



Flood Consequences Assessment McDonald's – Port Talbot Expansion

22 May 2026

McDonald's Port Talbot

Flood Consequences Assessment

Introduction

Proposal to remove two existing EV chargers and ancillary equipment, and to install four upgraded EV chargers with new ancillary equipment within the car park for McDonald's Port Talbot.

The Site

The proposed EV charging stations are positioned in the car park of McDonald's Port Talbot.

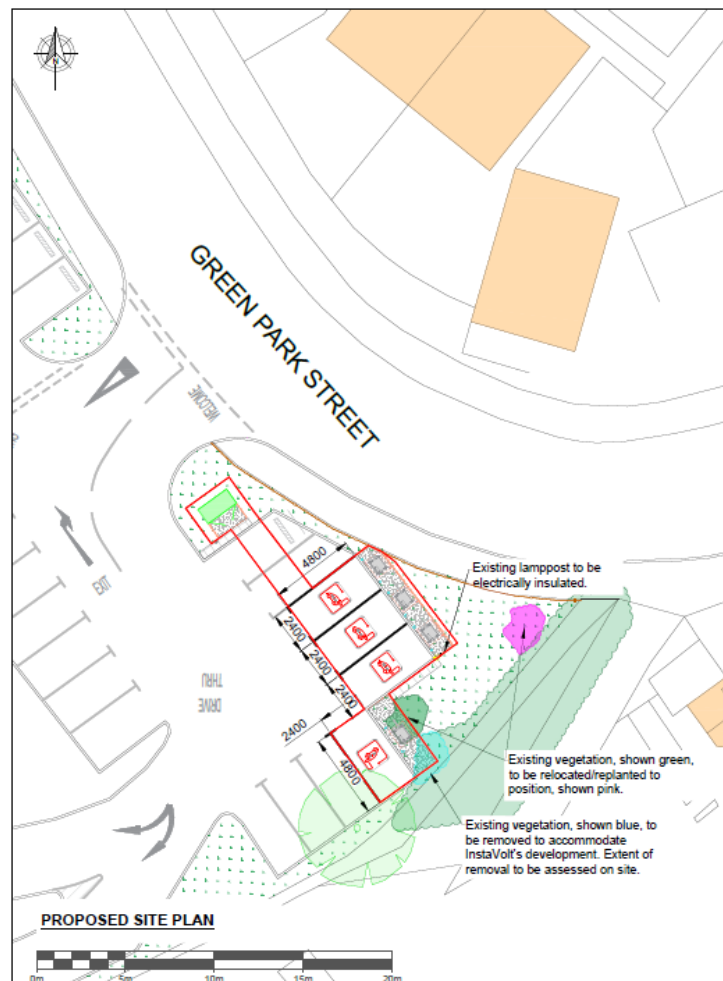


Figure 1: Plan showing the layout and position of the proposed EV charging stations at McDonald's Port Talbot

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Figure 2: Snip of 'Flood map for Planning' filtered to sea flooding with site location marked with a red.



Figure 3: Snip of 'Flood map for Planning' filtered to surface water with site location marked with a red.

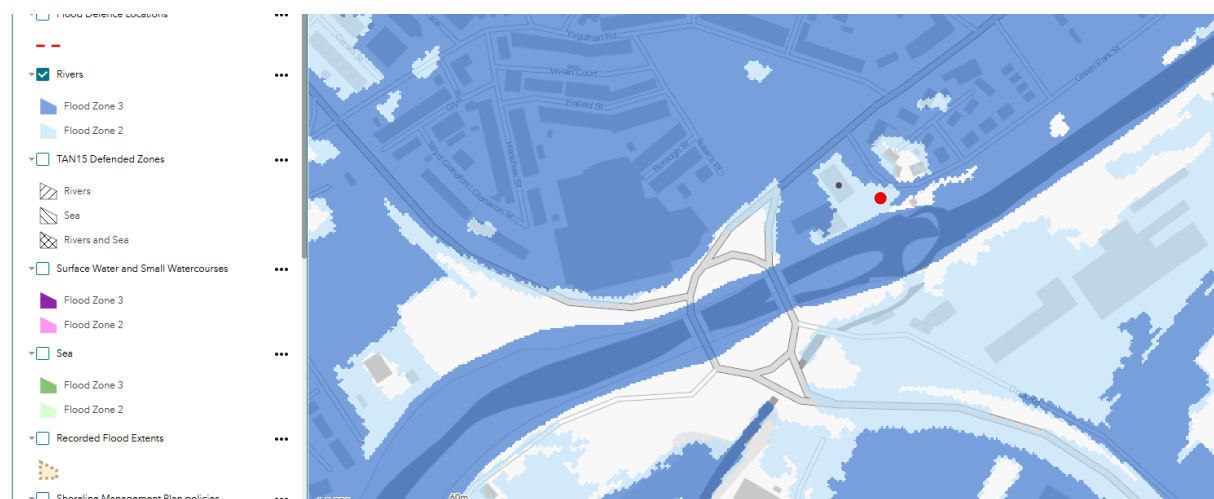


Figure 4: Snip of 'Flood map for Planning' filtered to river with site location marked with a red.

The Natural Resources Wales Flood Map for Planning (figures 2 and 4) show that the site location is in the following flood zones –

- Sea Flooding - Zone 3
- River Flooding - Zone 2

Surface water and small watercourse flooding was not present as seen in figure 3.

Although the site is located within flood zones, the site also benefits directly from formal flood defence infrastructure and is located within a designated TAN15 Defended Zone (refer to figure 5).



Figure 2: Snip of 'Flood map for Planning' filtered to defended zones with site location marked with a red.

Following the guidance set out in the Technical Advice Note 15 Development and Flood Risk (TAN15) I can confirm that the proposed installation will not have any impact on the hydrodynamic regime which currently exists on the site or the surrounding area. The existing parking spaces are already tarmac and this will not be changed. Foundations will be installed for the chargers, however this will around 4m² in total and therefore will not have any impact on the surface runoff associated with the site. The drainage which already occurs on the site will continue to operate as normal and will not be affected by the development. Given the scale of the development is small and the change to surface materials is very minor, there will be no impact on the existing hydrodynamic regime and therefore no increase in flood risk to the surrounding area.

As such I can confirm there will be;

- 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; and,
- minimal disruption to natural heritage

In addition, the proposed infrastructure is raised off the ground to increase flood resistance. Equipment in the feeder pillar is at least 500mm above ground level as dictated by DNO installation guidelines. The equipment within the chargers is 525 mm above ground level. Further to this, there are many safety features built into the chargers which mean they would shut down in the event of a flood to protect the equipment. We are also able to remotely shut down the chargers in the event of an emergency or a developing flood situation.

Conclusion

The four proposed EV charging units at McDonald's Port Talbot will provide essential infrastructure for the area and will utilise the latest technology which has been future proofed to ensure it is viable for years to come. The proposed site does not increase the flood risk in the surrounding area. The equipment has a certain level of built in flood protection and various safety measures installed as standard which means the equipment is protected in the event of a flood. Considering the information provided in this report, McDonald's Port Talbot is a suitable location for the charging stations.