

Flood Consequence Assessment

62-62B Station Road, Port Talbot, SA13 1LZ

13 March 2026

Maximus Okwor



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Executive Summary

Ashfield Flood Risk Solutions ("Ashfield") were commissioned by Maximus Okwor ("the client") to undertake a Flood Consequence Assessment ("FCA"), for 62-62B Station Road, Port Talbot, SA13 1LZ ("the site"). This report has been prepared in support of a planning application for the conversion and change of use of a derelict mixed-use building to inhabit nine residential flats on the upper floors and retain three commercial units on the ground floor. Establishing a mixed vulnerability building, with all highly vulnerable developments elevated on the upper floors, and retaining the less vulnerable development to the ground floor.

The nearest Natural Resource Wales (NRW) designated Main River to the site is the River Afan, located approximately 130m north-west of the site. NRW Flood Risk Assessment (FRAW) Risk from Rivers dataset, indicates that there is a low ($\geq 0.1\%$ - $< 1\%$) annual probability of internal flooding at the site. The NRW Flood Map for Planning (FMFP) indicates that the proposed development is within Flood Zone 3; however, it also indicates the site lies within a TAN15 Defended Zone (understood to comprise of flood defences constructed prior to 2016, as protection is only provided up to the 1 in 100 year event).

The Port Talbot Flood Model (undertaken by JBA Consulting in May of 2016) indicates that the first return period the site is projected to be flooded at is the 1 in 100 year flooding event when accounting for 30% climate change uplift. Flood depths of up to 0.58m are projected at the building footprint during this event. In the 1 in 1000 year plus climate change flooding event, depths of up to 1.51m are projected at the building footprint. Therefore, the overall risk to the site from present-day fluvial sources is low to moderate, and the overall risk to the site from fluvial sources in the future (considering climate change) is high.

The NRW FRAW Surface Water and Small Watercourses flood mapping indicates that the building is projected to be at risk of surface water flooding from the medium probability ($\geq 1\%$ - $< 3.3\%$). The NRW FMFP indicates that the site is in Flood Zone 3 for surface water flooding which takes into account an allowance for climate change. It should be considered that the projected risk, in both maps, only marginally encroaches upon the building footprint. National Flood Hazard Mapping indicates depths of 0.3m - 0.9m in the courtyard during the low and medium probability events, encroaching upon the building footprint. However, considering that the ground floor is classified as a 'less vulnerable' development and that the projected flooding only marginally encroaches upon the footprint, the overall risk of surface water is low.

The underlying geology of the site is categorised as being $\geq 75\%$ susceptible to groundwater flooding. However, there have been no recorded incidents of groundwater flooding identified at or within the vicinity of the site. Therefore, the risk of flooding from this source is low to moderate. The risk of flooding from artificial and tidal sources is low, and the risk of reservoir failure is negligible.

Recommendations have been made incorporating appropriate flood resistance and recoverability measures within the design to mitigate residual fluvial and surface water flood risk. Flood resistance is proposed to prevent the ingress of flood waters into the building, measures include flood barriers & doors, sealing duct and cable entry points and fitting non-return valves. However, during extreme events with flood depths exceeding 0.6m, the focus should be on reducing the potential for flood damage and providing quick recoverability following an event of this magnitude, proposed measures include utilising flood resilient construction materials, elevating critical infrastructure and electrics and installing a sump pump.

The intended proposal will not increase the size of the building's footprint, as only internal changes are proposed, furthermore the change of use will improve the currently derelict building, generating wider benefits to the community.



The recommendations outlined seek to negate any outstanding flood risk in line with Communities and Local Government Guidance. This report therefore demonstrates that the proposed development at the site:

- Is suitable in the location proposed and will be adequately flood resistant and resilient;
- Is unlikely to place additional persons at risk of flooding, and will offer a safe means of access and egress through producing a Flood Evacuation Plan; and,
- Is unlikely to increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage, impedance of flood flows or increase in surface water runoff.



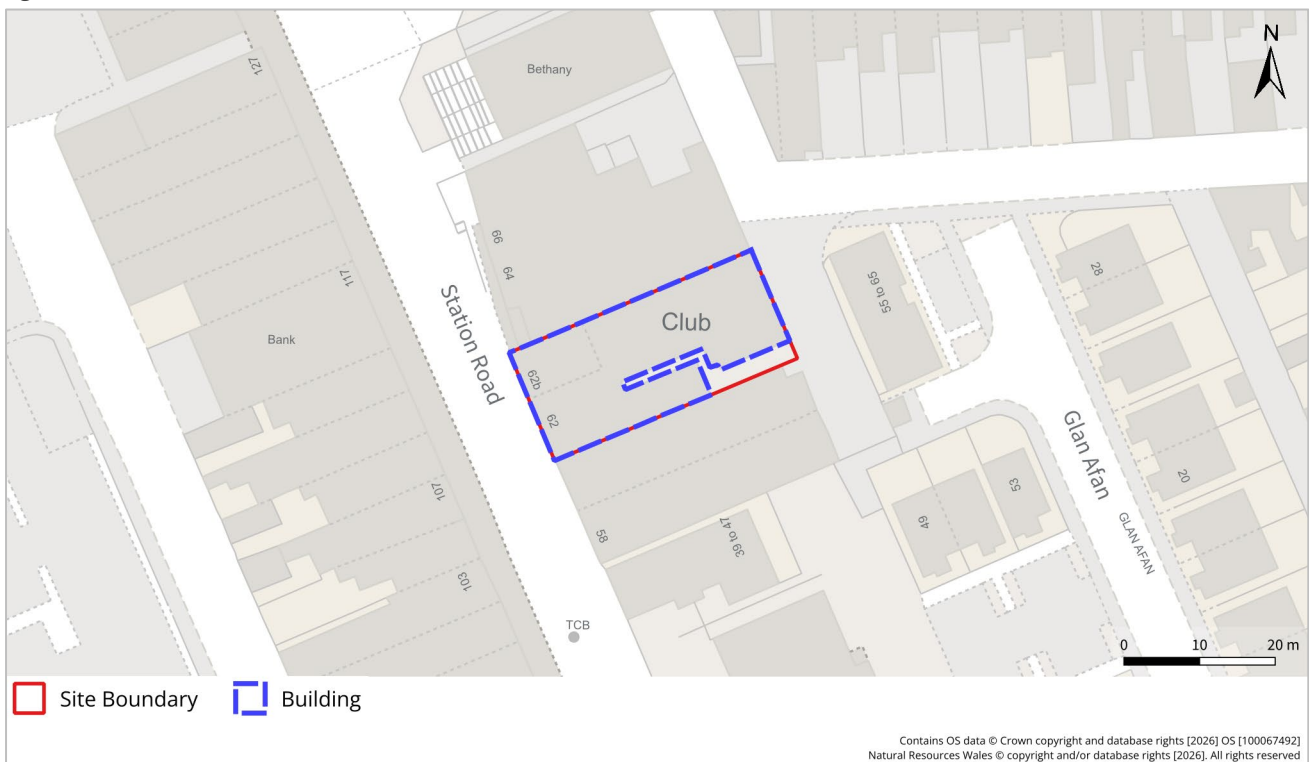
1 Introduction

1.1 Authorisation and Context

Ashfield Flood Risk Solutions (“Ashfield”) were commissioned by Maximus Okwor (“the client”) to undertake a Flood Consequence Assessment (“FCA”), for 62-62B Station Road, Port Talbot (“the site”). The site location is illustrated in Figure 1. No site survey was undertaken as a part of this commission.

This report has been prepared in support of a planning application for the conversion and change of use of the existing building, to comprise nine flats on the upper floors with the retention of three retail units on the ground floor. The existing and proposed plans can be seen within Appendix A for context and will be discussed further in Section 1.3. The details of standard limitations of this report are included within Section 1.5.

Figure 1 - Site Location



1.2 Aim and Objectives

This assessment provides a site-specific appraisal of flood sources, hazards, and mitigation options, aligned with current technical guidance. It follows the CIRIA Code of Practice for Property Flood Resilience as the core framework for evaluating and managing flood risk. The objectives of this assessment are:

- Assess whether the proposed development is likely to be affected by flooding now and in the future because of Climate Change;
- Provide an assessment of the vulnerability of the proposed development and its suitability in relation to the identified flood risk, in accordance with the Technical Advice Note 15 (TAN15) and local authority guidance.
- Provide an opinion of the likely impacts of the development on flooding elsewhere; and,



- Where required, present flood mitigation measures necessary to keep the proposed development and occupants safe.

1.3 Development Proposals

The existing building is three-storeys, split into two structures, with a two-storey secondary rear wing. The ground floor does not include any new residential accommodation, instead, the front structure will retain the three existing shop units, the rear structure will be converted into external stores with a stairwell ascending to the loft and the rear wing will be converted into bike storage. Altogether, the ground floor is classified as 'less vulnerable' development according to Section 9 of TAN15.

The 1st and 2nd floors of the entire building are proposed to be converted into nine flats. Constructing five flats on the first floor, and four flats on the 2nd floor, this will be achieved by gaining additional space in the loft of the rear structure through lowering the first-floor level. These developments are classified as 'highly vulnerable' according to TAN15.

The conversion will also include the construction of a lift shaft in the front structure, the demolition of the first-floor extension (into the courtyard), the construction of Juliet balconies on the second floor of the front structure and an enlargement of the external staircase and a proposed hip to gable extension of rear structure.

The site lies within Flood Zone 3 of Natural Resource Wales (NRW) Future Map For Planning (FMFP) risk from Rivers, and partially within Flood Zone 3 of NRW FMFP risk from Surface Water and Small Watercourses. Following a preapplication (Ref: Q2025/0241) an FCA has been requested to inform the planning application.

The building will retain its existing footprint of 492m², with no increase in building footprint or change in Finished Floor Levels (FFL) from existing.

1.4 Information Sources

To prepare this FCA, the following information sources and general guidance documents have been used:

- Planning Policy Wales Technical Advice Note (TAN) 15 - Welsh Assembly Government, March 2025;
- Existing Ground Floor Plan (Drawing No. 2528; AL (01)01) – Atrium Planning Consultants, April 2025;
- Existing First Floor Plan (Drawing No. 2528; AL (01)02) – Atrium Planning Consultants, April 2025;
- Existing Second Floor Plan (Drawing No. 2528; AL (01)03) – Atrium Planning Consultants, April 2025;
- Existing Roof Plan (Drawing No. 2528; AL (01)03) – Atrium Planning Consultants, April 2025;
- Existing Elevations (Drawing No. 2528; AL (01)100) – Atrium Planning Consultants, April 2025
- Proposed Ground Floor Plan (Drawing No. 2528; AL (2-)01) – Atrium Planning Consultants, July 2025;
- Proposed First Floor Plan (Drawing No. 2528; AL (2-)02) – Atrium Planning Consultants, July 2025;
- Proposed Second Floor Plan (Drawing No. 2528; AL (2-)03) – Atrium Planning Consultants, July 2025;
- Proposed Roof Plan (Drawing No. 2528; AL (47)01) – Atrium Planning Consultants, July 2025;
- Proposed Elevations (Drawing No. 2528; AL (47)100) – Atrium Planning Consultants, April 2025;
- Structural Analysis Report – Grade Consulting, June 2025;
- Neath Port Talbot County Borough Council Preliminary Flood Risk Assessment (PFRA) - Neath Port Talbot County Borough Council, March 2011;
- PFRA Addendum – Neath and Port Talbot County Borough Council, December 2017;
- South West Wales Stage 1 Strategic Flood Consequence Assessment (SFCA) - JBA Consulting, November 2022;
- Neath Port Talbot Flood Risk Management Strategy (FRMS) - AtkinsRealis, October 2024;



- Neath Port Talbot Replacement Local Development Plan (RLDP) 2023-2038 – Neath Port Talbot Council, October 2023;
- Enhanced Flood Model data ATI-29375a requested from Natural Resources Wales (NRW) for the following:
 - Product 5 - Flood modelling and hydrology reports
 - Product 6 - Flood model output data
- 1m resolution LiDAR data – downloaded online, March 2026;
- Natural Resource Wales interactive flood maps – accessed online March 2026; and,
- British Geological Survey (BGS) Drift & Geology Maps - accessed online March 2026.

1.5 Report Limitations

This assessment of flood risk is based on the latest available open government flood mapping data. The site boundary has been supplied by the client and the assessment of risk is based on this. This report has been prepared with due care and diligence in accordance with industry best practice and guidance. The conclusions are valid only to the extent that the information provided to Ashfield was accurate and complete at time of receipt.



2 Site Overview

2.1 Site Setting

The site is located in the postcode SA13 1LZ and occupies an area of approximately 0.054 hectares (ha) (540m²). The site is located in the town centre of Port Talbot, and comprises of two commercial buildings. The site can be accessed from Station Road to the west of the site or Glan Afan to the east of the site. Surrounding land uses are summarised in Table 1.

Table 1 - Surrounding land uses

North	Commercial Properties
East	Residential Properties
South	Commercial Properties
West	

2.2 Site Topography

1m resolution Light Detection and Ranging (LiDAR) data has been downloaded for the site and local area. A visual illustration of the LiDAR is presented in Figure 2.

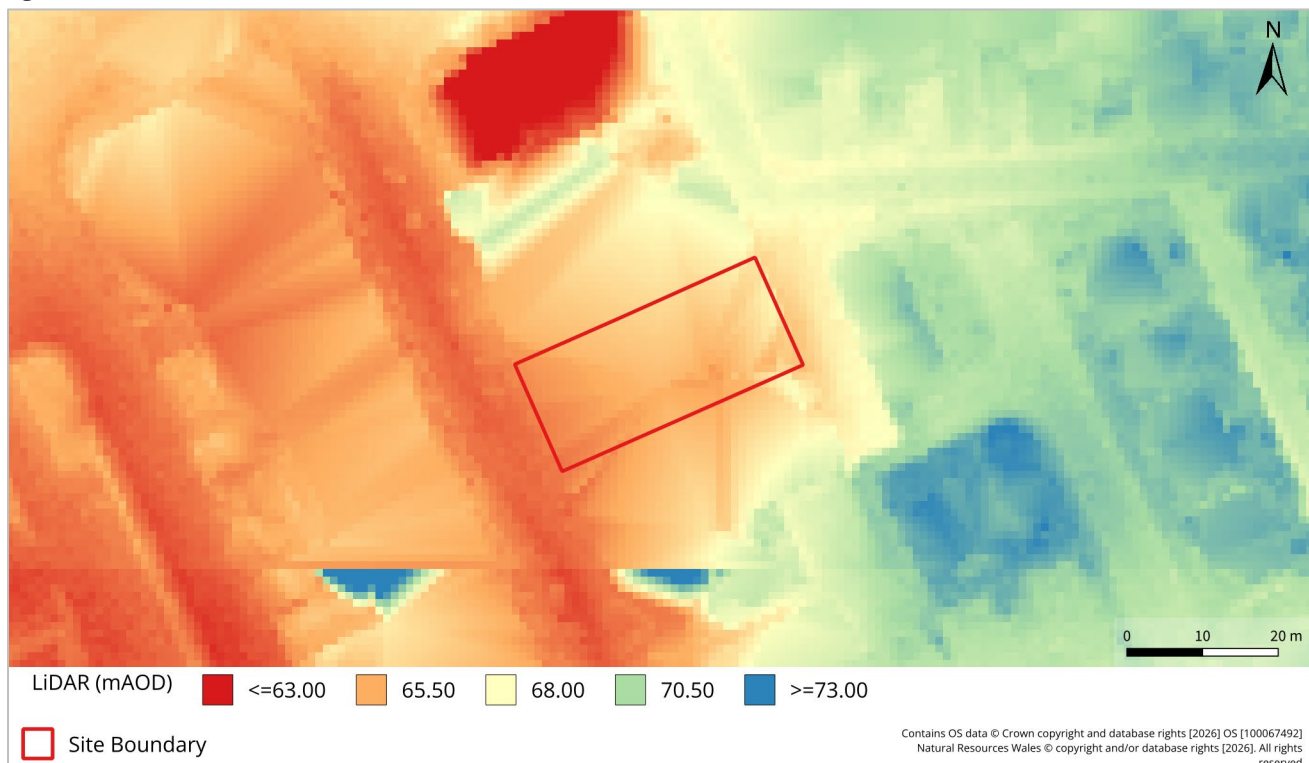
From a review of the LiDAR data, ground levels within the site boundary slope from east to west. The greatest levels at the site (9.95mAOD) are located on the eastern boundary. In contrast the lowest levels at the site (9.31mAOD) are located on the western boundary. This is a difference of 0.64m across the site.

The ground levels adjacent the existing entrance of the southern shop unit (62), to the right of the main entrance, are approximately 9.31mAOD. A review of Google Streetview imagery shows that the threshold is not elevated above external levels, indicating a FFL of approximately 9.31mAOD. However, the main entrance of the building was identified as 0.15m elevated above external ground levels and the proposed elevation plan of the development (Appendix A) indicate the FFL of the entrance lobby are elevated above external ground levels.

As a conservative approach the lowest FFL (9.31mAOD) will be used in the analysis of flood risk in Section 4 of this report.



Figure 2 - LiDAR Derived Ground Levels



2.3 Local Hydrology

The nearest Natural Resources Wales (NRW) designated Main River to the site is the River Afan, located approximately 130m to the north-west. This flows towards the south-west, and outfalls in the Bristol Channel approximately 2.3km from the site.

The site is located 130m to the south-east of the tidal extent of the River Afan.

The nearest ordinary watercourse to the site is the Nant Cwm-clais, located approximately 1.2km to the north. This flows towards the south-east, towards its confluence with the River Afan. Local hydrological features are illustrated in Figure 3 for reference.

The site is located within the Tawe to Cadoxton Management Catchment, which is located within the South West River Basin District.



Figure 3 - Local Hydrology



2.4 Local Drainage

At the time of writing, no drainage plans had been made available to Ashfield for review. It is likely that the existing site is served by separate below ground surface water and foul water drainage systems, which connect to the public sewers in Station Road to the west.

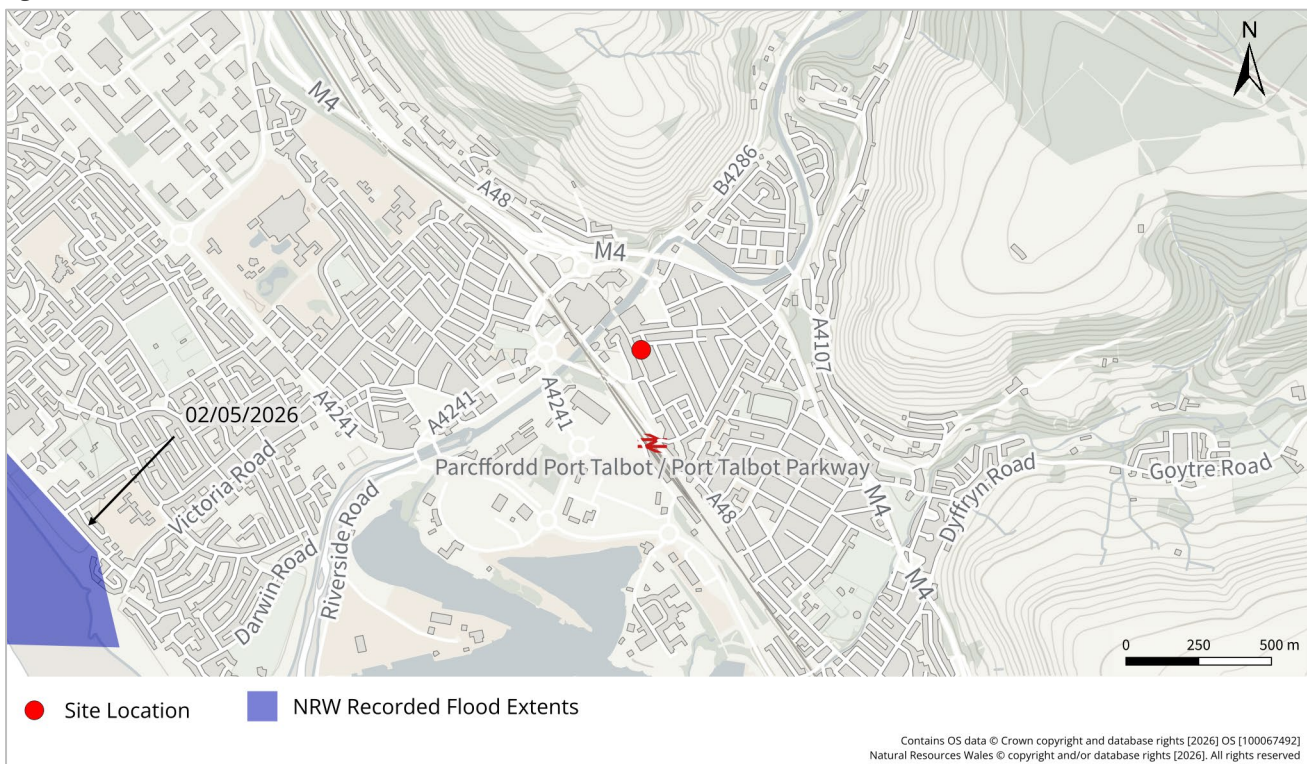


3 Past Flooding

3.1 National Records

The NRW Recorded Flood Outlines dataset is a compilation of historical flood events that have occurred across Wales over the past century. Figure 4 indicates that the site is not located within a recorded flood outline. The nearest recorded flood event is located 2km to the south-west of the site.

Figure 4 - NRW Recorded Flood Extents



3.2 Local Authority and Strategic Flood Information

Table 2 - Information sources used

Information Source	On Site	Within 250m
Neath Port Talbot County Borough Council PFRA (2011)	-	Aberavon (located on the other side of the River Avon to the site) flooded in 1909 due to the River Avon overtopping its bank top capacity. Although the site is located within the vicinity of this river, no indication that flooding occurred at the site was identified within this document. Figure 5-1 of the PFRA indicates that several flooding incidents have occurred in the surrounding vicinity of the site from 1788 – 2010. However, the scale,



Information Source	On Site	Within 250m
		resolution and lack of detail on the mapping makes it difficult to determine the location of the site and its proximity to the location of the events.
Neath and Port Talbot County Borough Council PFRA Addendum (2017)	-	-
South West Wales Stage 1 SFCA (2022)	-	-
Neath Port Talbot Flood Risk Management Strategy (2024)	-	-

3.3 Additional Information

No further information on any recorded flooding incidents was identified from a review of online information.

Historic Flooding Summary

The NRW Recorded Flood Outlines dataset indicates the site is not within a recorded flood outline. Online documents indicate that flooding has occurred in the vicinity in which the site is located; however, there are no reportable incidents of flooding identified at the site during these events.



4 Flood Risk Evaluation

The following sections provide an evaluation of the flood risk posed to the site. Consideration is given to the severity of flood risk to the site as a whole, making use of existing flood mapping, local strategic studies and available topographic information.

4.1 Tidal Flood Risk

Tidal flood risk affects coastlines, estuaries, and tidal rivers, often during high tides or heavy rain. These floods can cover low-lying land or overwhelm defences. As discussed in Section 2.3, the site is located approximately 130m south-east of the River Afan's tidal extent.

Tidal Risk Summary

The site is not located in an area at risk of flooding from tidal sources. Therefore, the overall risk to the site from tidal flooding is Low. No further consideration is deemed necessary a part of this report.

4.2 Fluvial Flood Risk

Fluvial flood risk comes from rivers and streams when they overflow, usually after heavy rain or long periods of wet weather. As discussed in Section 2.3, the nearest Main River to the site is the River Afan, located approximately 130m north-west.

NRW Flood Mapping

The NRW Flood Risk Assessment Wales (FRAW) (Rivers) mapping divides the floodplain into risk-based categories based on the present day, defended flood risk to the site. The following is the definition of the risk categories:

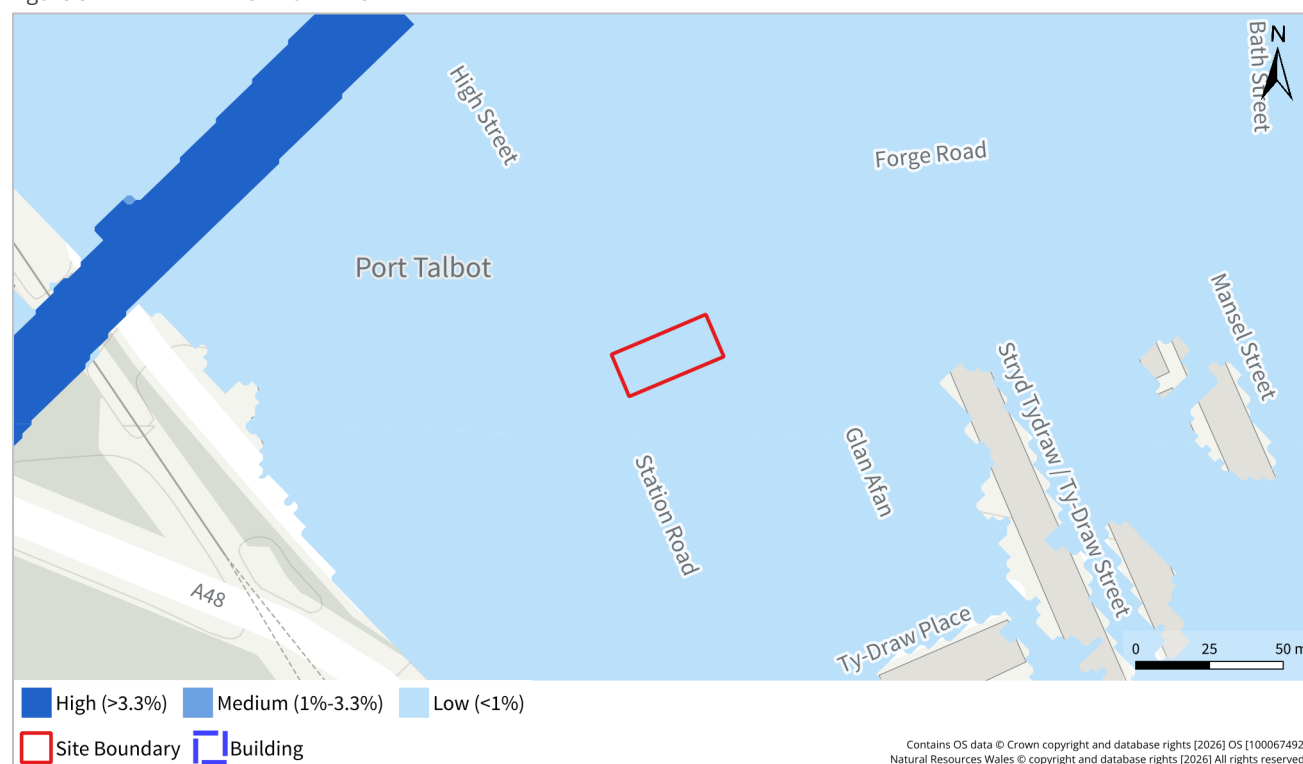
- **High Risk** – Each year, this area has a chance of flooding of greater than 1 in 30 (3.3%).
- **Medium Risk** - Each year, this area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%).
- **Low Risk** - Each year, this area has a chance of flooding of between 1 in 1000 (0.1%) and 1 in 100 (1%).

If an area is not covered by one of the above categories, it is considered to be at very low risk of flooding, which is defined as less than 1 in 1000 (0.1%) chance of flooding each year.

The NRW FRAW Risk from Rivers mapping (Figure 5) indicates there is a low ($\geq 0.1\%$ - $< 1\%$) risk of internal flooding from fluvial sources at the site.



Figure 5 – NRW FRAW Risk from River



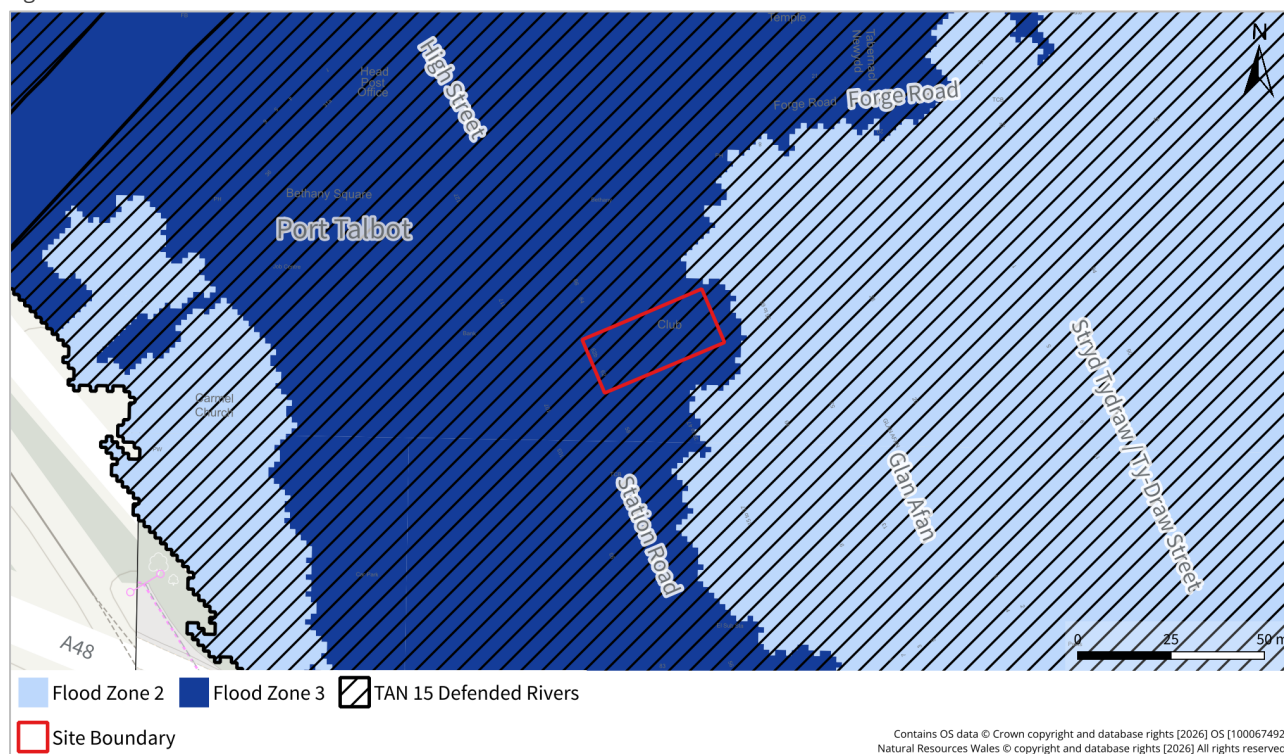
The NRW FMFP (Rivers) divides the floodplain into risk-based categories and provides an indication of flood risk for the site, accounting for the impact of climate change and indicates the potential extent of flooding assuming no defences are in place. The Flood Zone categories are defined below:

- **Flood Zone 1** – Less than 1 in 1000 (0.1%) (plus climate change) chance of flooding in a given year.
- **Flood Zone 2** – Areas with less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change
- **Flood Zone 3** - Areas with a greater than 1 in 100 (1%) chance of flooding in a given year, including climate change.
- **TAN15 Defended Zone** - Areas where flood risk management infrastructure constructed prior to 2016 provides a minimum standard of protection (SoP) against flooding from rivers of 1 in 100 year event, and flood risk management infrastructure constructed after 2016 which provides a minimum SoP against flooding from rivers of 1 in 100 plus climate change and freeboard event.

The NRW FMFP (Figure 6) indicates that the building is located within Flood Zone 3 for rivers and within a TAN15 Defended Zone, which is understood to comprise of flood risk infrastructure constructed prior to 2016, providing a SoP of 1 in 100 (1% AEP).



Figure 6 – NRW FMFP Rivers



Flood Defences

The nearest flood defences to the site are located approximately 130m to the north-west. This is identified to comprise of an engineered wall, that has a SoP up to a 1 in 100 year flooding event.

Enhanced Flood Model Data

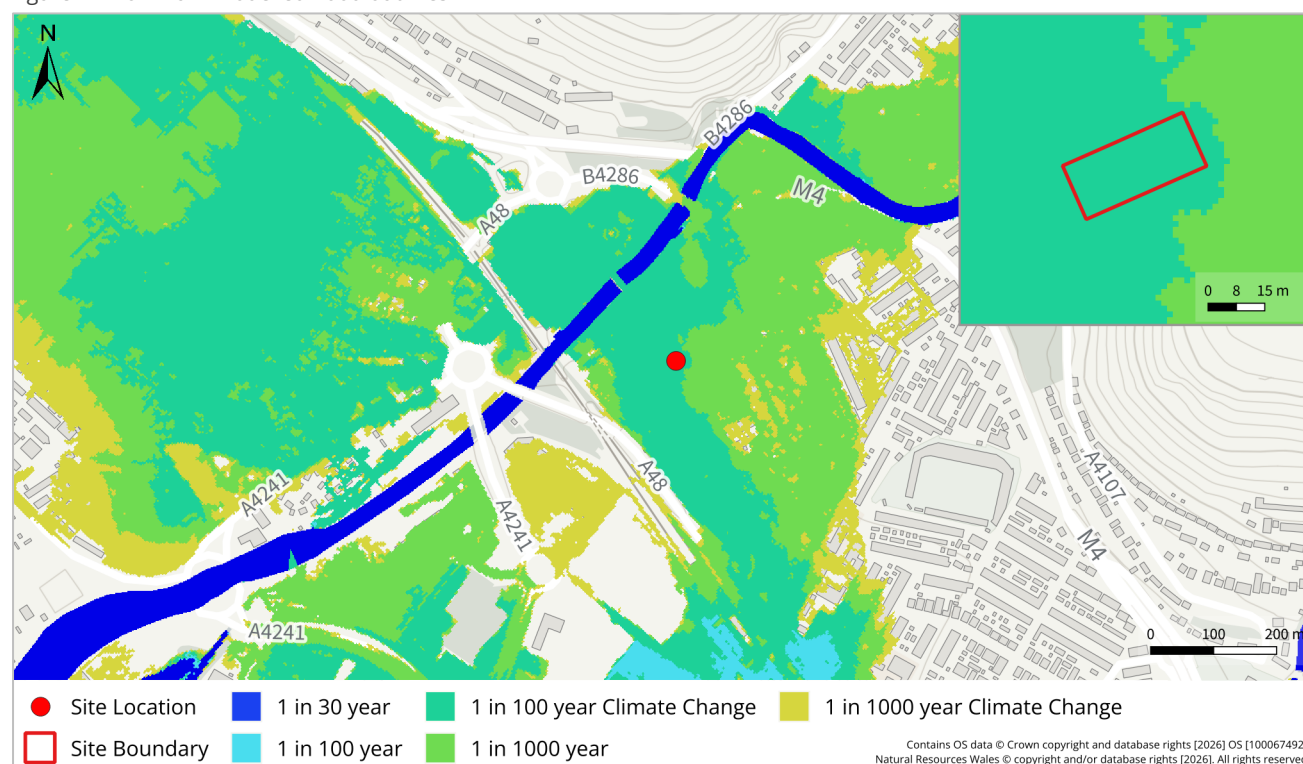
To inform this FCA Ashfield requested from NRW the most up-to-date flood model data that relates to the site. NRW provided the Port Talbot flood model, undertaken by JBA Consulting and originally published in 2016. It provides an integrated 1D/2D model of the three main watercourses, River Afan, Ffrwd Wyllt and Baglan Brook, for both tidal and fluvial risks. This study built upon three previous models, two of the River Afan and one of the Baglan Brook. Since first published, JBA have undertaken several refinements of the model, this assessment uses the 2022 version.

Figure 7 shows the maximum modelled flood extents for the following events:

- 1 in 30 year.
- 1 in 100 year.
- 1 in 100 year plus 30% climate change uplift.
- 1 in 1000 year.
- 1 in 1000 year plus 30% climate change events.



Figure 7 - Maximum modelled flood outlines



As shown in Figure 7, the site is not projected to be at risk of flooding from the 1 in 100 year flood event which correlates with the SoP provided by the River Afan flood defences. The first return period the site is projected to be at risk of fluvial flooding from is the 1 in 100 year climate change event. Table 3 shows the maximum modelled flood levels compared with the approximate FFL (9.31mAOD) at the site to calculate the projected flood depths for each of the modelled return periods.

Table 3 - Maximum flood level and calculated maximum flood depth at the site

Return Period (Fluvial Defended)	Maximum Flood Level (mAOD)	Calculated Flood Depth (m)
1 in 30 year	-	-
1 in 100 year	-	-
1 in 100 year +30% CC*	9.89	0.58
1 in 1000 year	10.55	1.24
1 in 1000 year +30% CC*	10.82	1.51

*CC = Allowance for Climate Change

As shown in Table 3 the site is projected to be at risk of fluvial flooding in the 1 in 100 flooding event when accounting for a 30% climate change uplift. Depths of up to 0.58m are projected during this event. In the 1 in 1000 year plus climate change flooding event, depths of up to 1.51m are projected at the site.

As stated in Section 4.3 of TAN15, *“the Flood Map for Planning displays predicted future flood risk under the central climate change estimate. Detailed Flood Consequences Assessments, to accompany planning applications, will be required to consider a range of climate change scenarios, including upper end estimates, making reference to the Welsh Government guidance on climate change allowances for planning purposes.”* The central allowance for this location is 30% and the upper end allowance is 75%. The Product 6 data received from NRW does not include the upper end allowance as a modelled simulation output and therefore analysis of this allowance cannot be



undertaken at present. However, undertaking additional upper-end allowance flood modelling is not considered proportional to the scale of the proposed development at the site.

Fluvial Risk Summary

NRW FRAW Risk from River mapping indicates that there is a low ($\geq 0.1\%$ - $< 1\%$) annual probability of flooding from fluvial sources at the site. NRW FMFP indicates that the proposed development is within Flood Zone 3; however, it is also within a TAN15 Defended Zone, providing protection up to a 1 in 100 year flooding event. The Port Talbot detailed flood model data indicates that the site is projected to be at risk of fluvial flooding in the 1 in 100 year flood event when accounting for 30% climate change, projecting flood depths of up to 0.58m at the site. In the 1 in 1000 year flooding event plus 30% climate change, the flood depths at the site are projected to be 1.51m. In summary, considering that projected flooding is restricted to the ground floor, which is classified as 'less vulnerable', the overall risk to the site from present-day fluvial flooding is Low to Moderate; however, the overall risk to the site from future fluvial flooding is High when accounting for climate change. Further considerations are made within Section 5 to help mitigate against this identified risk in the long-term.

4.3 Surface Water Flooding

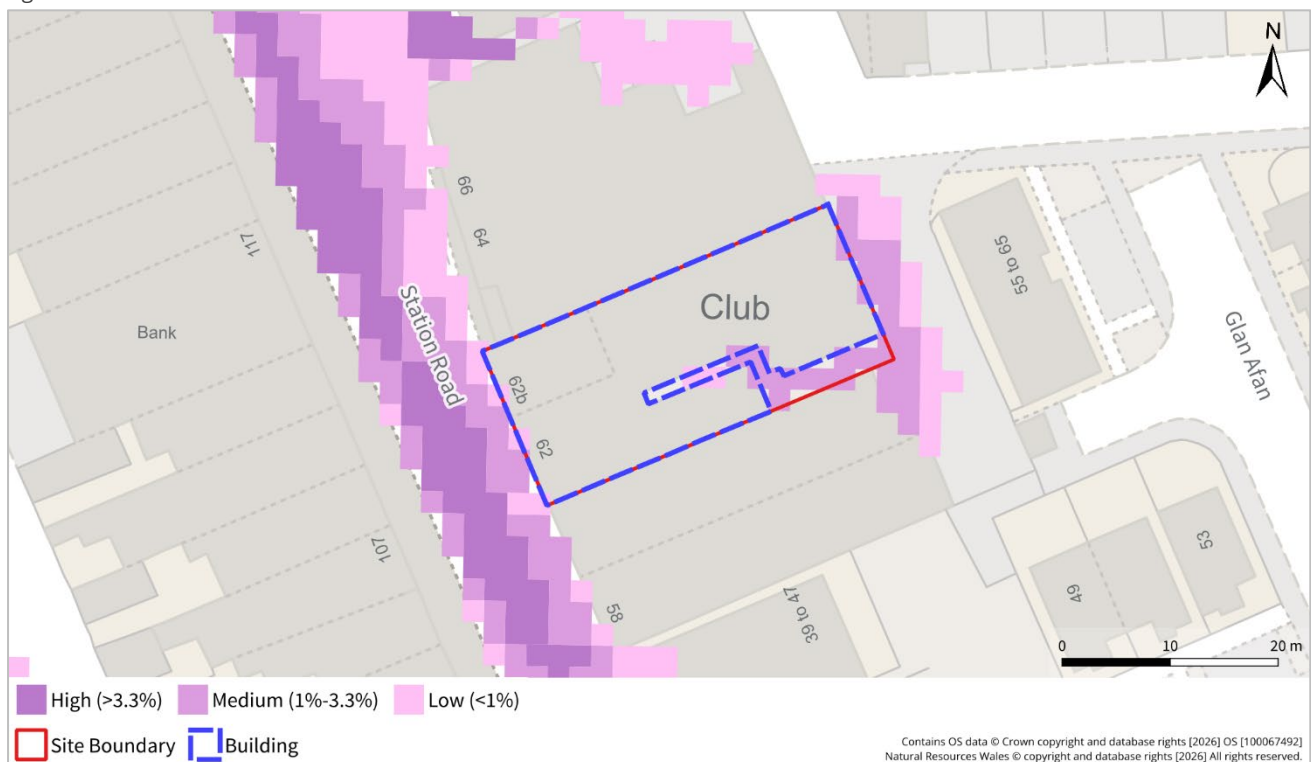
Surface water flooding occurs when local drainage networks are overwhelmed during an extreme rainfall event, causing water to flow over the surface and follow gravity to the lowest point where it often pools. Surface water flood maps rely on simplified modelling, which can misrepresent risk at the scale of a single site. This report adds contextual interpretation to provide a more accurate, site-specific view.

NRW Flood Mapping

The NRW FRAW Surface Water and Small Watercourses (Figure 8) indicates that there is a medium ($\geq 1\%$ - $< 3.3\%$) annual probability of flooding from surface water at the site. However, this risk only marginally encroaches upon the building footprint.



Figure 8 – NRW FRAW Risk from Surface water and Small Watercourse



The NRW FMFP Surface Water and Small Watercourses (Figure 9), which takes into account climate change, indicates that the site is located within Flood Zone 3. However, once again, the risk only marginally encroaches upon the building footprint.

Figure 9 – NRW FMFP Surface Water and Small Watercourses





The National Flood Hazard Maps, as seen below in Figures 10, 11 and 12, projects Surface water and Small Watercourse flood depths at High, Medium and Low probability events.

Figure 10 – National Flood Hazard Map – High Probability



Figure 11 – National Flood Hazard Map – Medium Probability

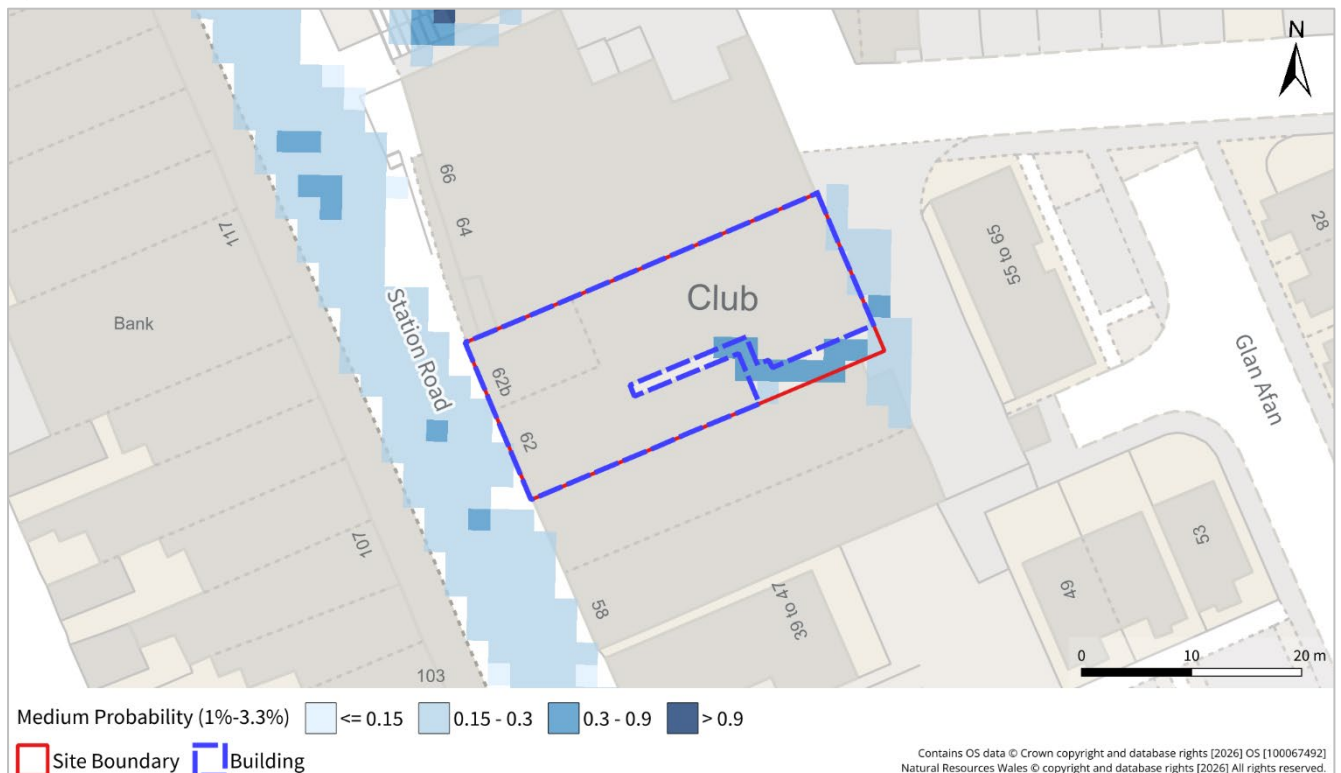
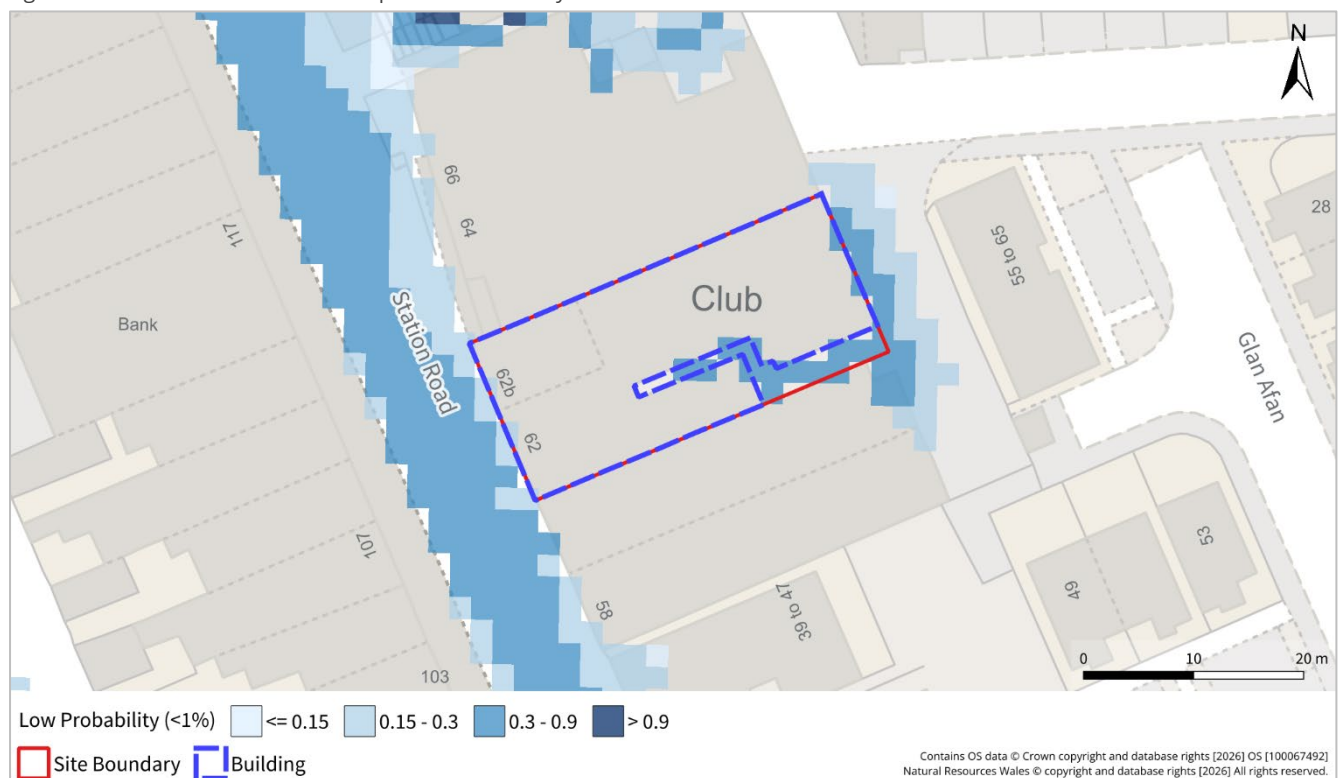




Figure 12 – National Flood Hazard Map – Low Probability



A maximum flood depth of 0.3-0.9m was projected in the courtyard encroaching upon the building footprint during low and medium probability scenarios. Flood depths of 0.15 – 0.3m are projected within the adjacent road to the west (Station Road). LiDAR data indicates Station Road is at a lower elevation than the site and surrounding area, allowing for pooling of surface water as seen in the above mapping.

The building is outside of any mapped depths during the most likely event (high).

Surface Water Risk Summary

The NRW FRAW (Surface Water and Small Watercourses) indicates that the site is at a medium risk of surface water flooding. The NRW FMFP (Surface Water and Small Watercourses) identifies that the site is marginally encroached by Flood Zone 3. Depth mapping from the National Flood Hazard Maps, indicates depths of between 0.3-0.9m in the building courtyard across the medium and low probabilities. However, all mapped risk and depths only encroach upon the building footprint, and the majority of the building remains outside any mapped areas of risk.

In summary, the overall risk of surface water flooding affecting the site is Low. Further considerations are made within Section 5 to keep the risk at a low designation.

4.4 Groundwater

Flooding from a groundwater source often occurs during or following a period of prolonged wet weather within areas that are low lying underlain by permeable rocks (aquifers). When aquifers are at their maximum holding potential, flooding at surface level can occur from beneath the ground.



Groundwater as a sole flooding mechanism is often regarded as low risk as it often relies on a coinciding rainfall, or flood event from an additional source to become a flood risk. The main contributory factor that will enhance the risk of groundwater flooding, is prolonged periods of high rainfall, which result in the groundwater saturation level rising to the point where it reaches the surface.

Online BGS mapping shows the site is located upon two different bedrock geologies, comprising partly of South Wales Middle Coal Measures Formation-Mudstone, siltstone and sandstone, and partly of South Wales Upper Coal Measures Formation-Mudstone, siltstone and sandstone. These are both defined by the NRW as a 'Secondary A' aquifer.

The bedrock is overlain by Alluvial fan deposits-Sand and gravel. This is also defined by the NRW as a 'Secondary A' aquifer. These are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

The nearest borehole (Ref. SS78NE303) to the site with the same underlying geology containing groundwater information is located approximately 370m south-east of the site location, which has a depth of approximately 6.71m below ground level (bgl). Groundwater is shown to have been struck at approximately 2.74m bgl.

The PFRA (2011), indicates that the site is located within an area more than 75% susceptible to groundwater flooding. Susceptibility does not define the likelihood of flooding, but rather the susceptibility of the underlying geology to groundwater fluctuation to ground surface.

Groundwater Summary

The bedrock geologies beneath the site are classified as secondary A aquifers. It was identified there is a borehole approximately 370m southeast of the site which is indicated to have struck groundwater approximately 2.7m bgl. However, there are no reportable incidents of historic groundwater flooding identified at or in the vicinity of the site. The overall risk of groundwater flooding affecting the site is Low to Moderate. Further considerations are made within Section 5 to help mitigate against this identified risk in the long-term.

4.5 Artificial Sources

Flood risk from artificial sources would include the failure of man-made drainage or water supply network. Although the likelihood of such an occurrence is highly unpredictable, it is recommended that any proposed designs for the site take into account the location of any existing below ground services, in order to avoid any inadvertent flooding taking place during the construction phase and in the future.

Upon review of the relevant online documents outlined in Section 1.4 of this report, eight sewer flooding incidents have occurred in the Port Talbot ward between 1990 and 2021; however, no further information was provided as to the location of these events relative to the site.

Artificial Sources Summary

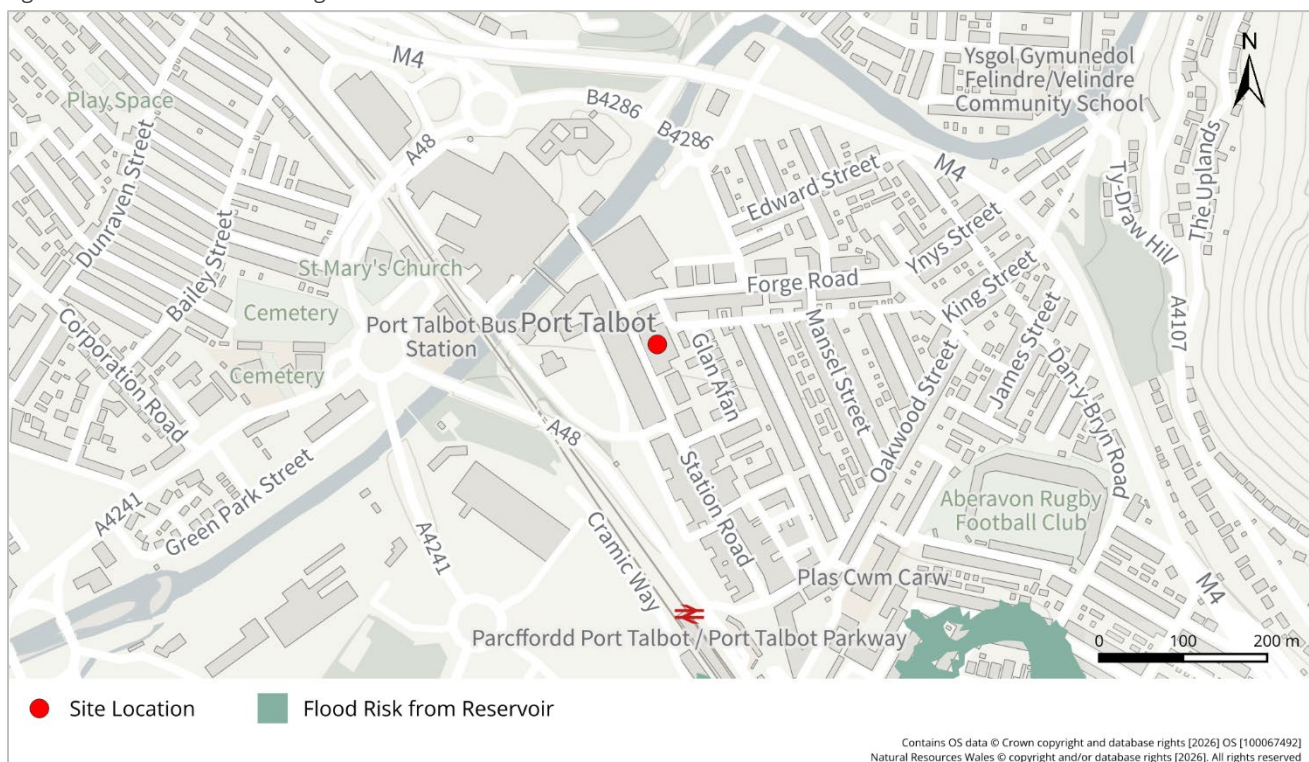
The overall risk of flooding from artificial sources affecting the site is Low. Further considerations are made within Section 5 to keep the risk at a low designation.

4.6 Reservoir Failure

Assessment of risk of a reservoir failure may be interpreted as the extent of flooding that would occur, should any reservoir that has a capacity larger than 25,000m³, suffer a catastrophic failure. Mapping of this nature is described by the Environment Agency as a very worst-case scenario, with a flood event of this type being extremely unlikely to occur.

The NRW Risk of Flooding from Reservoir Failure mapping (Figure 13) indicates that the proposed development is not located within an area at risk of a reservoir failure. The nearest are projected to be at risk is located approximately 435m south of the site. Current legislation ensures that reservoirs are inspected regularly, and essential safety work is carried out as required.

Figure 13 - NRW Risk of Flooding from Reservoir Failure



Reservoir Failure Summary

Current legislation states all reservoirs are inspected regularly and the likelihood of failure occurring is low. The overall risk of flooding from reservoir failure affecting the site is therefore Negligible. No further consideration is deemed necessary as part of this report.

4.7 Summary of Flood Sources

Table 4 provides a summary of the classification of risk to the site from all flood sources and indicates where further considerations are required in the context of the site.



Table 4 - Flood Risk Summary

Flood Source	Overall Risk Classification	Additional Considerations
Fluvial	Present – Low to Moderate Future – High	See Section 5
Tidal	Low	None
Surface Water	Low	See Section 5
Groundwater	Low to Moderate	See Section 5
Artificial Sources	Low	See Section 5
Reservoir Failure	Negligible	None



5 Flood Risk in Planning Context

The following sections describe the identified flood hazard in the context of the development and provide recommendations, where required, for the mitigation or reduction of those risks to enable safe development and comply with local and national guidance.

5.1 TAN15 – Vulnerability to Flooding

According to Figure 4 of Section 9 in TAN15, the proposed development is classified as 'highly vulnerable'. However, no residential accommodation is proposed on the ground floor, instead 'less vulnerable' commercial units and external stores are proposed, this mixed vulnerability should be considered within the overall risk of flooding.

The proposed conversion and change of use of the existing building (upper floors to change into nine flats whilst retaining three shop units on the ground floor) will need to be compatible with the tolerable conditions set out in Section 11 of TAN15 and exhibit resilient flood design as described in Section 13 of TAN15. This is discussed in the following sections of this report.

5.2 Tan15 – Acceptability of Flood Consequences

As previously mentioned in Section 4 of this report, the site is located within a TAN15 River Defended Zone, thus is protected by flood defences up to the 1 in 100 year fluvial flood event.

A review of the Port Talbot Flood Model data indicates maximum internal flood depths of 0.58m in the 1 in 100 year + 30% climate change event and up to 1.54m at the building during the 1 in 1000 year plus 30% climate change event. By receipt of this FCA, the client will be aware of the risks of flooding to the site during these flood events in the climate change scenario. The following sections of this report will demonstrate how the client can effectively manage the residual risks in the future climate change scenario.

Given that the projected depths are indicated to only flood the ground floor, which is classified as 'less vulnerable', Section 5.3 will focus flood resistance and resilience measures into the design to effectively manage the residual fluvial risk. All high vulnerability uses are proposed on the 1st and 2nd floor, outside of any projected flood depths, therefore the following sections will identify safe access and egress at the building during an extreme flood event.

As per Section 11.10 and 11.11 of TAN15, flood depths of 0.6m are considered the tolerable limit for all highly vulnerable **new developments** in the extreme 1 in 1000 year plus climate change allowance flooding event. As mentioned, in Section 4 flood depths in the extreme 1 in 1000 year are projected to be 1.54m. However, the proposed development is a change of use of an existing building and will not be a new development. The ground floor use will be staying the same as existing with internal design changes only.

Following the above statements, the proposed development will also not increase the risk of flooding elsewhere as there will be no increase in building footprint, meaning that point 11.3 of TAN15 can be met.

It should also be considered that this proposal will regenerate a dilapidated building. Generating wider aesthetic, economic and social benefits to the Port Talbot community, aligned to the targets set out in the Neath Port Talbot Local Development Plan (2023-2038).



5.3 Design Principles for Development

NRW classifies different types of development according to their perceived vulnerability to flood risk. The proposed development is understood to comprise the conversion and change of use of a three storey building. Highly vulnerable residential accommodation (nine flats) is proposed on the upper floors of the building and the less vulnerable commercial retail/storage units will be retained on the ground floor. Flood risk posed to these commercial units (ground floor) are manageable considering the mitigation measures below.

It is recommended that, based on the current design proposals, the following design principles should be incorporated to demonstrate its long-term resilience to flood risk. This follows a hierarchical approach considering external ground levels and Property Flood Resilience (PFR). There are no changes to the size of the building footprint as the building is being converted, furthermore the ground floor FFL will retain the existing levels.

Flood Resilience & Resistance

The following recommendations are made to enhance the buildings flood resilience and accelerate recoverability following any localised flooding from fluvial, surface water and groundwater sources (relevant to ground floor only):

- Elevating electrical sockets on the ground floor where possible above the 1 in 100 year plus climate change level with an additional 0.3m freeboard, amounting to 10.19mAOD (9.89mAOD + 0.3m) which is 0.88m above internal floor levels;
- Fit Non-Return Values (NRVs) on all foul drainage outlets;
- Sealing all duct and cable entry points up to 9.89mAOD with waterproof sealant;
- Install two flood resistant demountable barriers on the shop fronts mounted to the external pillars, to protect the glass frontages;
- Install flood resistant doors on the main front entrance and the main rear entrances;
- Install a Sump Pump at the base of the elevator shaft, and ensure critical infrastructure is located on the first floor where possible;
- Utilise flood resilient wall finish internally where the design allows, using lime plaster as opposed to standard or the use of horizontal plasterboard installation as opposed to vertical;
- Incorporate flood resilient floor finish on the ground floor such as tiles; and,
- Utilise flood resilient construction material up to a level of 10.19mAOD where there are any internal modifications.

It is recommended that the overall construction methods below ground, as well as immediately above ground level, should consider the potential for localised surface water accumulation. The type of design assurances would include less permeable building materials such as Class A engineering brick and the most appropriate damp proof membrane. However, as the proposed development only incorporates internal changes the aforementioned may not be feasible and is only stated for awareness should there be more extreme internal modifications.

5.4 Impact on Flooding Elsewhere

As the proposed conversion and change of use comprises internal alterations only, there will be no increase in building footprint and therefore there will be no impact on flooding elsewhere as a result of the proposed development. There is no change to hard standing or impermeable areas proposed and as such, the change of use at the site will not increase or alter the risk of pluvial flooding.



5.5 Safe Access and Egress

The ground floor of the proposed development will house commercial occupants, it is understood that these commercial areas would not be open and no staff will be on site in the onset of any flooding. Appropriate Flood Evacuation Plans and procedures should be in place to ensure the safety of staff and will be tailored for each business separately.

In addition, safe access and egress at the building is crucial for the additional residential occupants on the upper floors which should be managed separately to the commercial businesses on the ground floor. Therefore, it is recommended that all residents are informed of the site's residual flood risk and register for the NRW Flood Alerts and Warnings service. A Flood Evacuation Plan should be prepared prior to occupation of the proposed upper floor flats, and all occupants should be fully briefed on evacuation procedures to ensure safe and timely evacuation during extreme flood events.

The site is located within a designated Flood Alert Area (102WAF19) and Flood Warning Area (102FWF109B).

Given that the residual flood risk at the site is fluvial in nature, sufficient advance warning is likely to be available prior to any potential flooding event. Consequently, in the unlikely event that a flood warning is issued for the site, all residents should evacuate the area and move to a place of safety. The nearest identified area of safety that is located outside of the 1000 year + climate change flood extent is located approximately 390m to the south-east of the site, comprising the Aberavon Rugby Club along Manor Street.



6 Conclusion

The site has been assessed for flood risk from a variety of flood sources. This FCA has concluded a high risk of flooding from fluvial sources when accounting for climate change; however, the risk fluvial flooding is low to moderate in the present-day. There is also low to moderate risk from groundwater and a low risk from surface water, tidal flooding and artificial sources. This FCA is required to inform the planning application for the proposed conversion and change of use of a derelict building in Port Talbot town centre, to comprise of nine flats on the upper floors and three shop units on the ground floor. Establishing a mixed vulnerability building, with highly vulnerable developments elevated on the upper floors, whilst retaining a less vulnerable classification on the ground floor.

Residual fluvial and surface water flood risk can be effectively managed by adopting the key design principles outlined in Section 5.3. Since the projected flooding is restricted to the ground floor, which is a less vulnerable development, residual risk can be effectively managed with flood mitigation and evacuation plans. Utilising property flood resistance measures to prevent flood waters from encroaching upon the building footprint, as well as resilience measures to improve the recoverability of the ground floor following any residual water ingress in the extreme 1 in 1000 year + climate change event. The proposed highly vulnerable developments are elevated outside of any projected flood depths, thus safe access and egress into the building has been focused upon. There shall be no increase in flood risk elsewhere and no change in surface water runoff as a result of the development.

The requirements of TAN15 for the conversion of a highly vulnerable **existing development**, have been satisfied considering the recommendations outlined in Section 5.4. This includes the tolerable conditions, which are applied with more flexibility for redevelopments according to section 11.8 of TAN15. Furthermore, the proposed development does not increase the risk of flooding elsewhere, meeting point 11.3 of TAN15. Any future residents will be made aware of potential risks and informed of an implemented Flood Evacuation Plan in the result of a flood event in the more extreme conditions.

These recommendations seek to negate any outstanding flood risk in line with Communities and Local Government Guidance.

This report therefore demonstrates that the proposed development at the site:

- Is suitable in the location proposed and will be adequately flood resistant and resilient;
- Is unlikely to place additional persons at risk of flooding, and will offer a safe means of access and egress through producing a Flood Evacuation Plan; and,
- Is unlikely to increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage, impedance of flood flows or increase in surface water runoff.



Appendices



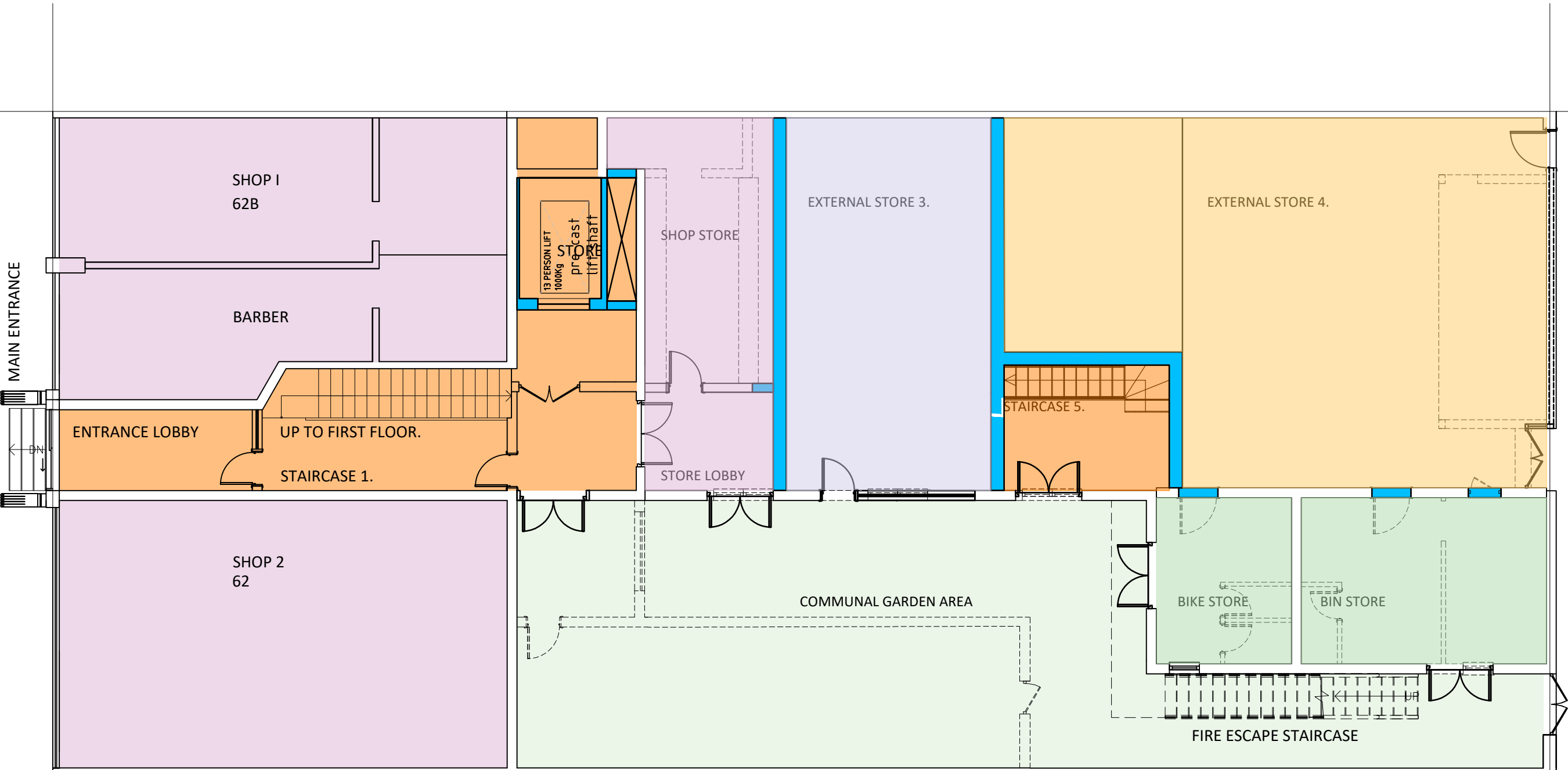
Appendix A

Existing and Proposed Plans



NO.	NOTES
1	All dimensions in millimetres unless otherwise stated.
2	Do not scale off drawing. All dimensions to be checked on site by contractor.
3	Drawings to be used for purposes of Planning Application only.
4	These are not Construction Drawings.
5	The contractor is to set out, check and co-ordinate all dimensions on site during the course of works.

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WALL KEY	
EXISTING WALLS:	
NEW WALLS:	
EXISTING WALLS TO BE DEMOLISHED:	

FLAT COLOUR KEY	
EXISTING:	
EXTERNAL STORE 3:	
EXTERNAL STORE 4:	
BIKE AND BIN STORE:	
EXTERNALS:	
COMMUNIAL:	

PROPOSED GROUND FLOOR PLAN

DRAWING NUMBER; 2528; AL(2-)01.





REVISIONS :	
C. 04/08/25	PLANNING READY.
D. 05/11/25	PLANNING UPDATE.
E. 22/11/25	PLANNING UPDATE.
F. 24/11/25	PLANNING UPDATE.
G. 10/12/25	STORE ROOMS 3 & 4.

SHEET TITLE:	AS SHOWN.
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PROJECT DESCRIPTION:
PROPOSED RESIDENTIAL DEVELOPMENT
AT G2 - 62B, STATION ROAD,
PORT TALBOT, SA1 8TG.
FOR MR AND MAXIMUS AND MRS OKWOR.

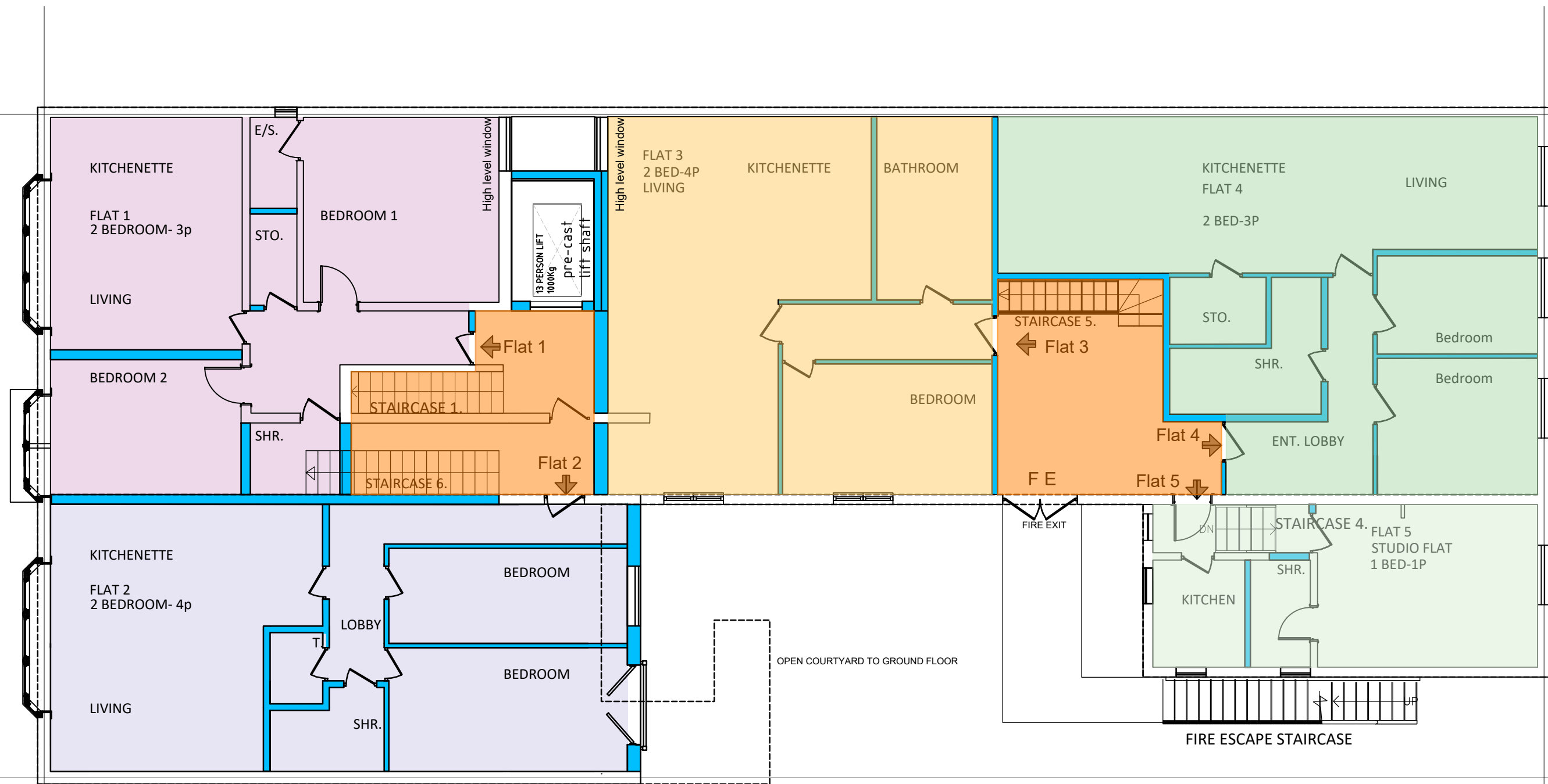


DATE:	JULY 25.
SCALE:	AS SHOWN
SHEET:	A-3



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WALL KEY	
EXISTING WALLS:	
NEW WALLS:	
EXISTING WALLS TO BE DEMOLISHED:	

FLAT COLOUR KEY	
FLAT 1:	
FLAT 2:	
FLAT 3:	
FLAT 4:	
FLAT 5:	
COMMUNIAL:	

PROPOSED FIRST FLOOR PLAN

DRAWING NUMBER; 2528; AL(2-)02.



REVISIONS :
C. 04/08/25 PLANNING READY.
D. 05/11/25 PLANNING UPDATE.
E. 22/11/25 PLANNING UPDATE.

SHEET TITLE:
AS SHOWN.

PROJECT DESCRIPTION:
PROPOSED RESIDENTIAL DEVELOPMENT
AT G2 - 62B, STATION ROAD,
PORT TALBOT, SA1 8JG.
FOR MR AND MAXIMUS AND MRS OKWOR.

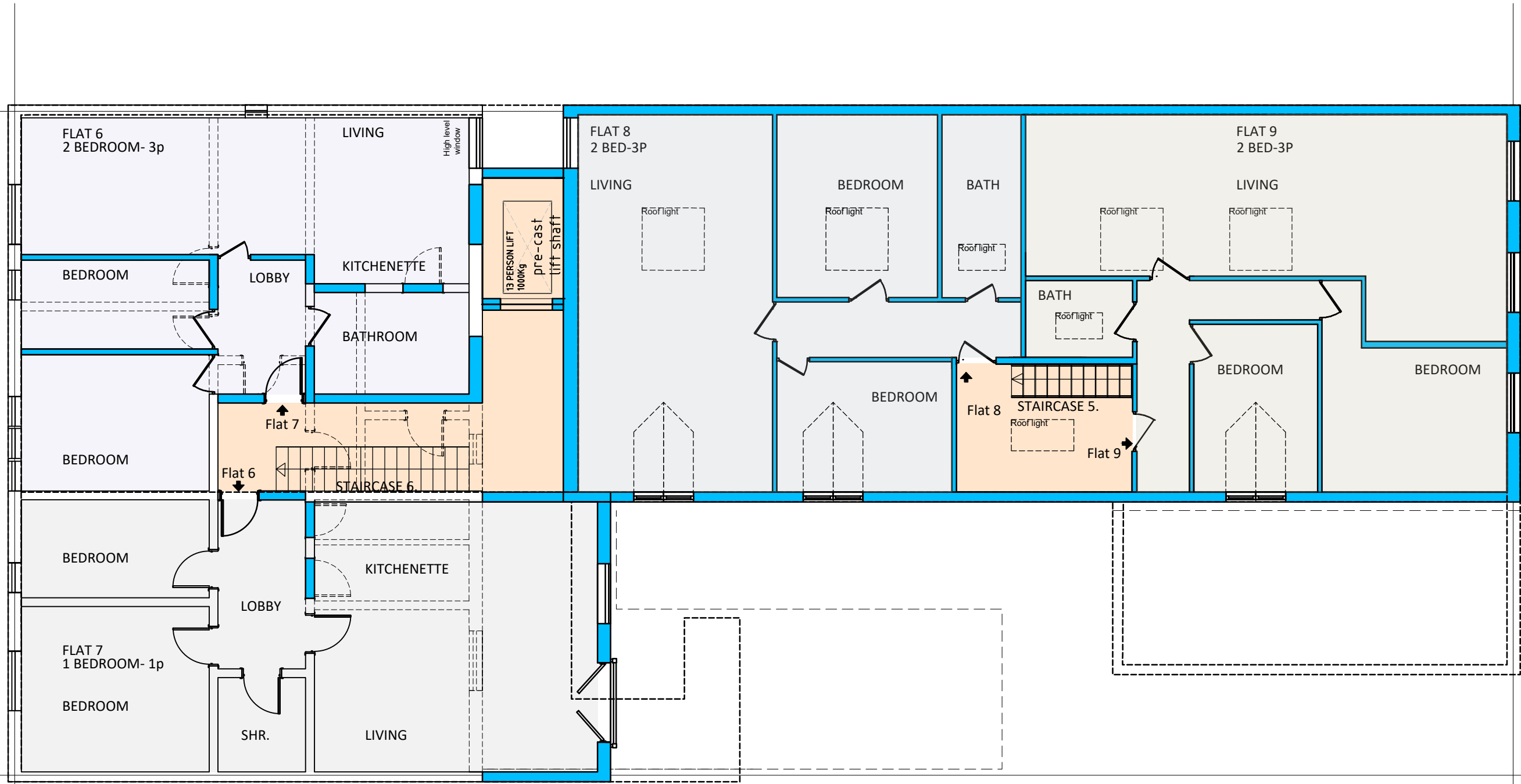


DATE:
JULY 25.
SCALE:
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SHEET:
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WALL KEY	
EXISTING WALLS:	
NEW WALLS:	
EXISTING WALLS TO BE DEMOLISHED:	

FLAT COLOUR KEY	
FLAT 6:	
FLAT 7:	
FLAT 8:	
FLAT 9:	
FLAT 10:	
COMMUNIAL:	

PROPOSED SECOND FLOOR PLAN

(Additional loft space without raising the roof while dropping the ceiling in first floor club room)

DRAWING NUMBER; 2528; AL(2-)03.



REVISIONS :
C. 04/08/25 PLANNING READY.
D. 05/11/25 PLANNING UPDATE.
E. 22/11/25 PLANNING UPDATE.
F. 24/11/25 PLANNING UPDATE.

SHEET TITLE:
AS SHOWN.

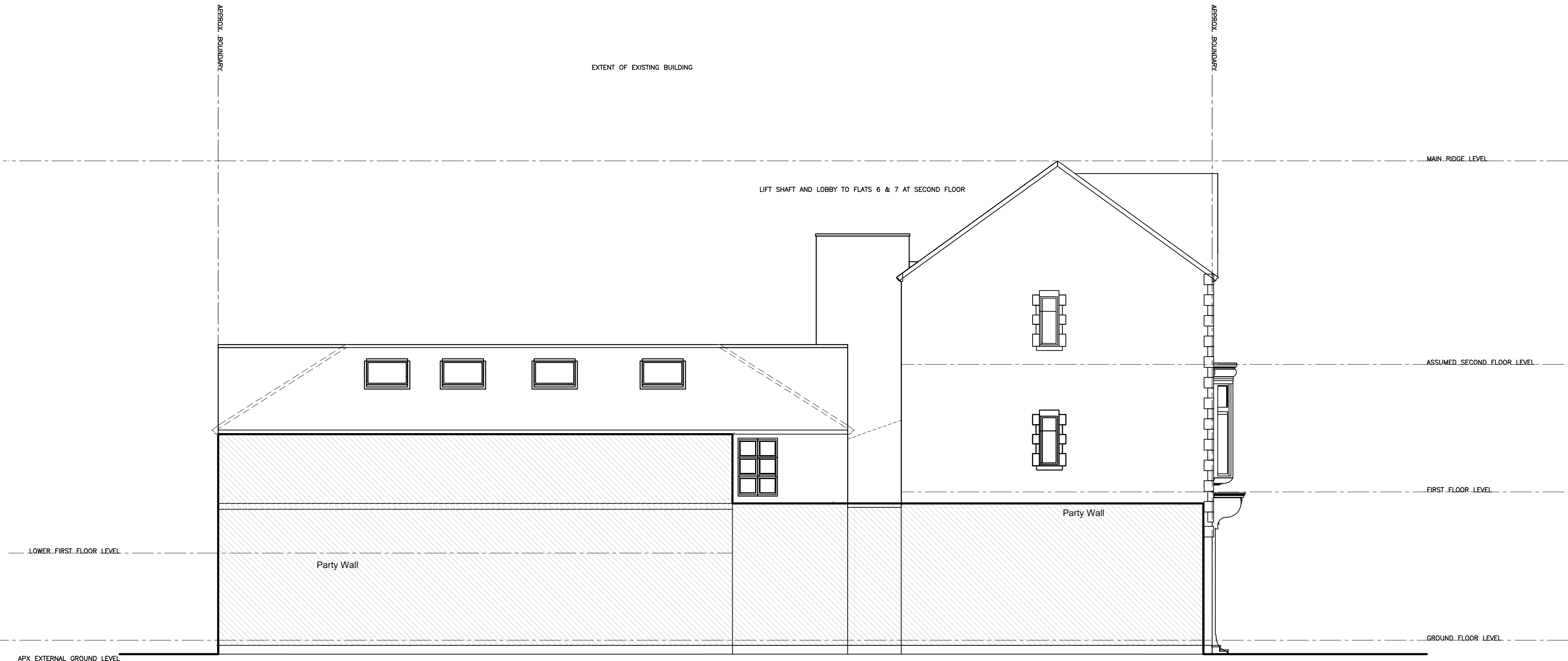
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AT G2 - G2B, STATION ROAD,
PORT TALBOT, SA1 8TG.
FOR MR AND MAXIMUS AND MRS OKWOR.



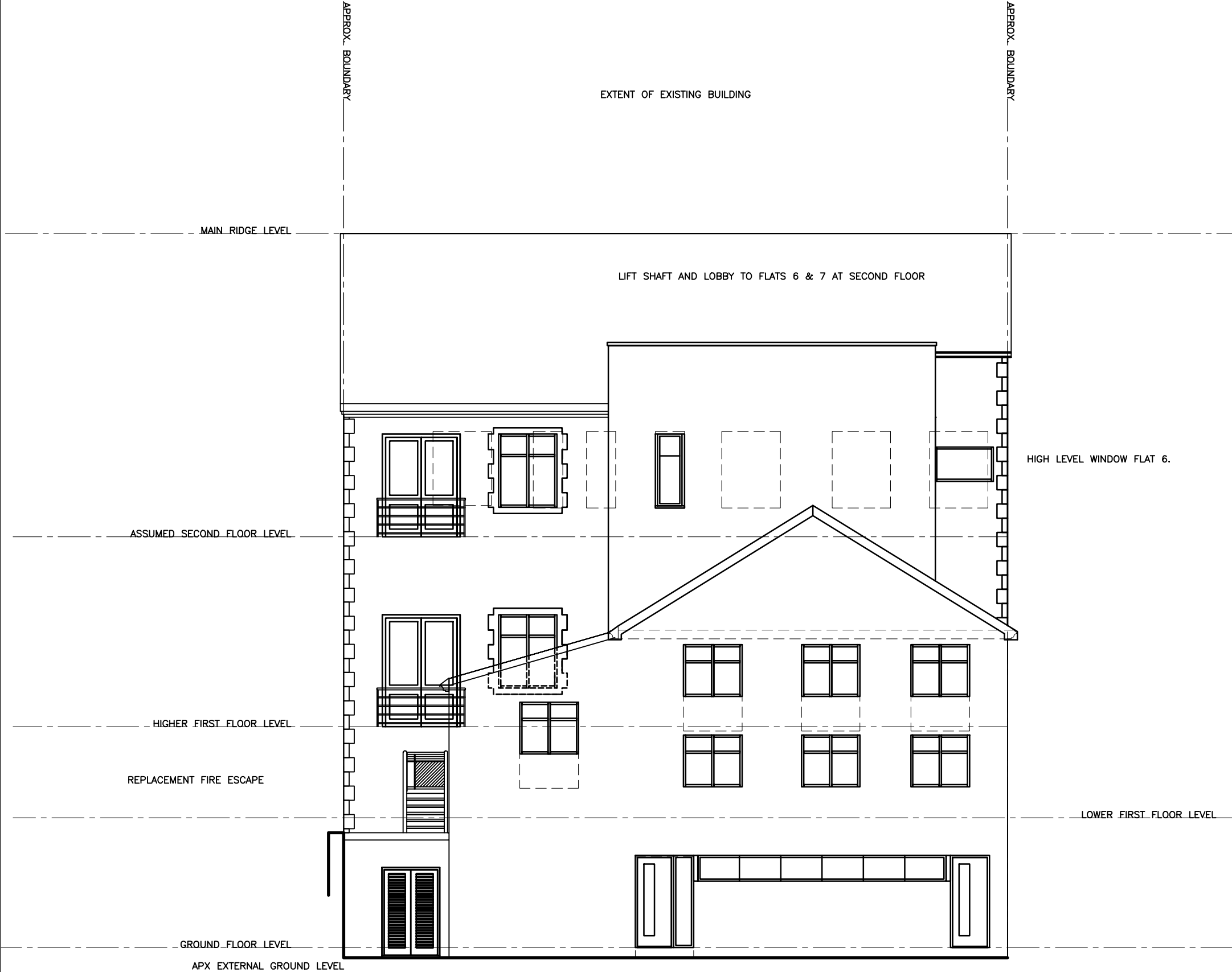
DATE:
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PROPOSED APPROACH ELEVATION
(No changes)



PROPOSED LEFT SIDE ELEVATION



PROPOSED REAR ELEVATION



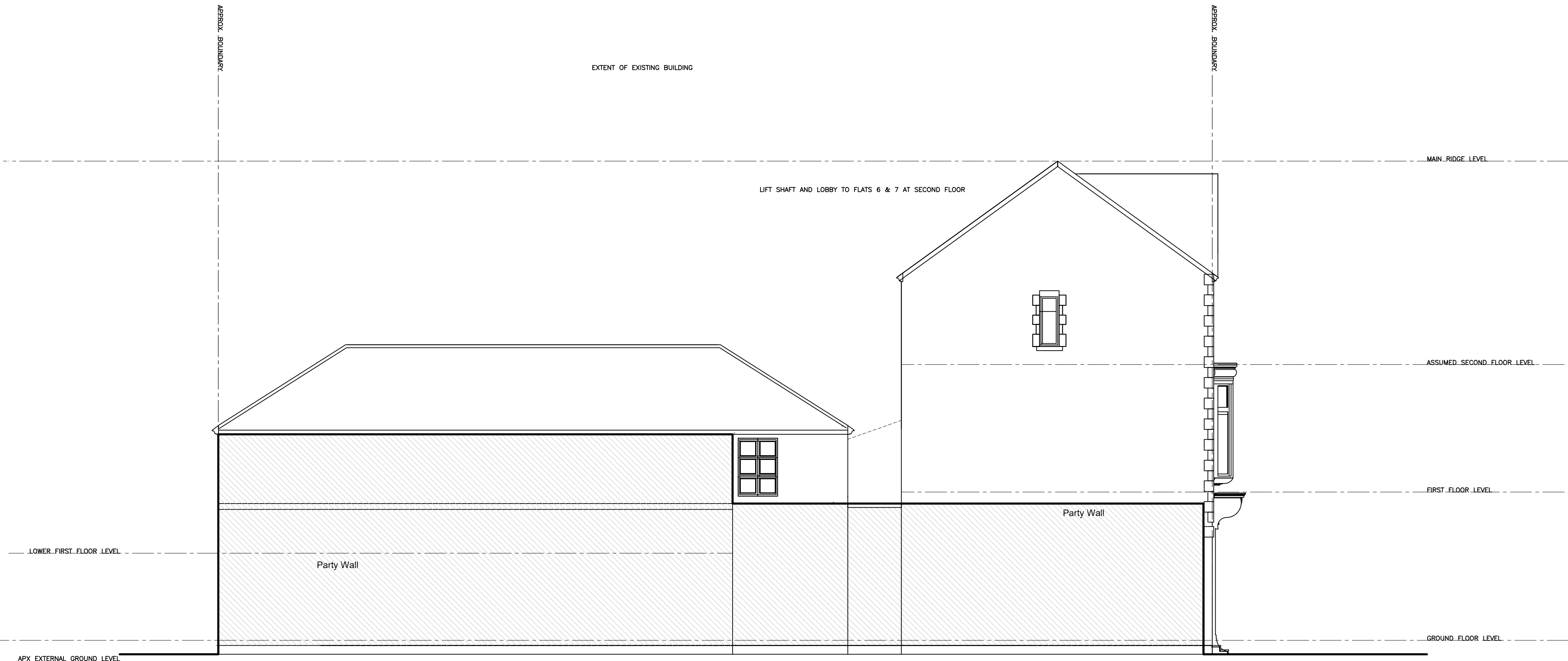
PROPOSED RIGHT SIDE ELEVATION

DRAWING NUMBER; 2528; AL(4-)100.





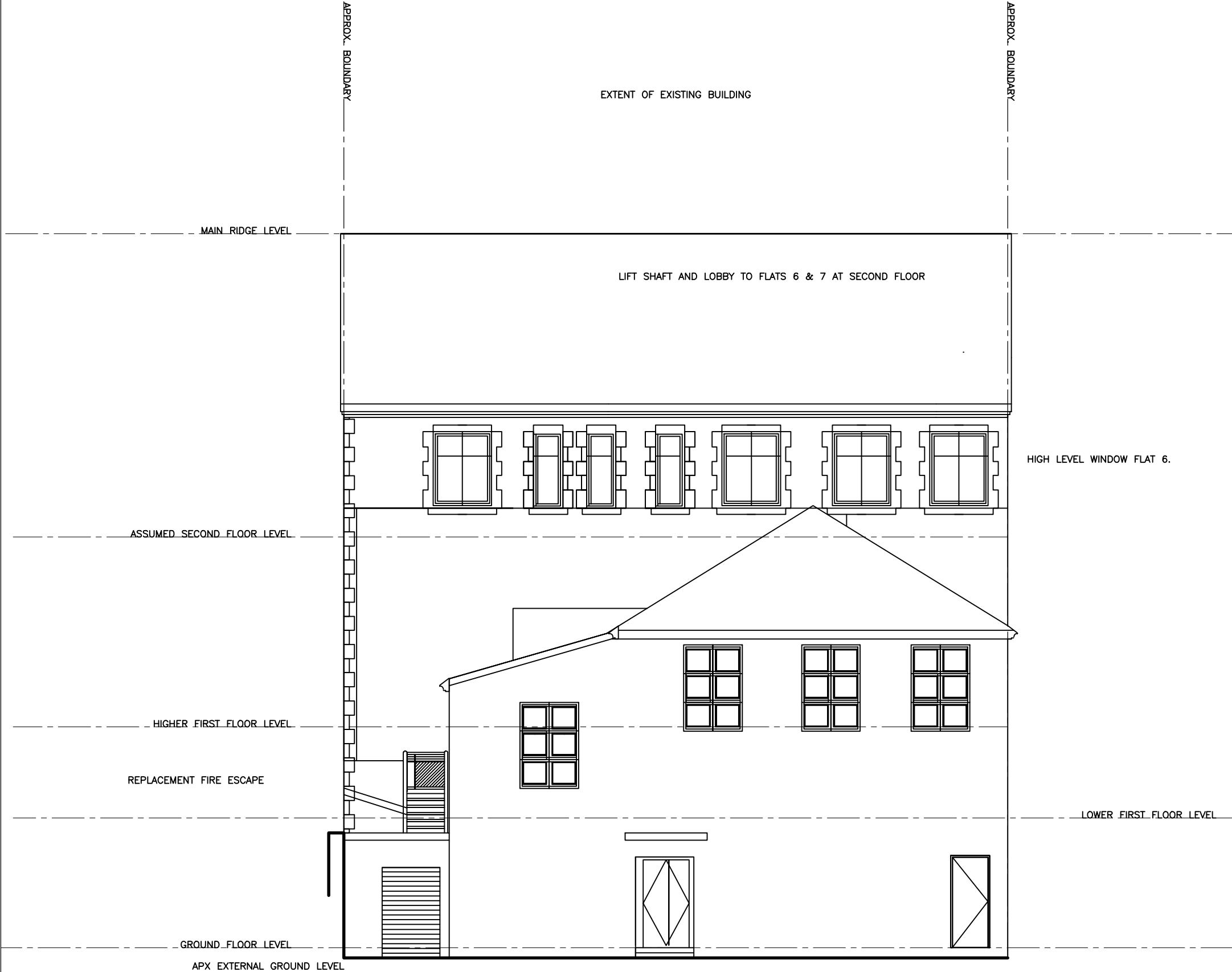
EXISTING APPROACH ELEVATION



EXISTING LEFT SIDE ELEVATION

CAR PARK AT GROUND FLOOR
FLATS 3 & 4 AT FIRST FLOOR
FLATS 8 & 9 AT SECOND FLOOR

EXISTING SHOP AREA AT GROUND FLOOR
FLAT 1 AT FIRST FLOOR
FLAT 6 AT SECOND FLOOR



EXISTING REAR ELEVATION

CAR PARK AT GROUND FLOOR
FLATS 4 & 5 AT FIRST FLOOR
FLAT 10 AT SECOND FLOOR



EXISTING RIGHT SIDE ELEVATION

CAR PARK AT GROUND FLOOR
FLATS 3, 4 & 5 AT FIRST FLOOR
FLATS 8 & 9 AT SECOND FLOOR

REPLACEMENT FIRE ESCAPE

DRAWING NUMBER; 2528; AL(01)100.



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Figured dimensions must be taken in preference to scaled dimensions. ALL contractors and suppliers must check and verify all dimensions on site and any existing construction required as a result of the design shown before preparing shop drawings, commencing work or pre-ordering of fixtures and fittings. It is deemed as part of good building practice that ALL contractors will have read an understood manufacturers instructions in relation to materials specified.

ALL contractors are to carry out the works indicated in accordance with the latest Building Regulations, British Standards, Codes of Practice, specifications and any legislation that may be in force @ the time of construction, together with latest robust standard details, NHBC specification of works and practices covered under both the Health and Safety at Work Act and current CDM regulations.
Work should only be undertaken from drawings referred to in the Local Authority approval documents.
NO DEVIATIONS FROM THE APPROVED PLANS ARE PERMITTED UNLESS THE PRINCIPAL DESIGNER HAS APPROVED THIS IN WRITING AND A COPY OF THIS IS SENT TO BUILDING CONTROL.

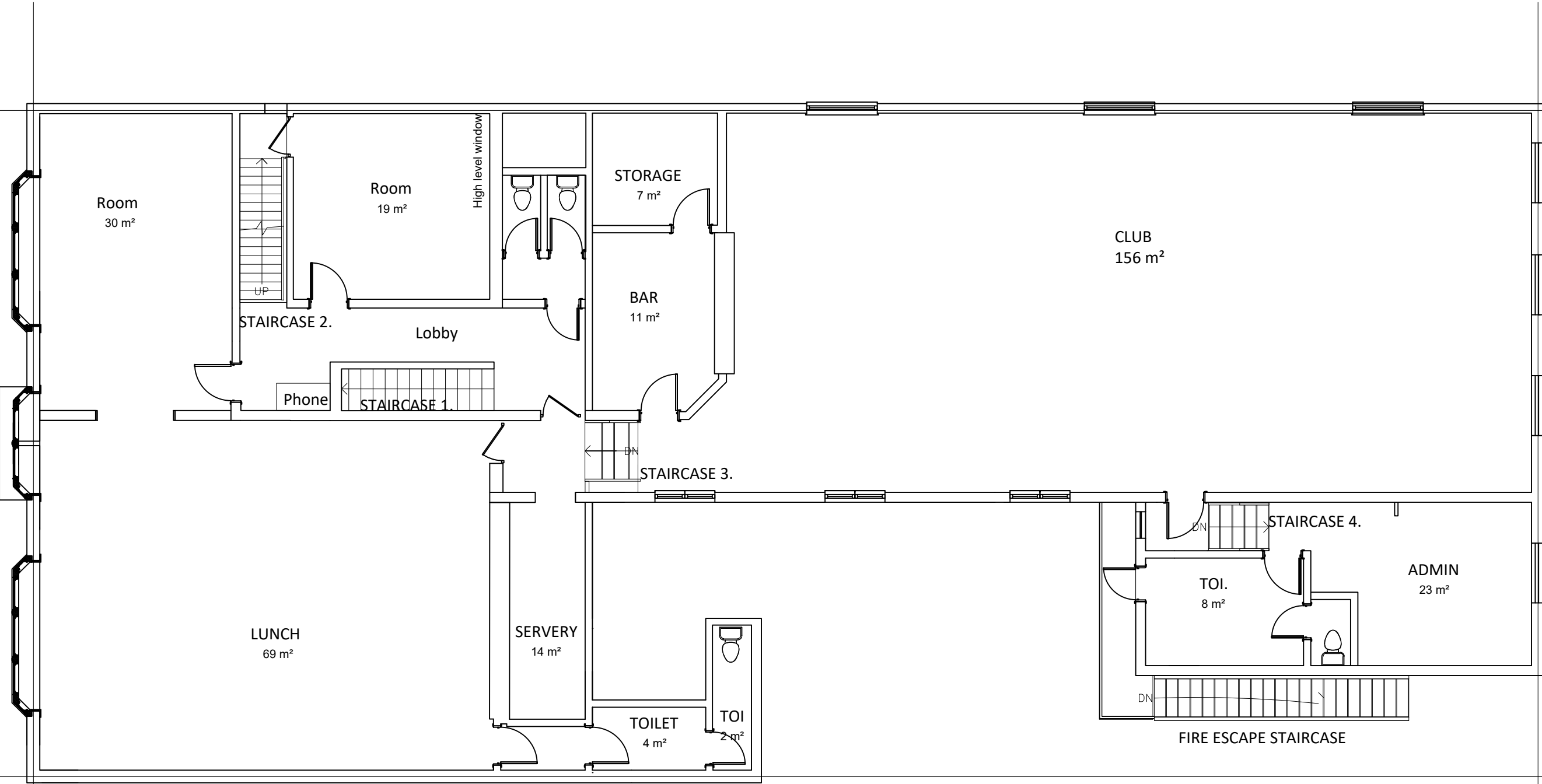
A-1	SHEET:	SCALE:	APRIL 25	DATE:	Planning Consultants MOBILE: 07505 210952 EMAIL: atriumplanning@icloud.com	Atrium CONSTRUCTION	PROPOSED PROJECT DESCRIPTION: PROPOSED RESIDENTIAL DEVELOPMENT AT 62 - 62B, STATION ROAD, PORT TALBOT, SA1 8JG. FOR MR AND MAXIMUS AND MRS OKWOR.	SHEET TITLE: AS SHOWN.	REVISIONS: A. 28/07/25 COMPLETED.	RTPI Registered Engineers





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EXISTING FIRST FLOOR PLAN

DRAWING NUMBER; 2528; AL(01)02.



REVISIONS :
A. 28/07/25 PLANNING READY.

SHEET TITLE:
AS SHOWN.

PROJECT DESCRIPTION:
PROPOSED RESIDENTIAL DEVELOPMENT
AT G2 - G2B, STATION ROAD,
PORT TALBOT, SA1 8TG.
FOR MR AND MAXIMUS AND MRS OKWOR.

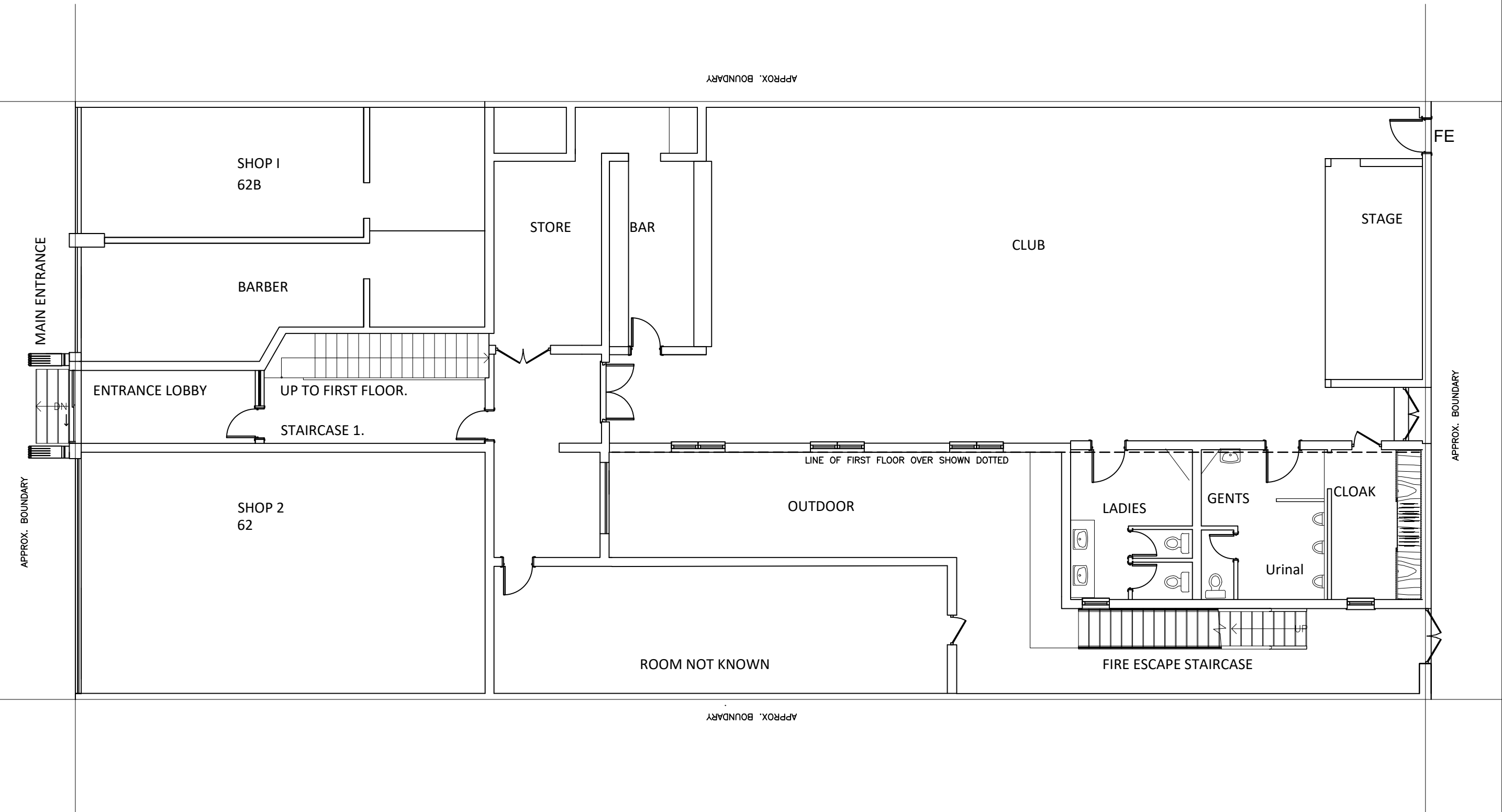


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APRIL 25.
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EXISTING GROUND FLOOR PLAN

DRAWING NUMBER; 2528; AL(01)01.



REVISIONS :
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SHEET TITLE:
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PROJECT DESCRIPTION:
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AT G2 - 62B, STATION ROAD,
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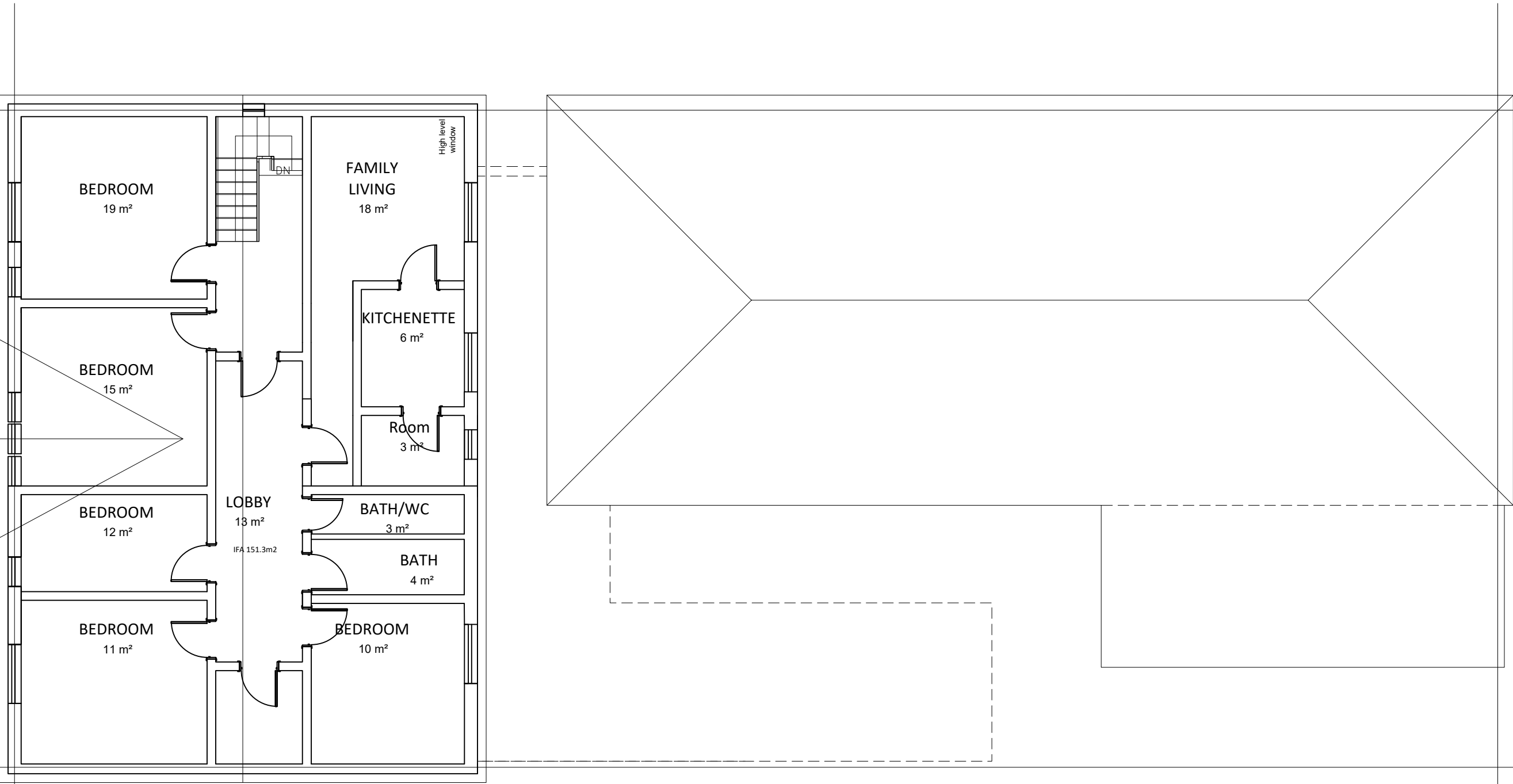
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EXISTING SECOND FLOOR PLAN

DRAWING NUMBER; 2528; AL(01)03.

Matt John
MRSC Registration
MRSC City and Regional Planning

RTPI
Accredited Degrees

LABC
Registered
Partner Authority Scheme

REVISIONS :
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RNU

SHEET TITLE:
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PROJECT DESCRIPTION:
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PORT TALBOT, SA1 8JG.
FOR MR AND MAXIMUS AND MRS OKWOR.

Atrium
Planning Consultants
MOBILE: 07505 210952
EMAIL: atriumplanning@icloud.com

DATE:
APRIL 25.

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