can be lifted with other debris hidden beneath the surface
- Flood water may be contaminated
- Follow advice from the emergency services

Protective Measures

In line with predicted flood depths of up to 0.79m above the property floor level, the following measures can be taken with a view to reducing the risk of damage to vulnerable items.

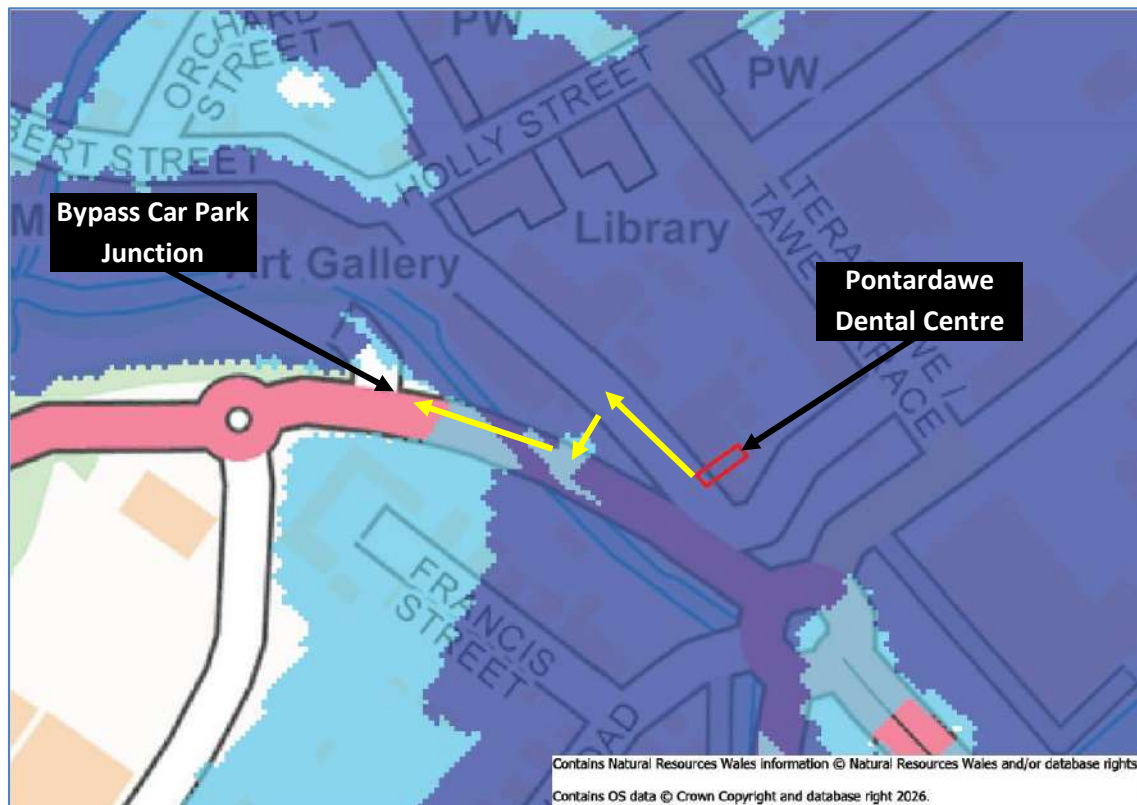
Item	Possible Action	Safe Location (if applicable)
Computers, Printers & Office Electrical Equipment	Raise Up	Desks/Upper Floor Level
Paper Files	Raise Up	Desks/Upper Floor Level
Routers	Back-up Files	N/A
Chairs	Raise Up	Desks/Upper Floor Level
Vehicles	Move Off Site	Car Parks, Yards or Closed Roads
Utilities (Electric, Gas, Water)	Turn Off	N/A

The above protective measures are aimed at reducing the damage to vulnerable on the ground floor of the property. With regard to the utility service points within the property, it is recommended that the shut-off points for each service are shown on a layout plan so this can be actioned as efficiently as possible.

Site Evacuation Route

1. Once a flood alert has been given and evacuation has been advised, the following route should be observed to vacate the property and reach a flood free zone.

2. Exit the property at the main entrance on the south western perimeter and proceed onto Herbert Street.
3. Turn right and proceed 45m along Herbert Street.
4. Turn left across Herbert Street and up the steps leading to the A474 bus stop area.
5. Turn Right and proceed 70m along the A474 pavement up to the junction with the bypass car park.
6. This flood free zone and the evacuation route are shown on the aerial image below and the projected flood extents on the map underneath, follow the advice of the emergency services.



Site Reoccupation

Following the subsidence of flood water and subsequent removal of the flood warning, the following hazards should be considered during the reoccupation of the site:

- The local area is likely to be severely disrupted with access/egress routes compromised.
- Do not re-renter your property unless instructed to do so. The building may have been subject to structural damage or electrical cables may be exposed to water (if not able to be turned off).
- Ensure photographic/video evidence of all damage to goods and property as evidence to present to your insurance company.
- Instruct a local contractor who specialises in restoration following flooding to pump out your premises (if required), dispose of damaged/contaminated goods and commence the 'drying-out' process.
- Do not turn on utility services unless authorised to do so by the local service provided following a site inspection by a qualified engineer.
- Do not use any electrical apparatus contacted by flood water unless declared safe to use by a qualified engineer.
- Flood water could contain harmful chemicals and sewage, therefore handling any objects that have been contacted by flood water should be done using suitable PPE (gloves, overalls, wellies) and take extra care to identify sharp objects (i.e. nails, broken glass).
- Open all windows and doors to allow the building to ventilate, be aware not to expose valuables to theft.
- Identify vulnerable equipment/assets likely to require replacement/refurbishment.
- Do not re-open your premises to the public until thoroughly cleaned and disinfected, contact the environmental health department of the local authority for further assistance.

It would be advantageous to select a local flood restoration contractor prior to a flood event as post flood extended waiting periods are likely due to increased demand. In terms of drying out of the premises following a flood, it is suggested that purchasing dehumidifiers in anticipation of a flood event would speed up the drying out process as these are likely to be in short supply after a flood event.

Useful Contacts

Below is a list of contacts which may be useful when preparing for flooding or reinstatement works following a flood event.

Description	Company Name	Contact Number
Floodline	Environment Agency	
Electricity Supplier	National Grid Electricity Distribution	
Gas Supplier	Wales & West Utilities	
Water Supplier	Welsh Water	
Telephone Provider	British Telecommunications	
Local Authority Emergency Services	Neath Port Talbot Council	01639 686868
Insurance Company Claims Service		
Insurance Agent		
Flood Restoration	Belfor UK Ltd	
Flood Restoration	DriTech Ltd	
Flood Restoration	Rainbow International	