Percy Road, Cynonville, Port Talbot

Flood Consequences Assessment

April 2026

Waterco

Assessment | Modelling | Design

Project Information	
Project:	Percy Road, Port Talbot
Report Title:	Flood Consequences Assessment
Client:	N E Way Property
Instruction:	The instruction to undertake this Flood Consequences Assessment was received from Kevyn Davies acting on behalf of the Client.
File Ref:	16998-FCA-02

Approval Record	
Author:	Louis Hunt BSc (Hons) GradCIWEM
Checker:	Aled Williams BSc (Hons) MCIWEM C.WEM
Approver:	Nigel Jones BEng (Hons) CEng MICE

	Document History	
Revision	**Date**	**Comment**
01	09/09/2025	First issue
02	23/04/2026	Second issue – Updated site layout

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Introduction

Waterco has been instructed to prepare a Flood Consequences Assessment (FCA) in respect of a proposed residential development at Percy Road, Cynonville, Port Talbot, SA13 3HL.

The purpose of this report is to outline the potential flood risk to the site, the impact of the proposed development on flood risk elsewhere, and the proposed measures which could be incorporated to mitigate the identified flood risk. This report has been prepared in accordance with the guidance contained in Planning Policy Wales (PPW) and Technical Advice Note 15 (TAN15): Development, Flooding and Coastal Erosion.

Existing Conditions

The site covers an area of approximately 700m² and is located at National Grid Reference (NGR) 282463, 195194. A location plan and an aerial image are included in Appendix A.

Online mapping (including Google Maps / Google Streetview imagery, accessed April 2026) shows that the site comprises undeveloped land. The site is bordered by residential properties to both the north and east and undeveloped land to both the south and west. Access to the site is provided from Percy Road to the north via Pen-Twyn Road (A4107).

Local Topography

A topographical survey has been undertaken by Wayne Evans Surveying Ltd in August 2020. The topographical survey shows that the site slopes from 150.25metres Above Ordnance Datum (m AOD) in the south-east to 143.16m AOD in the north-west.

Topographic levels to m AOD have also been derived from a 1m resolution Natural Resources Wales (NRW) composite 'Light Detecting and Ranging' (LiDAR) Digital Terrain Model (DTM). The LiDAR data generally corroborates with the topographical survey.

Topographical information is provided as Appendix B

Ground Conditions

The British Geological Survey (BGS) online mapping (1:50,000 scale) indicates that the site is underlain by superficial deposits of Devensian Till, generally comprising diamicton. The superficial deposits are identified as being underlain by the Rhondda Member consisting of sandstone.

The geological mapping is available at a scale of 1:50,000 and as such may not be accurate on a site-specific basis.

The Cranfield University 'Soilscapes' map [accessed September 2025] indicates that the site is underlain by 'Freely draining loamy soils over rock'.

Local Drainage

Public sewer records have been obtained from Dŵr Cymru Welsh Water (DCWW) and are included in Appendix C. The DCWW sewer records show that there is a 9-inch combined gravity sewer in Percy Road to the north of the site and within the access track to the south of the site. Both sewers merge immediately north-west of the site and flow north-east to join a public combined sewer in Pen-Twyn Road.

Development Proposals

The proposed development is for the erection of a dwelling with an associated driveway and garden. Proposed development plans are included in Appendix D.

Flood Zone Category and Policy Context

Flood Zone Category

The NRW 'Flood Map for Planning' (Appendix E) shows that the site is located within an area outside of the extreme flood extent (Flood Zone 1), meaning it has a less than 0.1% annual probability of flooding from rivers and the sea.

Development Vulnerability Classification

The proposed residential development is considered to be 'highly vulnerable' development in accordance with Figure 4 of the Welsh Government's Technical Advice Note 15 – Development, flooding and coastal erosion (TAN15).

Section 10.12 of TAN15 provides the following guidance for planning applications which are made in Flood Zone 1:

'Applications for all types of development, change of use or conversion are acceptable in principle.'

Local Policy

Local guidance documents including the South West Wales – Stage 1 Strategic Flood Consequences Assessment (SFCA) (November 2022) and the Neath Port Talbot County Borough Council Preliminary Flood Risk Assessment (PFRA) (March 2011) have been reviewed and inform this report.

Sources of Flooding and Probability

Fluvial

The nearest watercourse is an unnamed watercourse which is located approximately 90m west of the site. The unnamed watercourse flows north and is culverted under the A4107 (Pen-Twyn Road). Other watercourses in the area include the River Afan, which is located approximately 170m north of the site. The

River Afan flows west in this location. There is also an unnamed watercourse located approximately 290m east of the site which flows north to join the River Afan.

The site is situated a minimum of 143.16m AOD and is approximately 48m above the River Afan. Therefore, any potential flooding of the River Afon would not affect the site. The unnamed watercourses west and east of the site serve limited catchment areas and are located on steep hillsides. As shown on the NRW 'Flood Zones – Surface Water and Small Watercourses' map (Appendix E), no flooding is estimated to the site from the unnamed watercourses west and east of the site.

The NRW 'Recorded Flood Extents' map (Appendix E) indicates that there are no recorded flood extents at the site.

The NRW 'Flood Map for Planning' (Appendix E) shows that the site is located within an area outside of the extreme flood extent (Flood Zone 1), meaning it has a less than 0.1% annual probability of flooding. Therefore, the risk of fluvial flooding is very low.

Tidal

The site is situated at a minimum of 143.16m AOD and is significantly above sea level. The site is therefore not at risk of tidal flooding.

Surface Water

Surface water flooding occurs when rainwater does not drain away through the normal drainage system or soak into the ground. It is usually associated with high intensity rainfall events but can also occur with lower intensity rainfall or melting snow where the ground is saturated, frozen or developed, resulting in overland flow and ponding in depressions in topography. Surface water flooding can occur anywhere without warning. However, flow paths can be determined by consideration of contours and relative levels.

The NRW 'Flood Zones – Surface Water and Small Watercourses' map (Appendix E) shows the majority of the site, including the location of the proposed dwelling, is located within Flood Zone 1, meaning it has a less than 0.1% annual probability of flooding from surface water and small watercourses, including the effects of climate change. The westernmost extent of the site is located within surface water Flood Zone 2, defined as having between a 1% and 0.1% chance of flooding in a given year, including climate change, and Flood Zone 3, defined as having a greater than 1% chance of flooding in a given year, including climate change.

The surface water flood risk identified on the NRW 'Flood Zones – Surface Water and Small Watercourses' map is associated with a surface water flood flow route flowing from south to north. As shown in Figure 1, the surface water flood flow route does not impede on the location of the proposed dwelling or the proposed retaining wall. The flood extent is limited to the proposed garden.

Figure 1 - NRW Flood Zones - Surface Water and Small Watercourses Map - Development Plan Overlay

Any potential surface water flooding arising at or near to the site would be directed north, away from the site, following the local topography. There are no records of surface water flooding affecting the site.

It can be concluded that the risk of surface water flooding to the proposed dwelling is very low.

Sewer

Flooding from sewers can occur when a sewer is overwhelmed by heavy rainfall, becomes blocked, is damaged, or is of inadequate capacity. Flooding is mostly applicable to combined and surface water sewers.

The DCWW sewer records show that there is a 9in public combined sewer in Percy Road north of the site and within the access track south of the site.

Any potential flooding arising from the 9in public combined sewer in Percy Road would be directed north, away from the site, following the local topography. Site levels rise steeply above Percy Road. The 9 inch public combined sewer within the access track south of the site serves foul flow from a single property. As such, the risk of an exceedance event of this sewer is very low.

There are no records of sewer flooding affecting the site and it can be concluded that the risk of sewer flooding is very low.

Groundwater

Groundwater flooding occurs when water levels underneath the ground rise above normal levels. Prolonged heavy rainfall soaks into the ground and can cause the ground to become saturated. This results in rising groundwater levels which leads to flooding above ground.

As described above, the site is underlain by superficial deposits of Devensian Till, generally comprising

Diamicton. The impermeable nature of Diamicton would limit the vertical migration of groundwater.

There are no basement levels identified on the development plan and it can therefore be concluded that the risk of groundwater flooding is low.

Artificial Sources

There are no canals within the vicinity of the site. The NRW 'Risk of Flooding from Reservoirs' online map [accessed September 2025] shows that the site is not at risk of flooding from reservoirs.

It can therefore be concluded that the risk of flooding from artificial sources is very low.

Summary of Potential Flooding

It can be concluded that the risk of flooding from all sources to the proposed dwelling is very low. A surface water flood flow route is identified in the westernmost extent of the site and is constrained to garden areas. The associated risk has been used to inform mitigation design such as consideration of boundary treatments.

Mitigation

As described above, a surface water flood flow route is identified in the westernmost extent of the site and is constrained to garden areas. In order to ensure the proposed development will not impact upon the flood flow route (and not increase flood risk elsewhere), the site boundary within the flood extent will be formed from a post and rail fence (or similar open style fence) as to ensure surface water flood flows can pass through the site as existing. No ground level modifications will be made within the flood extent.

Conclusions

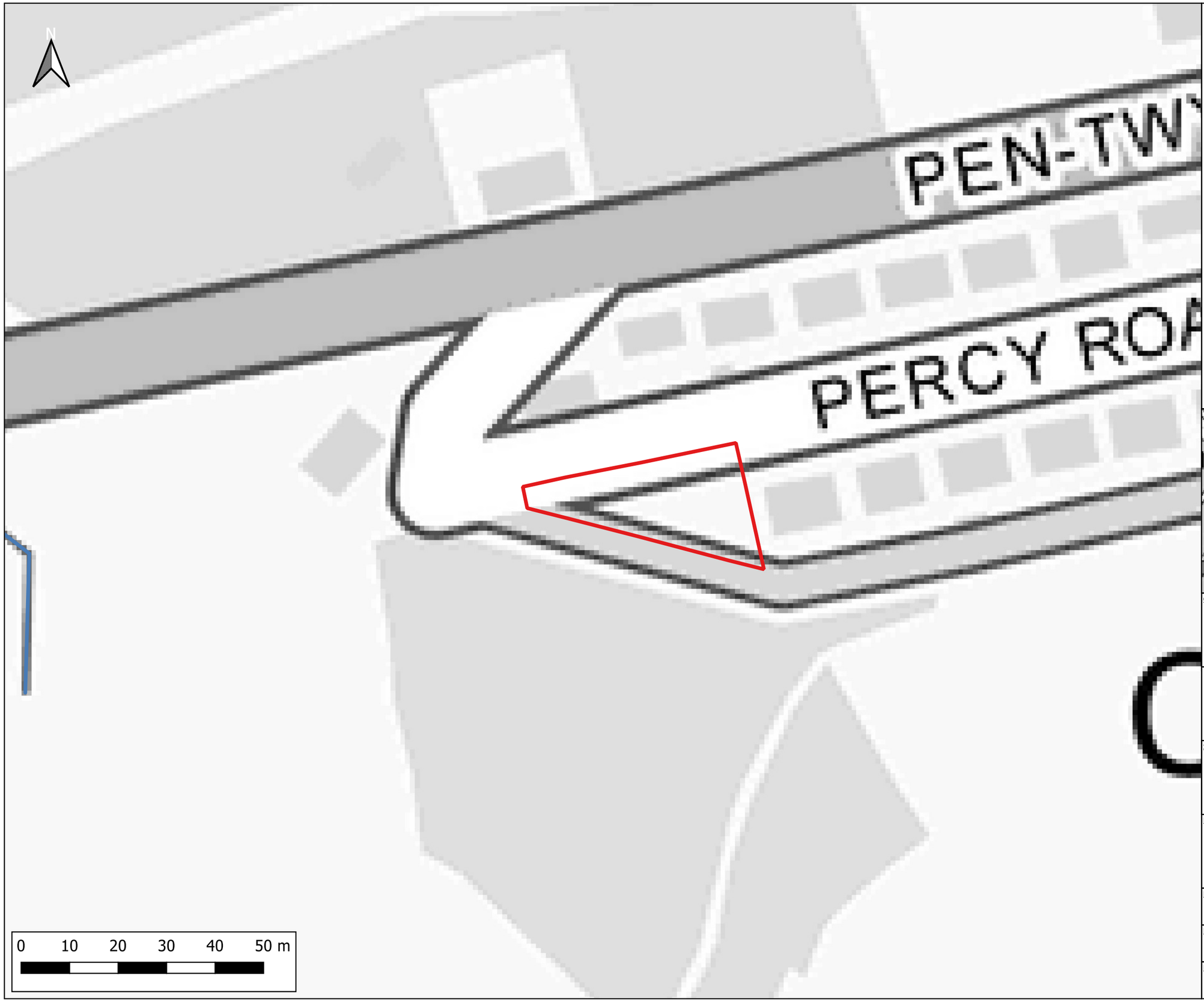
The proposed development is for the erection of a single dwelling at land adjacent to Percy Rd, Cynonville, Port Talbot.

The NRW 'Flood Map for Planning' shows that the site is located in an area outside of the extreme flood extent (Flood Zone 1), meaning it has a less than 0.1% annual probability of flooding from rivers and sea, including the effects of climate change.

The main potential source of flooding at this site is surface water flooding. The NRW 'Flood Zones – Surface Water and Small Watercourses' map identified a surface water flood flow route crossing through the westernmost extent of the site. The flow route is constrained to garden areas and does not impact the location of the proposed dwelling or the proposed retaining wall.

In order to ensure the proposed development will not impact upon the flood flow route (and not increase flood risk elsewhere), the site boundary within the flood extent will be formed from a post and rail fence (or similar open style fence) as to ensure surface water flood flows can pass through the site as existing.

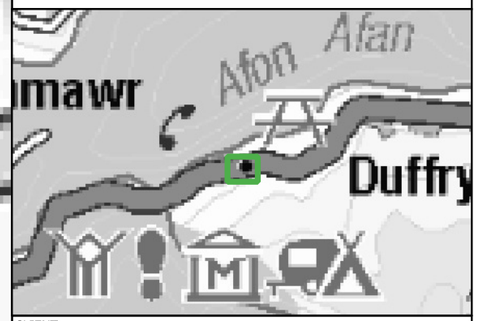
Appendix A Location & Aerial Plan



Notes:
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

LEGEND

- Site Boundary
- Watercourses
- Waterbodies



CLIENT:
N E Way Property

waterco
www.waterco.co.uk

SCHEME:
Percy Rd, Port Talbot

PLOT TITLE:
Location Plan

PLOT STATUS:	DATE:
FINAL	23-04-2026

DRAWN:	CHECKED:	APPROVED:	PLOT SCALE AT A3:
HW	AW	NJ	1:800

PLOT NAME:	REVISION:
16998_Location_Plan	-

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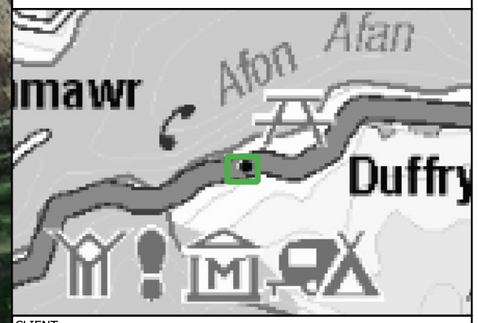
Notes:
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

LEGEND

Site Boundary



CLIENT: N E Way Property			
waterco www.waterco.co.uk			
SCHEME: Percy Rd, Port Talbot			
PLOT TITLE: Aerial Plan			
PLOT STATUS: FINAL			DATE: 23-04-2026
DRAWN: HW	CHECKED: AW	APPROVED: NJ	PLOT SCALE AT A3: 1:800
PLOT NAME: 16998_Aerial_Plan			REVISION: -

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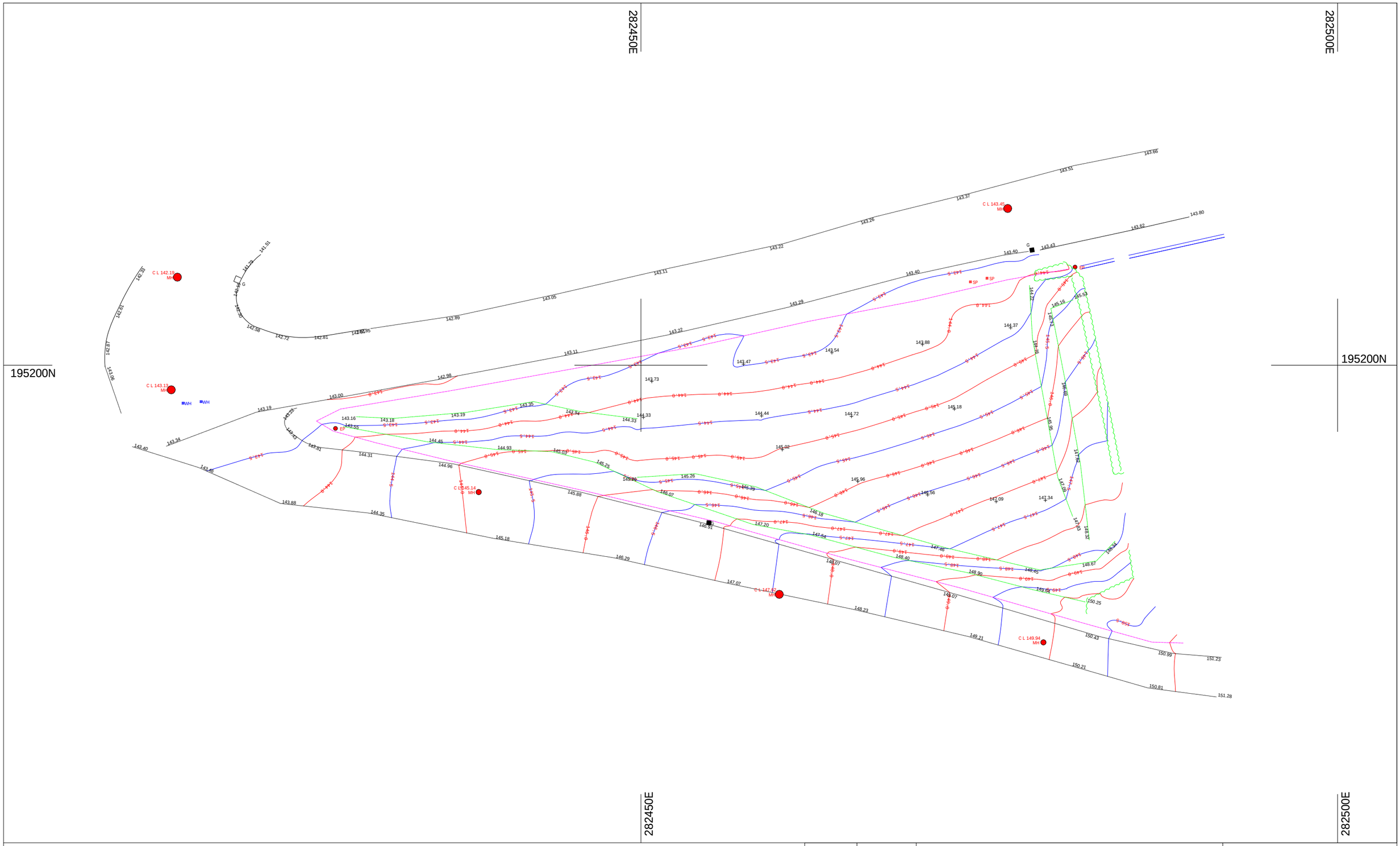
BASEMAP: WORLD IMAGERY. SOURCES: ESRI, DIGITALGLOBE, GEOEYE, I-CUBED, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEX, GETMAPPING, AEROGRID, IGN, IGP, SWISSTOPO, GIS USER COMMUNITY

Appendix B Topographical Information

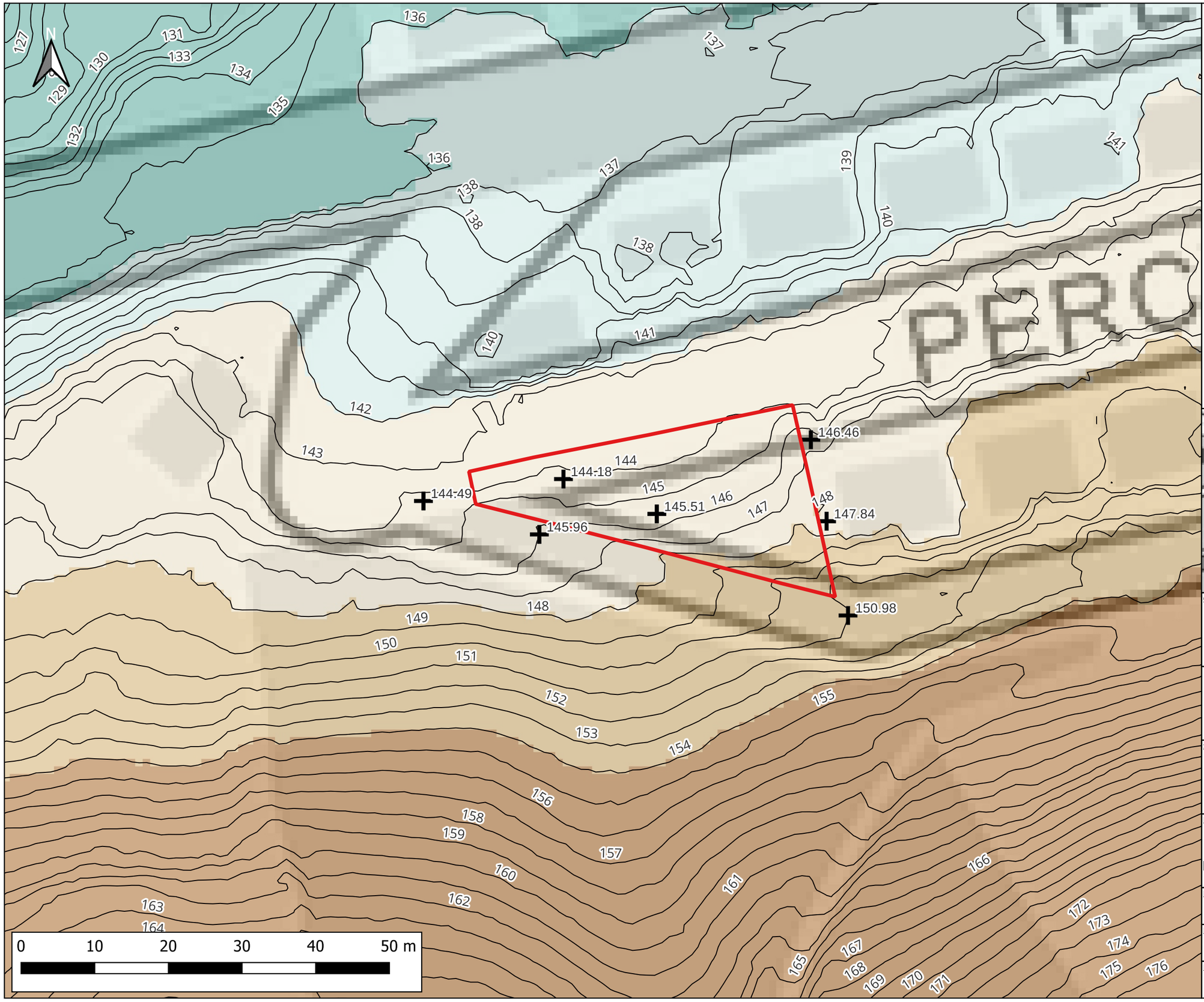


Wayne Evans Surveying Ltd
Westbury Castle
Abbey Drive
Gronant
Prestatyn

Mobile: 07736 740802

web: www.landsurveyorwales.com
e mail: wayne@landsurveyorwales.

		Drawing Title: Topographic Survey	Client Kevyn Davies
A3 print		Drawing No 1	
Poject Title Percy Road Port Talbot		Scale - 1:250	
		18/08/2020	



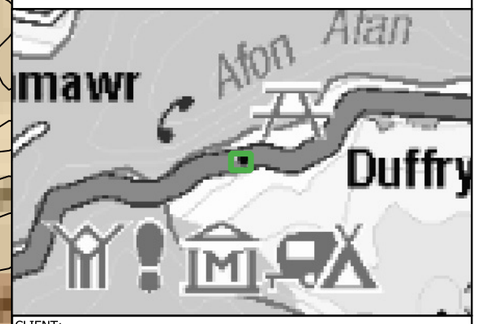
Notes:
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

LEGEND

- Site Boundary
- Site Levels (m AOD)
- 1m contour

Ground Elevations (m AOD)

- <= 136
- 136 - 142
- 142 - 148
- 148 - 154
- > 154



CLIENT:
N E Way Property

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SCHEME:
Percy Rd, Port Talbot

PLOT TITLE:
LiDAR Plan
1m Resolution
Data from Natural Resources Wales (July 2025)

PLOT STATUS:	DATE:
FINAL	23-04-2026

DRAWN:	CHECKED:	APPROVED:	PLOT SCALE AT A3:
HW	AW	NJ	1:500

PLOT NAME:	REVISION:
16998_LiDAR_Plan	-

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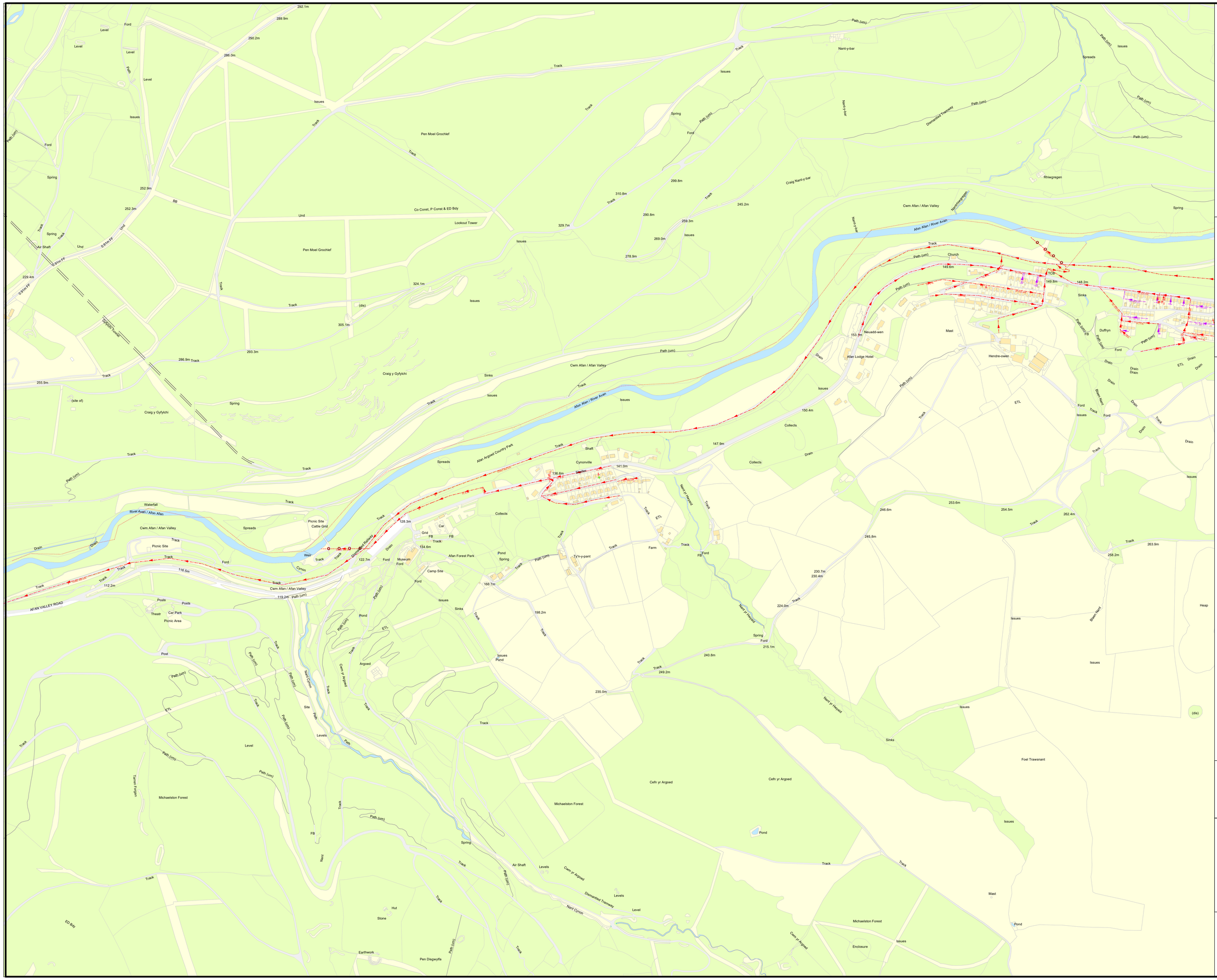
Appendix C DCWW Sewer Records



Dŵr Cymru
Welsh Water

Port Talbot

N
W E
S

LEGEND(Representative of most common features)

Waste network:

- Foul chamber
- Surface water chamber
- Combined chamber
- Combined sewer overflow
- Special purpose chamber
- Treatment works
- Pumping station
- Outfall
- Lamphole
- Storm Overflow
- Rising main
- Gravity sewer
- Private sewer
- Private sewer subject to Sect. 104 adoption agreement
- Private Sewer Transfer
- Lateral Drain
- Inspection Chamber

NB: Sewer symbol colour indicates the type.

RED - Combined
GREEN - Surface Water
BROWN - Foul
Purple - Former 524 sewers (for indicative purposes only)

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases, pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF) . It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. Such information is supplied on the strict understanding that any excavations or other works made in the vicinity of the apparatus by the Company, is done so in accordance with statutory requirements of sections 158 and 189 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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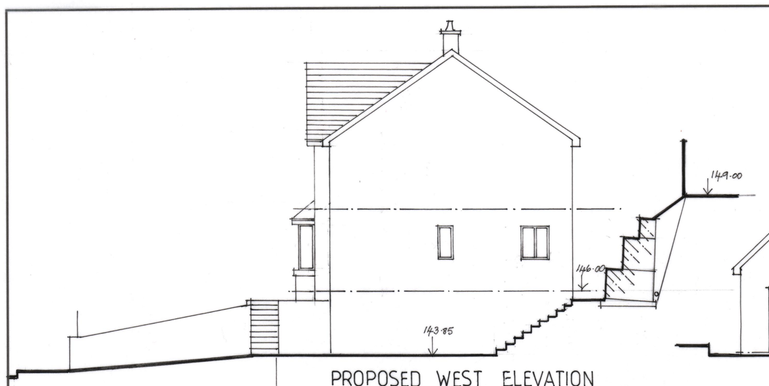
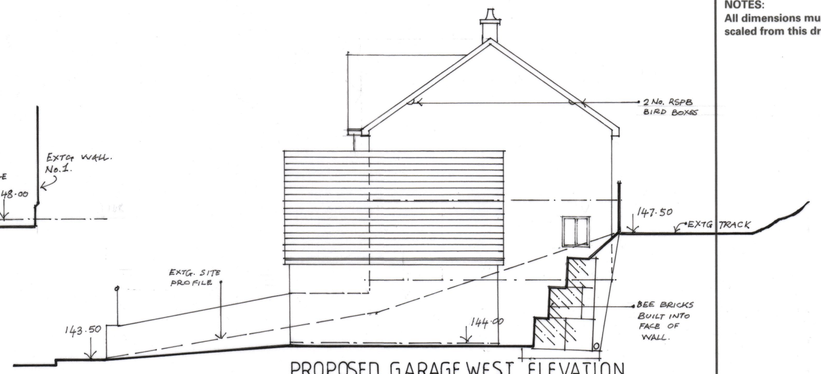
Map Ref:	282588,195214
Map scale:	1:3000
Printed by:	Vefa Fox
Printed on:	06 Aug 2025

Appendix D Development Plan

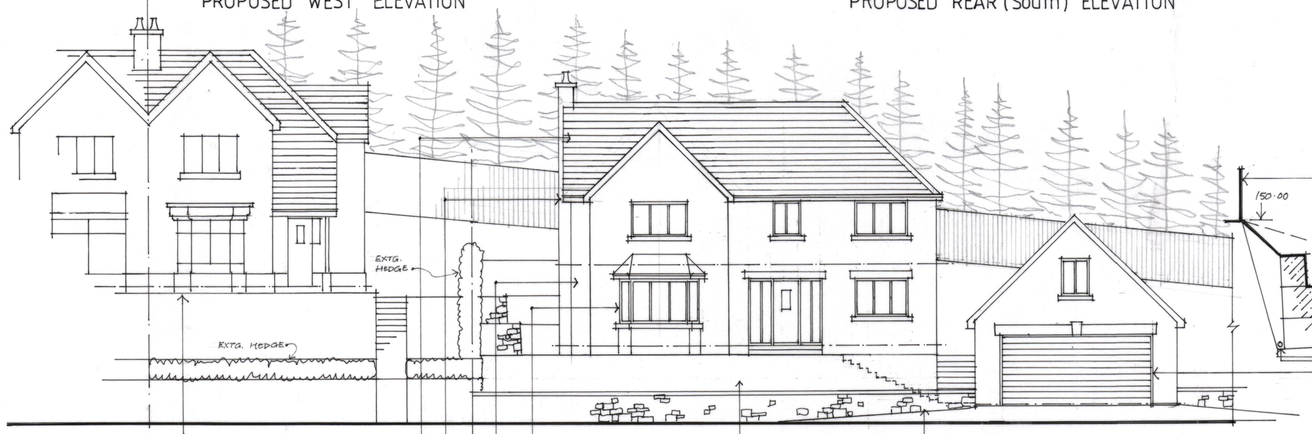


PROPOSED WEST ELEVATION

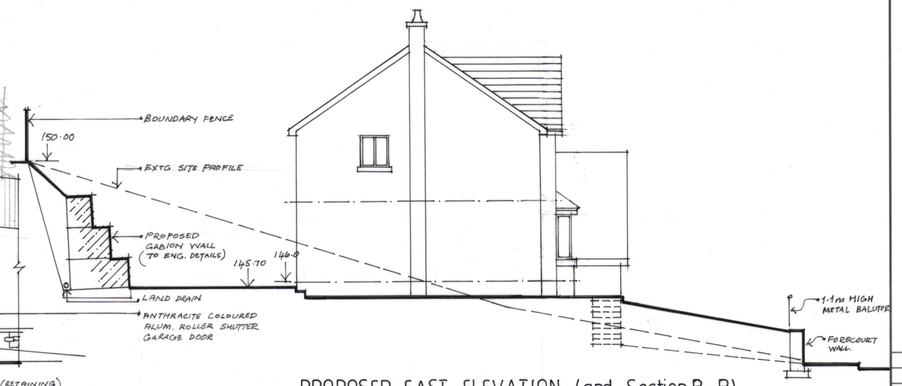
PROPOSED REAR (South) ELEVATION



PROPOSED GARAGE WEST ELEVATION
(and SECTION A-A)



no. 1 Percy Rd (Existing)



PROPOSED FRONT ELEVATION (1:100)

1M HIGH FORECOURT BOUNDARY WALL (RETAINING) FACED WITH LOCAL PENNANT STONE (WALL TO HAVE 1:1M METAL BALUSTRADING ON TOP) (DETAIL OF BALUSTRADING NOT SHOWN)

PROPOSED EAST ELEVATION (and Section B-B)

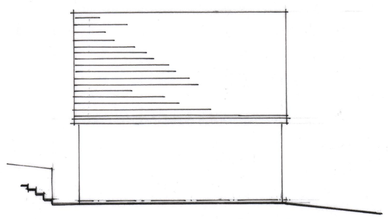
Description of proposed External Materials

ROOF :- MARLEY WESTERLAND MAN-MADE SLATE WITH TERRACOTA RIDGE + HIP TILES

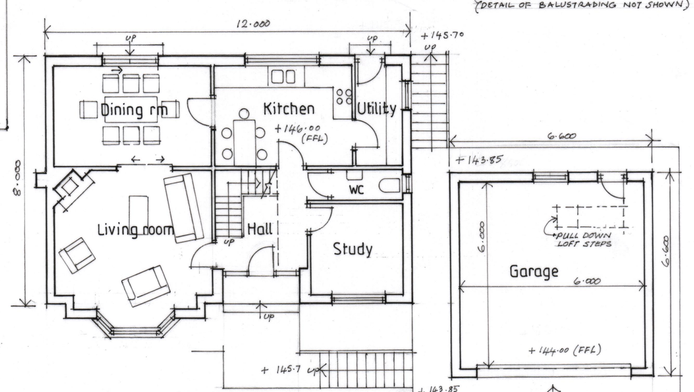
FASCIAS, VERGES + SOFFITS :- ANTHRACITE COLOURED UPVC WITH BLACK RAIN WATER GOODS.

WALLS :- WHITE SMOOTH RENDER, WITH RED BRICK PLINTHS SILLS + CHIMNEY, AND RECONSTITUTED STONE LINTELS.

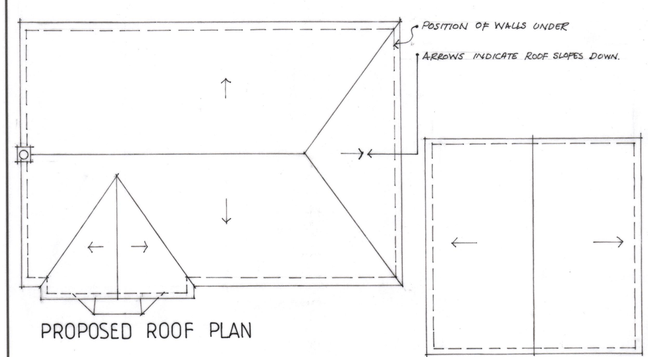
WINDOWS / DOORS :- ANTHRACITE COLOURED UPVC DOUBLE GLAZED UNITS WITH COMPOSITE FRONT DOOR.



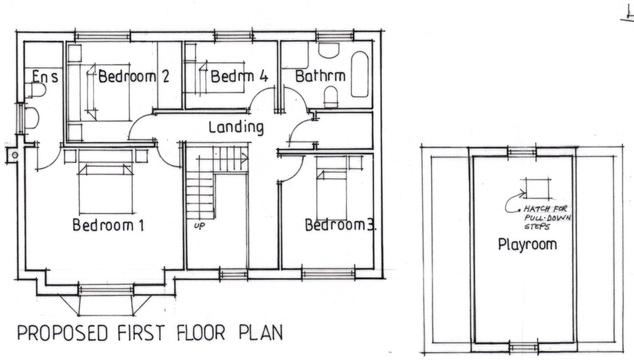
Proposed Garage East Elevation



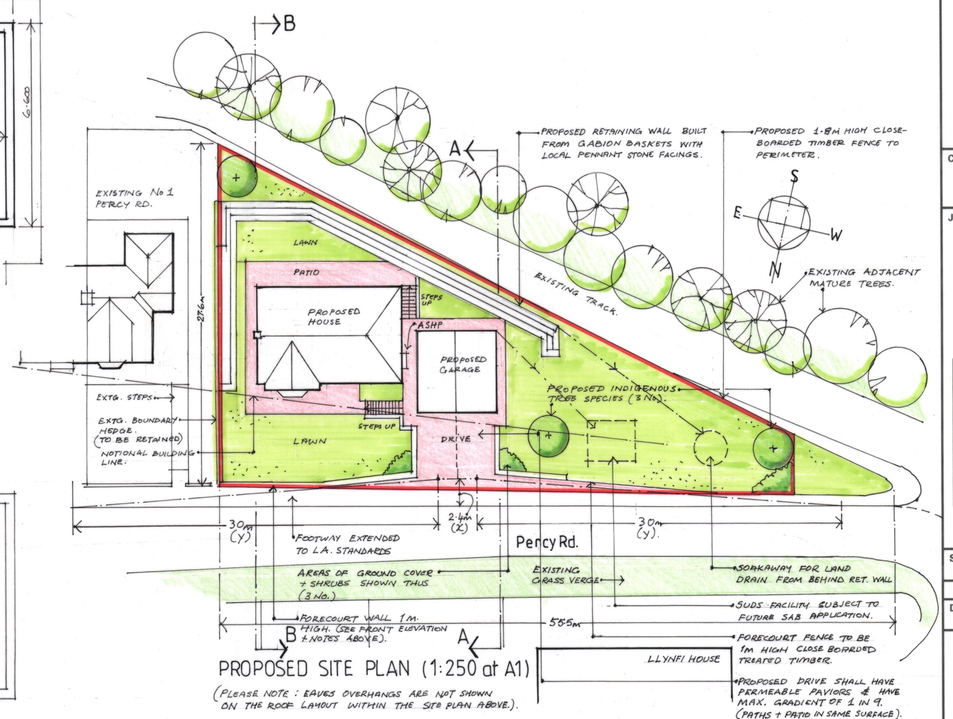
PROPOSED GROUND FLOOR PLAN
(1:100 at A1)



PROPOSED ROOF PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SITE PLAN (1:250 at A1)

(PLEASE NOTE : EAVES OVERHANGS ARE NOT SHOWN ON THE ROOF LAYOUT WITHIN THE SITE PLAN ABOVE.)

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

	Date	Revisions
A		

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Client
Mr Wayne Rowles.

Job Title
Proposed single detached house with detached garage at land adjacent to no.1 Percy Rd, Cynonville, Port Talbot, SA13 3HL.

Drawing Title
Proposed Floor plans, Elevations and Site plan.

Scale 1:100 & 1:250 at A1

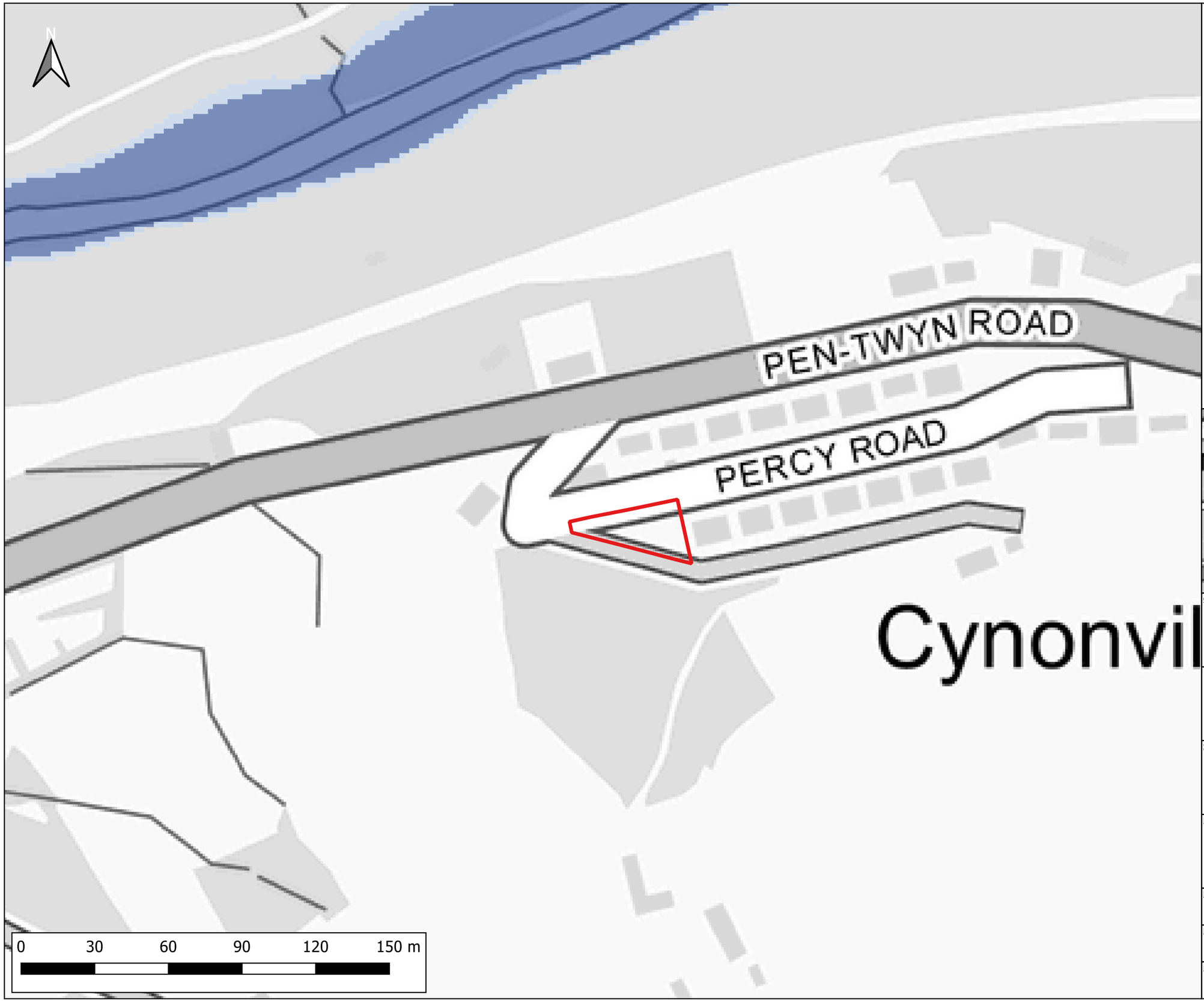
Date Jan 2026 **Drawn by** KD

Drg No. AR 02 **Rev.**

A PRODUCT OF THE UNO RANGE-ARCHITECT CAT. No 7311

594 x 841mm A1

Appendix E NRW Flood Maps



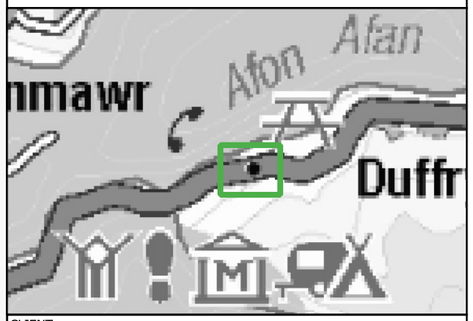
Notes:
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.
2) Flood Zone 3 displays the extent of flooding from rivers with a 1% AEP or greater of flooding in a given year including and allowance for climate change and the sea with a 0.5% AEP or greater of flooding in a given year including and allowance for climate change
3) Flood Zone 2 displays the extent of flooding from rivers with a less than 1% AEP but greater than or equal to 0.1% AEP of flooding in a given year including and allowance for climate change and the sea with a less than 0.5% AEP but greater than or equal to 0.1% AEP of flooding in a given year including an allowance for climate change

LEGEND

- Site Boundary
- TAN15 Defended Zones

Flood Map for Planning

- Flood Zone 1
- Flood Zone 2
- Flood Zone 3



CLIENT:
N E Way Property

waterco
www.waterco.co.uk

SCHEME:
Percy Rd, Port Talbot

PLOT TITLE:
NRW Flood Map for Planning (Rivers and Sea)
Data published May 2025

PLOT STATUS:	DATE:
FINAL	23-04-2026

DRAWN:	CHECKED:	APPROVED:	PLOT SCALE AT A3:
HW	AW	NJ	1:1500

PLOT NAME:	REVISION:
16998_NRW_FMfP	-

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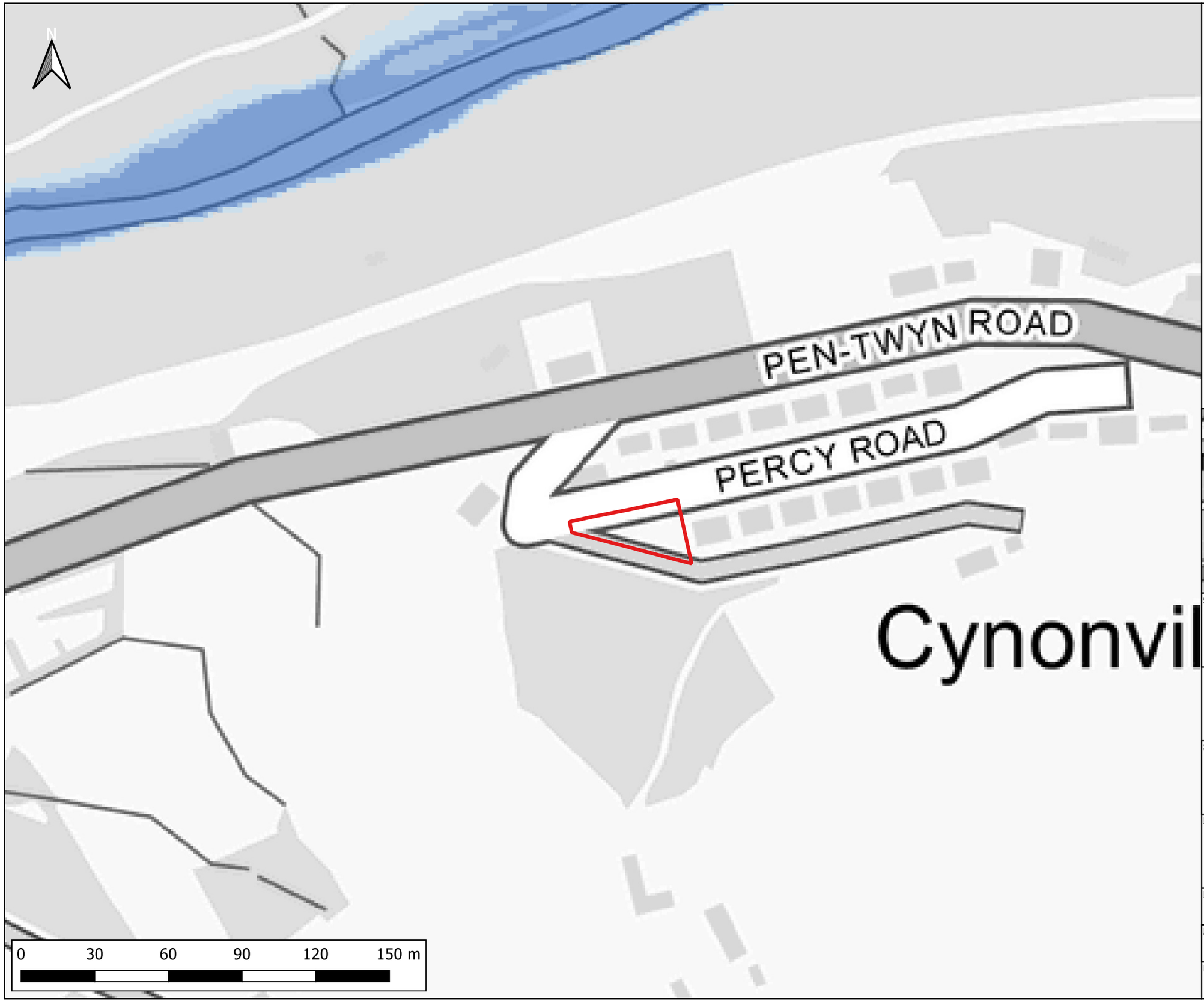
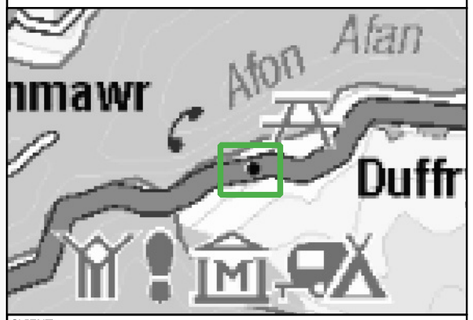


Notes:
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

LEGEND

- Site Boundary
- Flood Zones - Rivers
  - Flood Zone 1
  - Flood Zone 2
  - Flood Zone 3



CLIENT:
N E Way Property

waterco
www.waterco.co.uk

SCHEME:
Percy Rd, Port Talbot

PLOT TITLE:
NRW Flood Zones - Rivers
Data published May 2025

PLOT STATUS:	DATE:
FINAL	23-04-2026

DRAWN:	CHECKED:	APPROVED:	PLOT SCALE AT A3:
HW	AW	NJ	1:1500

PLOT NAME:	REVISION:
16998_NRW_Flood_Zones_Rivers	-

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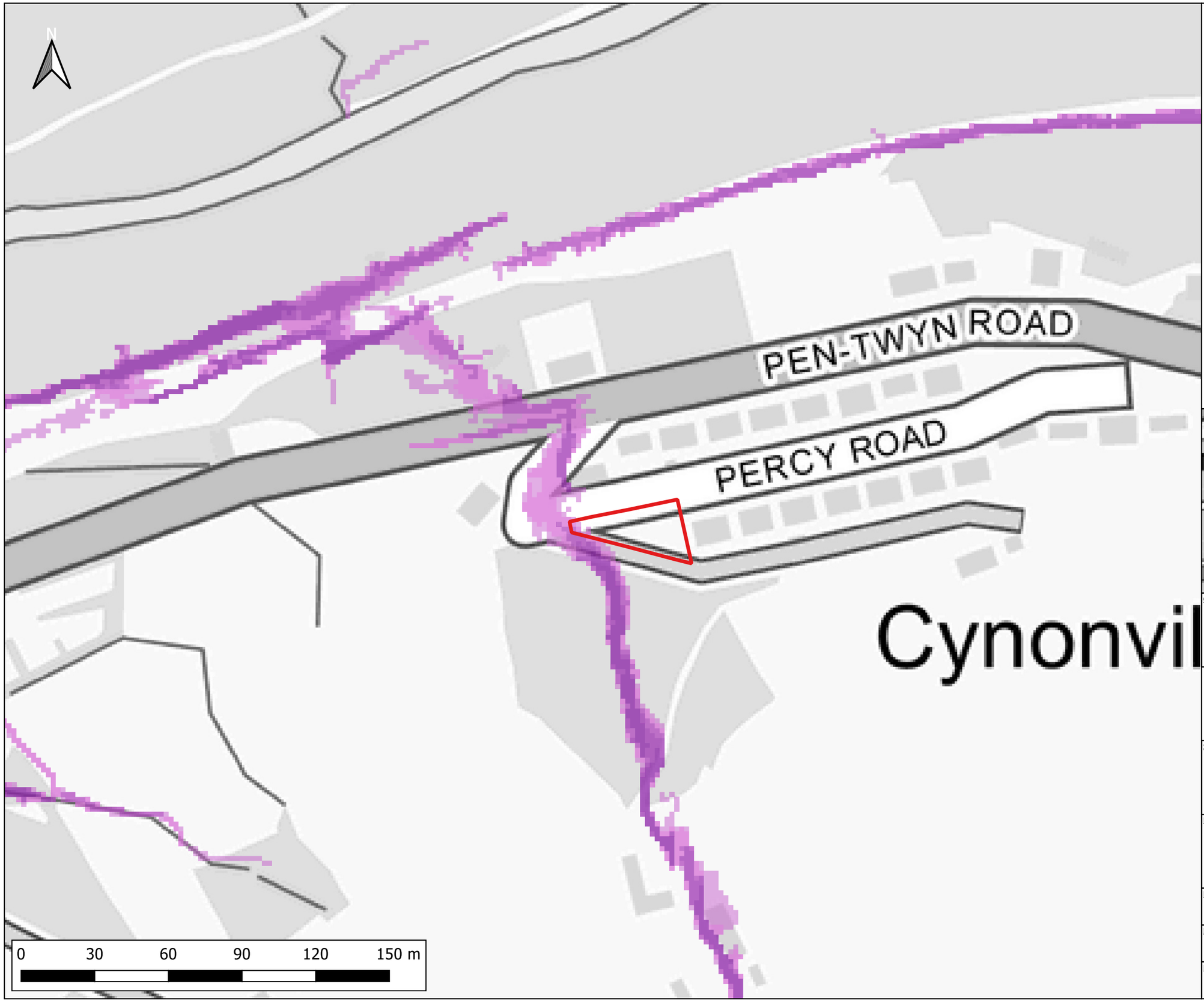

Notes:
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LEGEND

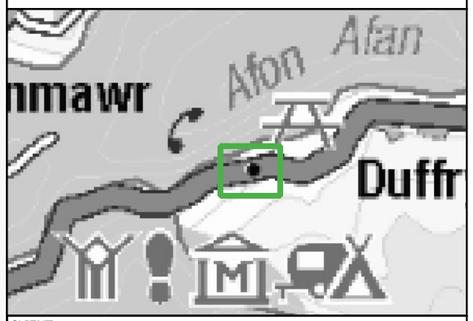
Site Boundary

Flood Zones - Surface Water & Small Watercourses

Flood Zone 1

Flood Zone 2

Flood Zone 3



CLIENT:
N E Way Property

waterco
www.waterco.co.uk

SCHEME:
Percy Rd, Port Talbot

PLOT TITLE:
NRW Flood Zones - Surface Water & Small Watercourses
Data published May 2025

PLOT STATUS:	DATE:
FINAL	23-04-2026

DRAWN:	CHECKED:	APPROVED:	PLOT SCALE AT A3:
HW	AW	NJ	1:1500

PLOT NAME:	REVISION:
16998_NRW_Flood_Zones_Surface_Water	-

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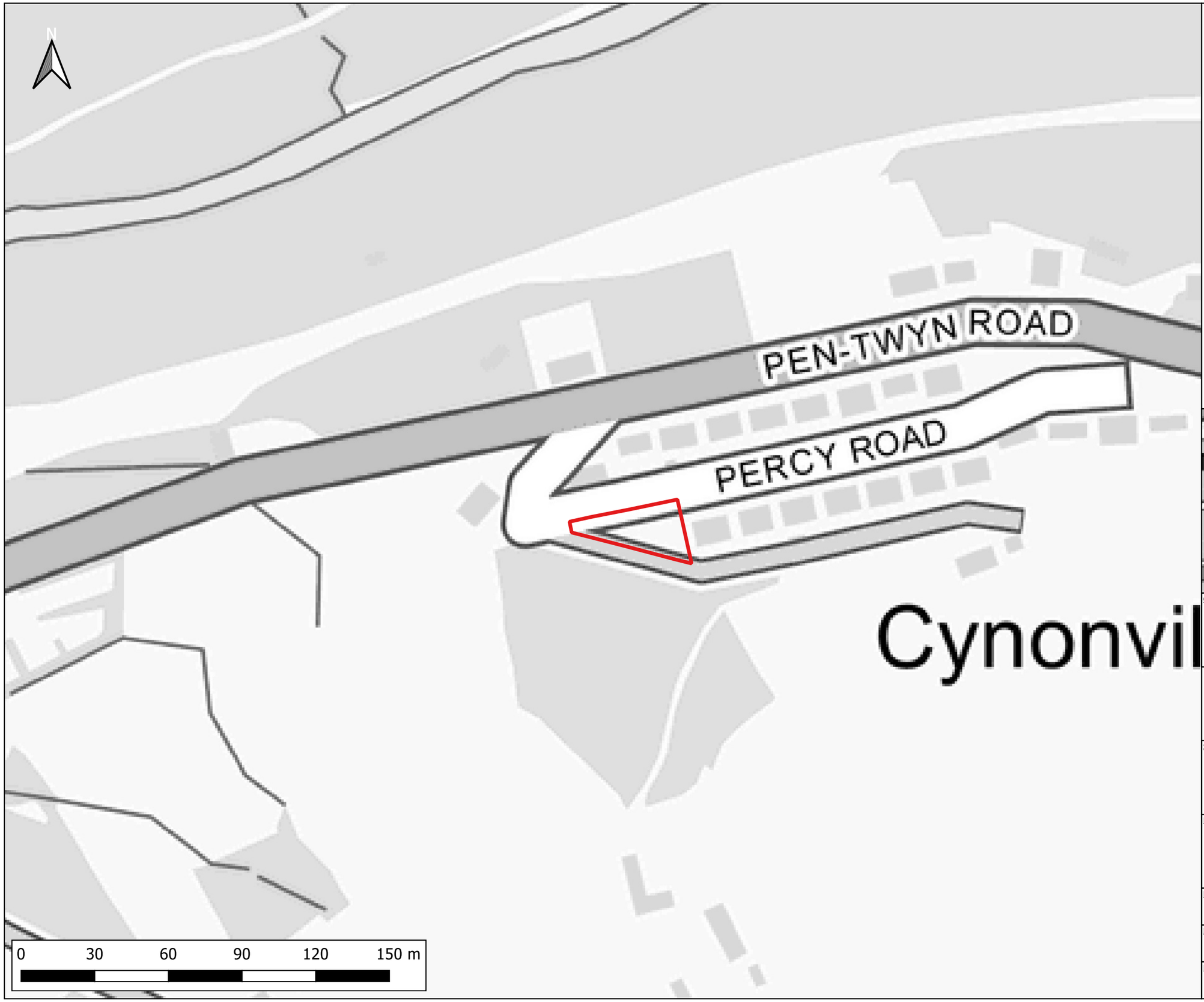
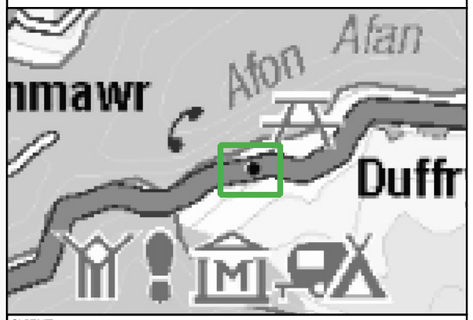


Notes:
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

LEGEND

- Site Boundary
- Flood Zones - Sea
  - Flood Zone 1
  - Flood Zone 2
  - Flood Zone 3



CLIENT:	N E Way Property
	www.waterco.co.uk
SCHEME:	Percy Rd, Port Talbot
PLOT TITLE:	NRW Flood Risk from the Sea Data published May 2025
PLOT STATUS: FINAL	DATE: 23-04-2026
DRAWN: HW / CHECKED: AW / APPROVED: NJ	PLOT SCALE AT A3: 1:1500
PLOT NAME: 16998_NRW_Flood_Zones_Sea	REVISION: -

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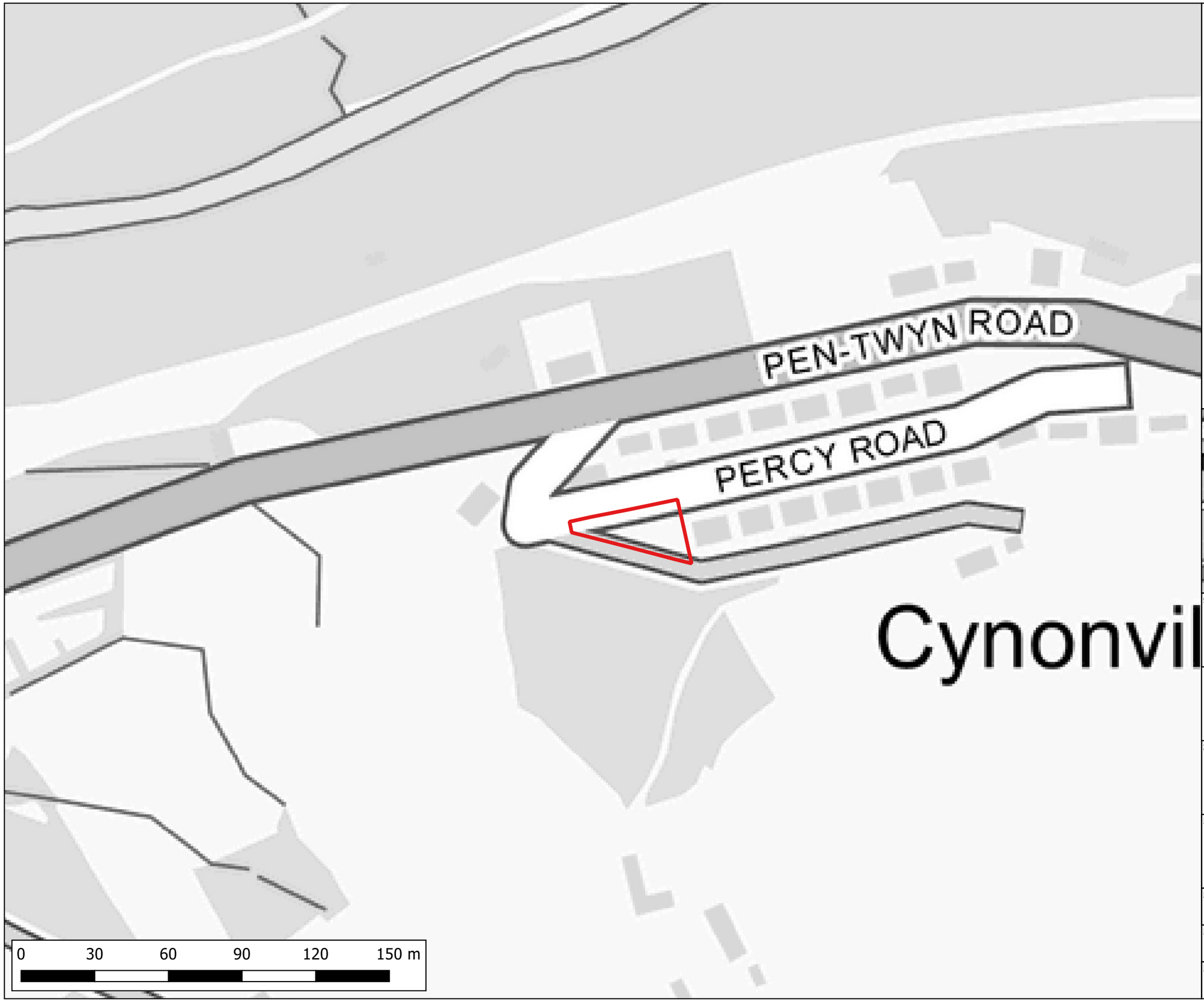
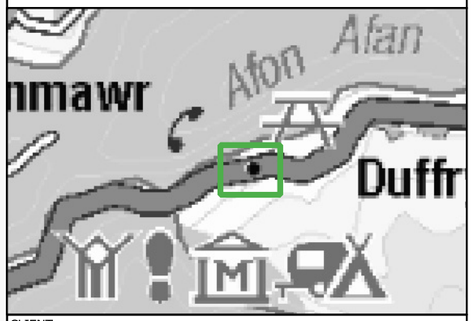


Notes:
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

LEGEND

- Site Boundary
- NRW Recorded Flood Extents



CLIENT:
N E Way Property

waterco
www.waterco.co.uk

SCHEME:
Percy Rd, Port Talbot

PLOT TITLE:
NRW Recorded Flood Extents
Data published May 2025

PLOT STATUS:	DATE:
FINAL	23-04-2026

DRAWN:	CHECKED:	APPROVED:	PLOT SCALE AT A3:
HW	AW	NJ	1:1500

PLOT NAME:	REVISION:
16998_NRW_Recorded_Flood_Extents	-

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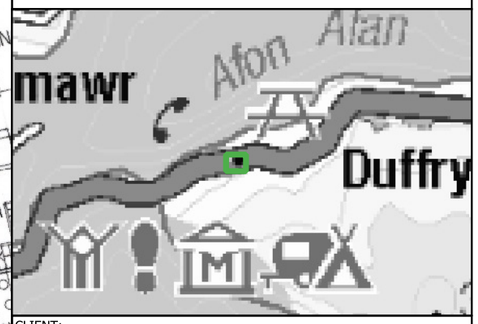
LEGEND

Site Boundary

NRW Flood Zones
Surface Water and Small Watercourses

Flood Zone 3

Flood Zone 2



CLIENT:
N E Way Property

waterco
www.waterco.co.uk

SCHEME:
Percy Rd, Port Talbot

PLOT TITLE:
NRW Flood Zones - Surface Water and Small Watercourses
Development Plan Overlay

PLOT STATUS:			DATE:
FINAL			23-04-2026
DRAWN: HW	CHECKED: AW	APPROVED: NJ	PLOT SCALE AT A3: 1:500
PLOT NAME: 16998_NRW_SW_Overlay			REVISION: -

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