



Flood Risk Assessment

Application Description	Full application for the refurbishment of existing retail unit including excluding alterations.
Site	32 – 38 Commercial Road, Port Talbot, SA13 1LG
Applicant	TJ Morris Limited
Agent	Quod

1 Introduction

- 1.1 The Flood Risk Assessment has been prepared by Quod in support of a full application for the refurbishment of the existing retail unit, to facilitate occupation by the incoming tenant, Home Bargains.

2 The Site

- 2.1 The Site falls within the Taibach District Centre and forms part of a small group of commercial uses along Commercial Road. There are residential dwellings located immediately to the east of the Site as well as a fire station, to the south. A large open space is located along the southwest boundary as well as a railway line running along the boundary.
- 2.2 The Site is located within Flood Zones 2 and 3, defined as having the highest probability of flooding from Rivers and Sea (combined 1% risk of flooding from rivers and the sea including climate change).

3 Impact of Proposed Development

- 3.1 The application proposals simply relate to the fascia of the existing building and will not therefore result in an increase in built floorspace or to the amount of impermeable area. There is a reduction of 2no. parking spaces albeit this is to accommodate trolley bays and will not require groundworks.
- 3.2 The application is minor in nature and will not impact or alter the sites boundary to any nearby watercourse.

4 Conclusion

- 4.1 The proposed development will have no adverse effect upon flooding at the application site or the wider locality. Moreover, as a result of the proposed development, there will be no increase in the likelihood of flood damage to the existing site and no further effect to the customers using the site or to properties which are in close proximity to the application site.