



Project Title: 00283AB

Product: Level 3 Flood Consequence Assessment

Date: 02 April 2026

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Report Revision Log

Report Reference	Date Issued	Issued To	Notes
00283AB	02/04/2026	Client	

1. INTRODUCTION

1.1. PURPOSE OF THE REPORT

FloodPlan have been commissioned on behalf of Tankertech LTD to produce a Flood Consequence Assessment for 11 Edwards Yard, Llandarcy, Neath, SA10 6JY. This assessment has been conducted with the understanding that the document will be used to inform a property purchase by Tankertech LTD.

1.2. LOCATION OF SUBJECT SITE

The site is located a site at 11 Edwards Yard, Llandarcy, Neath, SA10 6JY. The site is located to the west of the M4. Access to the site is gained via Junction 43 of the M4 motorway.

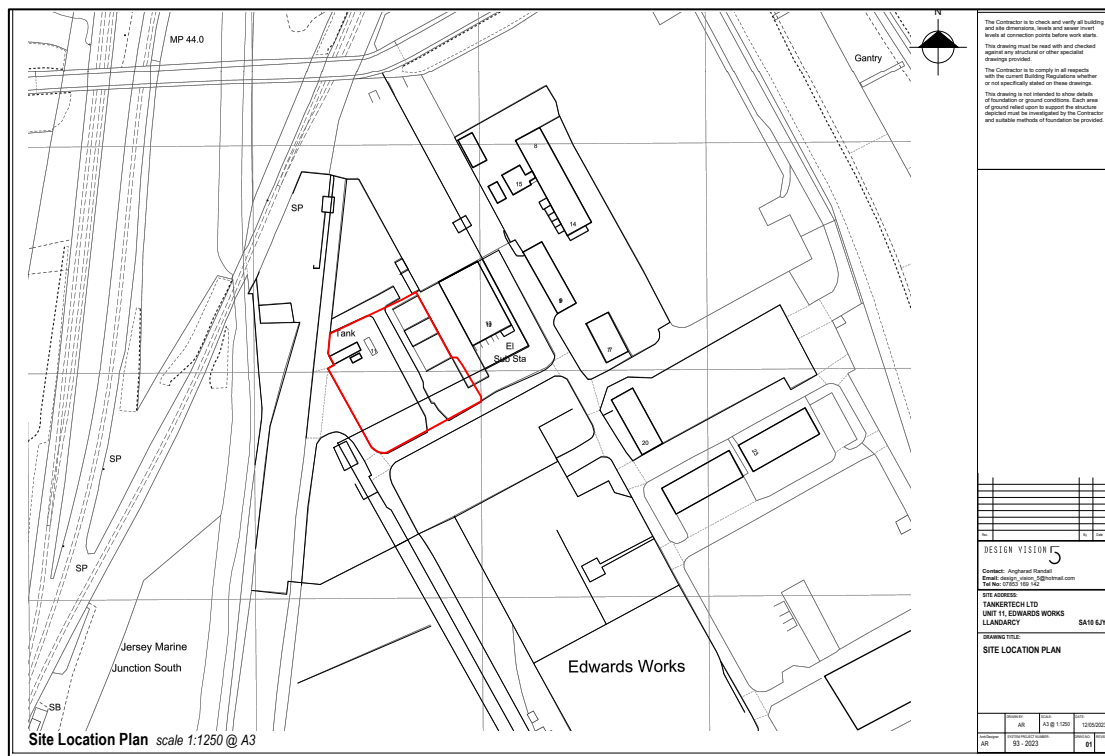


Figure 1: Site Location

1.3. SITE DESCRIPTION

The existing site is largely hardstanding and is used for commercial purposes. The development proposes the construction of a new steel frame building to be used as an office. The development is unlikely to increase the impermeable area on site due to the hardstand nature of the existing surface. Development proposals can be seen below and in Appendix A: Development Proposals.

2. ASSESSMENT OF TAN15

2.1. INTRODUCTION TO TAN15

Technical Advice Note 15 (TAN15 – 2025) is a Welsh Government published document. This document provides guidance to local planning authorities to ensure the effective implementation of the planning policy. The policy seeks to direct development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes: Flood risk (from river and sea) are categorised into one of the below:

2.2. FLOOD RISK DEFINITION

Flood Zone	Flooding from rivers	Flooding from the sea	Flooding from surface water and small watercourses
Zone 1	Less than 1 in 1000 (0.1%) (plus climate change) chance of flooding in a given year		
Zone 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
Zone 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
Tan15 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

2.3. FLOOD RISK VULNERABILITY CLASSIFICATION

TAN15 categorises buildings by vulnerability. A summary of categories can be seen below:

Vulnerability Category	Types
Highly vulnerable	All Residential Purposes (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. Buildings used to provide emergency shelter in time of flood
Less vulnerable	General industrial, employment, commercial and retail development. Transport and utilities infrastructure. Car Parks. Mineral extraction sites and associated processing facilities (excusing 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 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.

2.4. TAN15 ACCEPTABILITY OF FLOOD CONSEQUENCES

The acceptability criteria for developments are detailed within Section 11 of TAN15(2025). The following requirements must be in place for any development that is permitted to be located within flood risk areas:

In all circumstances, developers should ensure the following conditions are met:

- No increase in flooding elsewhere
- Occupiers aware of flood risk
- Escape/evacuation routes present
- Flood emergency plans and procedures agreed and in place
- Flood resistant and resilient design,
- Acceptance consequences for type of use (below)

- Minimal risk to life,
- Minimal disruption to people living and working in the area,
- Minimal potential damage to property,
- Minimal impact of the proposed development on flood risk generally
- Minimal disruption to the sustainable management of natural resources

2.5. SUITABLE NEW DEVELOPMENT MATRIX

The below table outlines the suitable greenfield development type for the flood zone classification as per TAN15.

Flood risk vulnerability classification	Less Vulnerable	Highly Vulnerable	Water compatible Development
Zone 1	Blue	Blue	Blue
Zone 2	Green	Orange	Blue
Zone 3	Purple	Red	Blue
TAN15 Defended Zones	Yellow	Yellow	Blue

Figure 2: Suitable New Development Matrix

Key	New Development
Blue	New Development may be permitted
Red	New Development should not be permitted.
Purple	New Development may be appropriate in exceptional circumstances such as addressing national security or energy security needs, reasons of public health or to mitigate the impacts of climate change which have a clear locational need and cannot be located elsewhere.
Yellow	New development of greenfield sites is not appropriate in Defended Zones unless they are allocated in the LDP. Where new development is allocated within the LDP, adherence to Section 11 of Tan15 (2.4 within this report) is required.
Green	New development is suitable with the acceptability considerations set out in Section 11 of TAN15(2.4 within this report).
Orange	New development is suitable with the acceptability considerations set out in Section 11 of TAN15(2.4 within this report), and where the proposed development type is appropriate in accordance with the LDP.

2.6. SUITABLE REDEVELOPMENT MATRIX

The below table outlines the suitable redevelopment development type for the flood zone classification as per TAN15.

Flood risk vulnerability classification	Less Vulnerable	Highly Vulnerable	Water compatible Development
Zone 1	Blue	Blue	Blue
Zone 2	Green	Orange	Blue
Zone 3	Purple	Red	Blue
TAN15 Defended Zones	Brown	Yellow	Blue

Figure 3: Suitable Redevelopment Matrix

Key	Redevelopment
Blue	Redevelopment may be permitted
Purple	Redevelopment should be avoided and may only be made in exceptional circumstances where it is essential to the strategy of the LDP or where it addresses national security or energy security needs, or public health or it mitigated the impacts of climate change.
Red	Redevelopment should be avoided. Redevelopment may be suitable if there is a clear commitment that flood mitigation measures will be provided to protect the site. Such measures must be set out in the LDP infrastructure plan.
Brown	Redevelopment is suitable on condition that they do not overly intensify use, neither should they reduce the area's ability to absorb flood water nor cause problems with flooding elsewhere. All applications should consider opportunities to incorporate flood resilient design.
Yellow	Redevelopment may be acceptable with adherence to Section 11 of Tan15 (2.4 within this report).
Green	Redevelopment will need to assist and be consistent with, the Development Plan strategy to regenerate an existing settlement or achieve key economic objectives.
Orange	Redevelopment will need to assist and be consistent with, the Development Plan strategy to regenerate an existing settlement or achieve key economic objectives. Where residential use is proposed at ground floor level, the development must be compatible with the tolerable conditions set out in Section 11(TAN15) and exhibit resilient flood design as described in section 12(TAN15).

3. FMfP SITE ASSESSMENT

3.1. FLOOD ZONE CLASSIFICATION

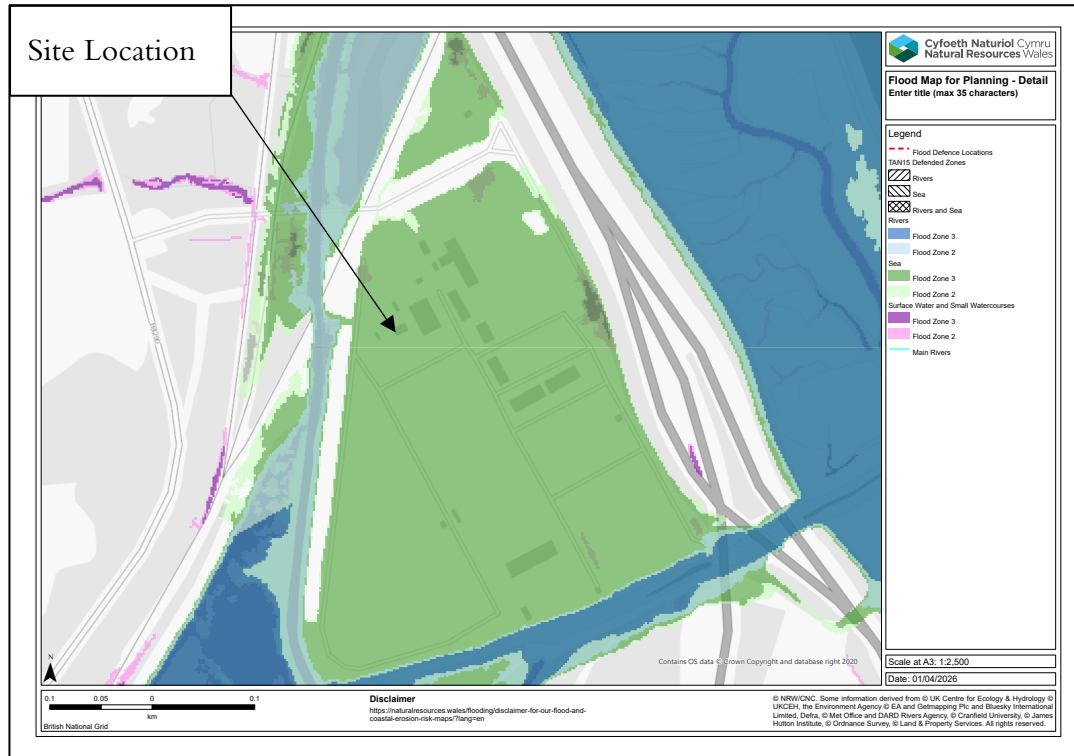


Figure 4: FMfP Flood Zone

3.2. FLOOD ZONE SUMMERY

Flood Source	Flood Zone 2	Flood Zone 3	TAN15 Defended Zone
Fluvial	X	X	X
Tidal	Affected	Affected	X
Surface Water	X	X	X

3.3. EXISTING LAND VULNERABILITY CLASSIFICATION

The existing use of the site is a commercial yard and is therefore classified as 'less vulnerable development' as per TAN15.

3.4. PROPOSED LAND VULNERABILITY CLASSIFICATION

The proposed use will be a commercial office and is therefore classified as 'less vulnerable development' as per TAN15.

3.5. SITE SUITABILITY (TAN15)

The site is affected by Flood Zone 3 (Sea) only.

3.6. TIDAL FLOODING

The site is primarily at risk from tidal sources.

As part of this commission, Flodplan contacted Natural Resources Wales to gain access to flood modelling reports and outputs available to licence. Natural Resources Wales confirmed that they hold no flood modelling outputs nor reports suitable for use and/or reference within a site-specific flood consequence assessment.

LiDAR identifies the site to have a ground level of circa 7.3mOD. The coastal flood boundary extreme sea levels node '482' is the closest node to the development site. The T200 level for 2026 (present day) is 6.42mAoD. The expected lifetime of the development is 75 years (2101). The predicted T200 still water 2101 level (climate change applied) is 7.11mOD. The site is therefore 0.19m above the extreme tidal water level.

Maximum Projected Sea Level (mOD)			
Node Label	_482		
Year 2017	Year 2017 (mOD)	Year 2026 (mOD)	Year 2101 (mOD)
T200	6.37	6.42	7.11
T1000	6.67	6.75	7.41
Data collected using the Coastal Design Sea Levels - Coastal Flood Boundary Extreme Sea Levels (2018). Climate Change values have been calculated using Sea Level Allowances (Table 1) found at https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances			

This report recommends that the FFL for the proposed building is set to 7.41mOD to allow for a 300mm freeboard above the T200 (2101) level.

4. FURTHER SITE FLOOD RISK

4.1. THIRD PARTY FLOOD RISK DATA SUMMERY

A 'Groundsure' flood report has been acquired for advising this assessment. The full report can be found in Appendix A. The main findings are summarised below:

Type of Risk	Assessment of Risk
Overall Flood Risk	Negligible
Rivers and the Sea	Very Low
Surface Water	Negligible
Groundwater	Low
Historic Flood	Not Identified
Flood Defences	No

4.2. GROUNDWATER FLOODING

The 'Groundsure' flood report indicates that the site has a low risk of groundwater flooding.

4.3. RESERVOIR FLOODING

The site is not mapped to be directly affected by reservoir flooding.

4.4. CANAL AND ARTIFICIAL WATER FLOODING

The site is at not believed to be at risk of flooding from artificial water sources.

4.5. HISTORIC FLOODING

The 'Groundsure' flood report failed to identify any historic flood records.

5. FURTHER SITE ASSESSMENT

5.1. SITE ACCESS AND EGRESS ROUTES

During extreme tidal events the site may become severed.

5.2. FLOOD COMPENSATION

The development is not proposing the increase in impermeable area. Any development proposals should have suitable SuDS features to compensate for water pollution generated by the proposed development and comply with SAB requirements and regulations.

5.3. FLOOD WARNING AREAS

The below Figure 5, highlights the areas that are considered to benefit from Natural Resources Wales flood alerts. The site is outside of the NRW flood warnings areas.

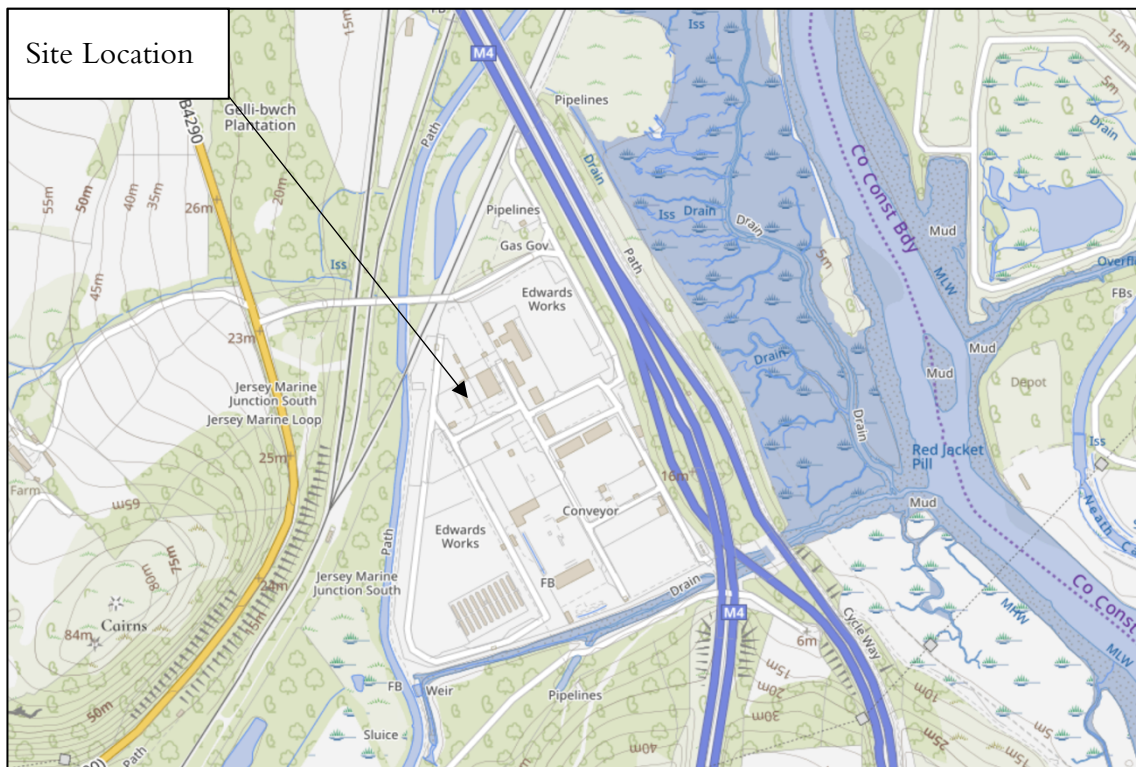


Figure 5: NRW Flood Warning Areas

5.4. AWARENESS OF FLOOD RISK

The developer should be aware that the site is not immune from flooding. It is recommended that future occupiers take the opportunity to develop emergency and non-emergency plans.

6. FINDINGS AND RECOMMENDATIONS

6.1. FINDINGS

The existing site is largely hardstanding and is used for commercial purposes. The development proposes the construction of a new steel frame building to be used as an office. The development is unlikely to increase the impermeable area on site due to the hardstand nature of the exiting surface. The site is considered 'less vulnerable development' as per TAN15.

The site is within Flood Zone 3 (Tidal). During extreme fluvial flood events, the site is expected to experience flooding and come become severed.

The risk profile of the land is suitable for that of a commercial building as per TAN15.

6.2. RECOMMENDATIONS

This report recommends the following be considered to lower the risk and/or consequences that flooding may cause to the proposed development:

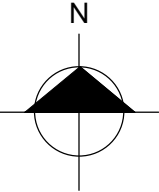
- A flood evacuation protocol be created and maintained.
- The proposed office should be set to a flood free level with a suitable allowance for freeboard.

List of Appendices

Appendix A: Development Proposals

Appendix B: Groundsure Flood Report

Error! Reference source not found.



This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

	DRAWN BY: AR	SCALE: A3 @ 1:500	DATE: 09/2025	
Arch/Designer AR	SYSTEM PROJECT NUMBER: 151 - 2025		DRWG NO: 02	REVISION: -

Proposed Site Plan *scale 1:500 @ A3*

Appendix B: Groundsure Flood Report

Reference:
CMAPS-CM-1271262-60191-010426

Grid reference:
272468 195004

Your reference:
CMAPS-CM-1271262-60191-010426

Date:
1 April 2026

Consultant's guidance and recommendations inside.



Customer Support

info@groundsure.com

Overall flood risk

☐ Risk to site

Negligible

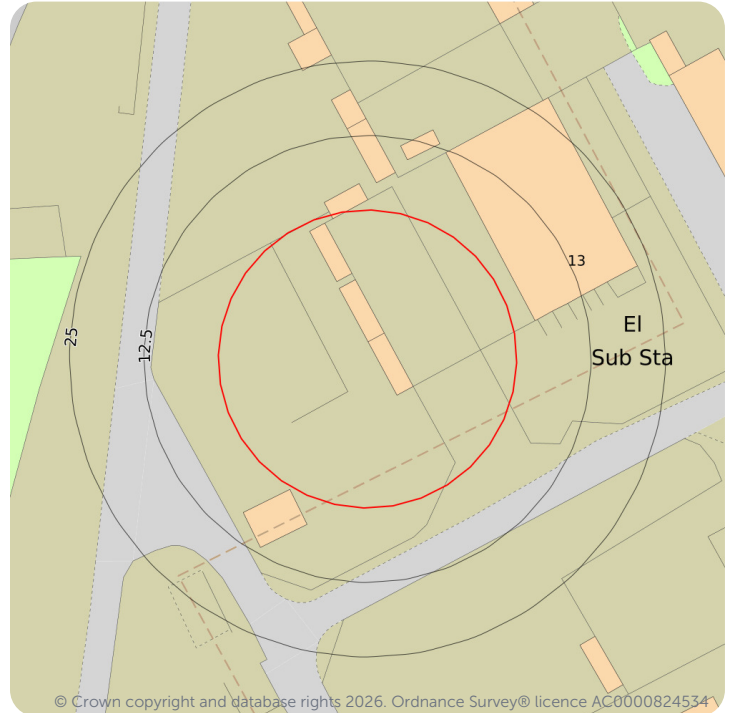
Page 2 →

Groundsure Flood Report complies with relevant Law Society practice notes on flood risk in property transactions.

Building assessment

Not applicable

No buildings or structures have been identified at the site.



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Search results

River and coastal

Very Low

Surface water

Negligible

Groundwater

Low

Past flooding

Not identified

Flood defences

No

FloodScore™ insurance rating

Very Low

Page 2 →

Your flooding search is covered!

Need answers on other potential risks to the property?

Groundsure Avista brings all our assessments together into a single, expert-led report.
[Learn more about Avista](#)

Have questions? Our experts are on hand to help you interpret the findings. [Contact us](#)

Flooding

Negligible

No significant concerns have been identified as a result of the flood risk searches. No action required.

Risk to site

River and coastal flooding

Very Low

Surface water flooding

Negligible

Groundwater flooding

Low

Past flooding

Not identified

Flood storage areas

Not identified

Risk to building(s)

Not applicable

Not applicable

Not applicable

Not applicable

Not applicable

No buildings or structures have been identified at the site.

- Data from the Ordnance Survey® National Geographic Database (NGD) does not indicate the presence of any buildings or selected structures at the site. As a result we have not been able to provide a building-level flood risk assessment in this instance;
- The site may not have any building on-site, constitute an empty development plot or the buildings on-site may have been recently developed and Ordnance Survey® has not yet captured them in the data. For more information on this data and its limitations please click [here](#) .

FloodScore™ insurance rating

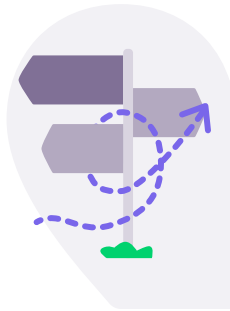
Compiled by Ambiental, a leading flood risk analysis company. [Click here](#)  for details.

Very Low

Next steps

Flooding

None required.



To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 4](#) →

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations .

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Flood report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference .

Conveyancing Information Executive and our terms & conditions

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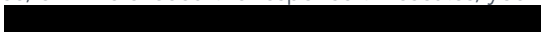
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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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