

FCA/ Flood Management Plan

**Land Adj To, 27 Heol Tabor , Cwmafan, Port Talbot,
SA12 9PS**

**4-bed detached dwelling with parking and associated
works**

March 2026

PHONE

MOB PHONE

EMAIL

1.0 Scope of the Report

- 1.1 This document has been prepared in support of a planning application for a detached dwelling which is a highly vulnerable use.
- 1.2 The application site has the benefit of planning for the dwelling proposed.
- 1.4 The objective of the FCA is to consider the risk of flooding in the location specified below.
- 1.5 The location covered by this Plan (Location plan) is set out in **Figure 1** below

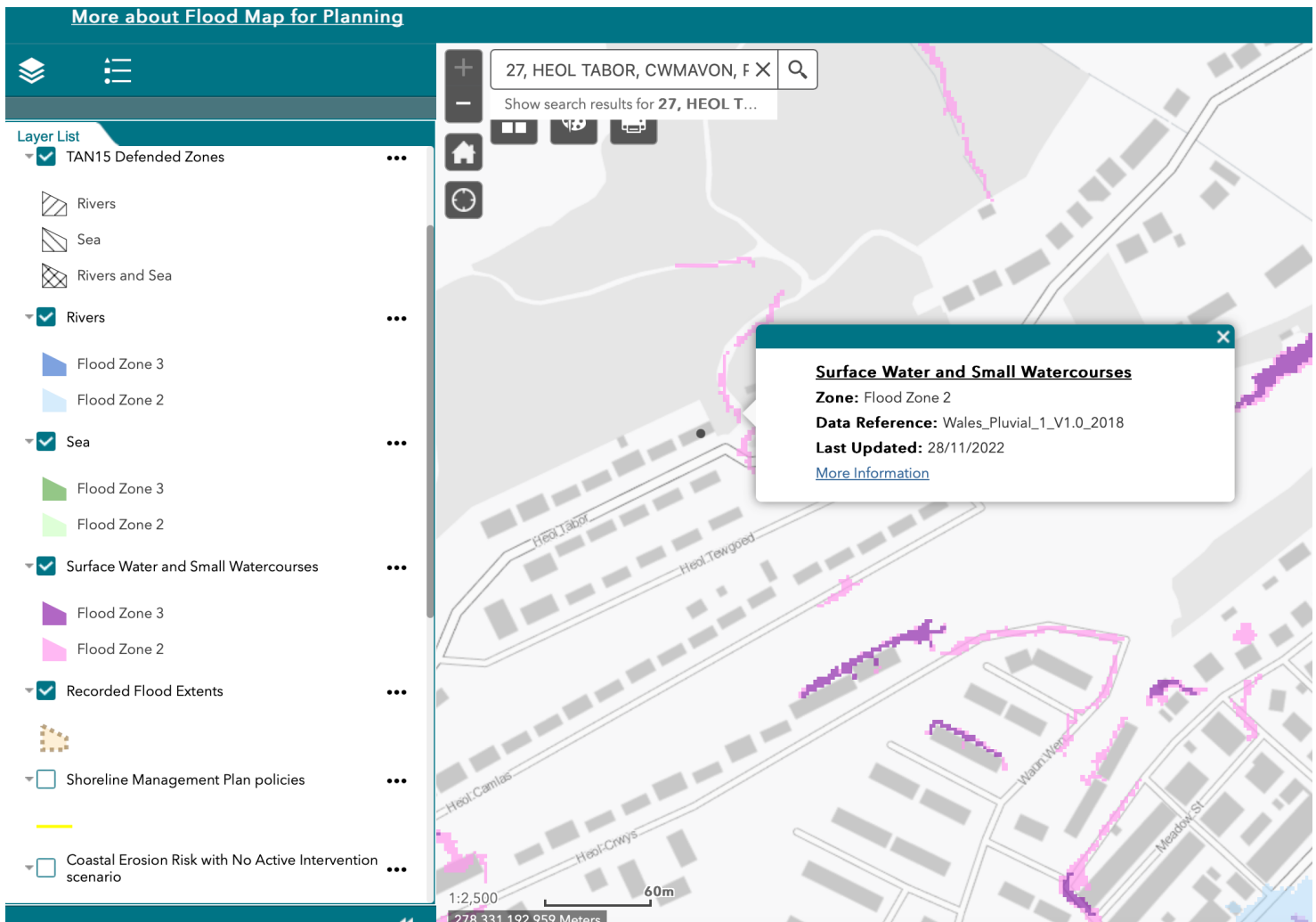
Figure 1



2.0 Flood Risk

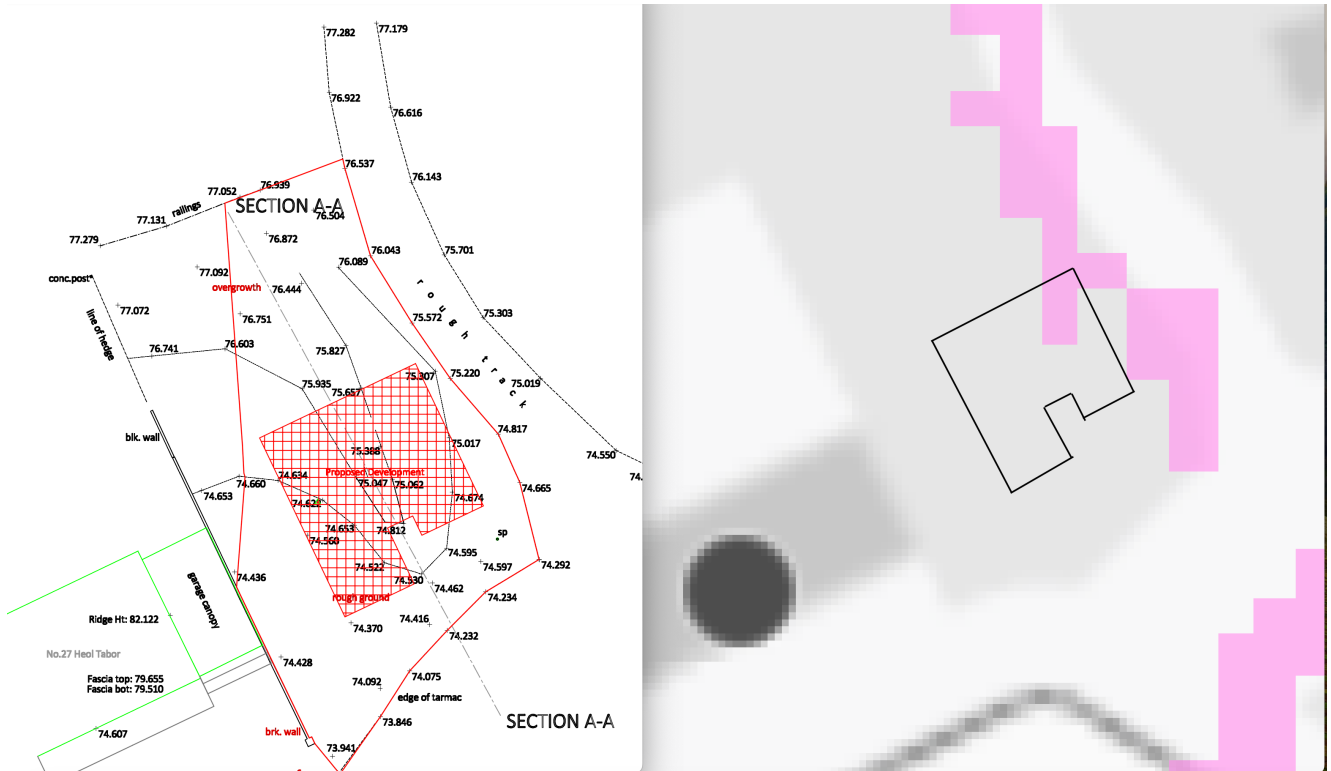
- 2.1 NRW Flood Maps for Planning (FMP) indicates that a small portion of the site on the northern edge is with Zone 2 surface water and small water courses. **Figure 2** The site is not effect by river or sea flooding

Figure 2



2.2 **Figure 3** below illustrates the proposal in relation to the NRW flood map

Figure 3



- 2.3 The application site is steeply sloping with levels between 77.2m and 73.8m. To the east of the site is a track which runs parallel with the eastern boundary of the site.
- 2.4 NRW flood map indicates that surface water runs north to south along the track and appears to spill into the site on the eastern boundary.
- 2.5 As you will note from **Figure 3** above the eastern boundary of the site is above the western edge of the track, as such it is submitted that water running on the track will not spill onto the site. Moreover, **Figure 3** also indicates that the track falls away from the site and any surface water running on the track is likely to run on its lower eastern

boundary.

- 2.6 It would therefore appear that the NRW flood map is not accurate in respect of flooding on the site.
- 2.7 This would be supported by the fact that there have been no recorded flood events at the site.
- 2.8 Given the type and limited nature of flooding it is considered that a suitable flood warning/evacuation plan is not required.
- 2.9 The development will not entail the construction within the area subject to flooding. Therefore it is considered that the proposed development will not lead to any additional third-party flooding.