YGG Tregeles, Neath

Flood Consequence Assessment

Client: Knox & Wells
Project Ref: CC2970
Report status: P01

CAMBRIA

Report Control Sheet

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Project	YGG Tregeles
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Reviewed and authorised by	J Burgon *BSc (Hons) MSC CEng MICE*

Document naming protocol

Project Ref.	Originator	Vol.	Level	Type	Role	Number
CC2970	CAM	XX	XX	RP	C	0002

Current issue

Status	Date	Description	Prepared by	Authorised by
P01	10/04/26	First Issue	L. Mitchell	J Burgon

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1 Introduction

1.1.1 Cambria Consulting Limited are the appointed Civil & Structural Consulting Engineers for a proposed new teaching block at Ysgol Gynrad Gymraeg (YGG) Tregeles, Neath.

1.1.2 Cambria have been commissioned by Knox & Wells hereafter known as the 'Client', to provide a Flood Consequence Assessment (FCA) to support the planning and SAB applications as well as the BREEAM assessment for the proposed redevelopment.

1.1.3 The majority of the development site is located within Flood Zone 1, considered to be at little or no risk of flooding from fluvial, tidal / coastal or surface water sources. However, there is a small localised pocket of surface water flooding designated Flood Zones 2 and 3 and as such, this report has been prepared to ensure a robust design response to address surface water flood risk identified on the site.

2 Site Description

2.1 Site Location

2.1.1 The development site is located off St Johns Terrace, Neath Abbey Neath, SA10 7ND to the west of Neath Town Centre.

2.1.2 The site currently comprises existing school buildings, associated hardstanding playground external areas and a playing field to the east.

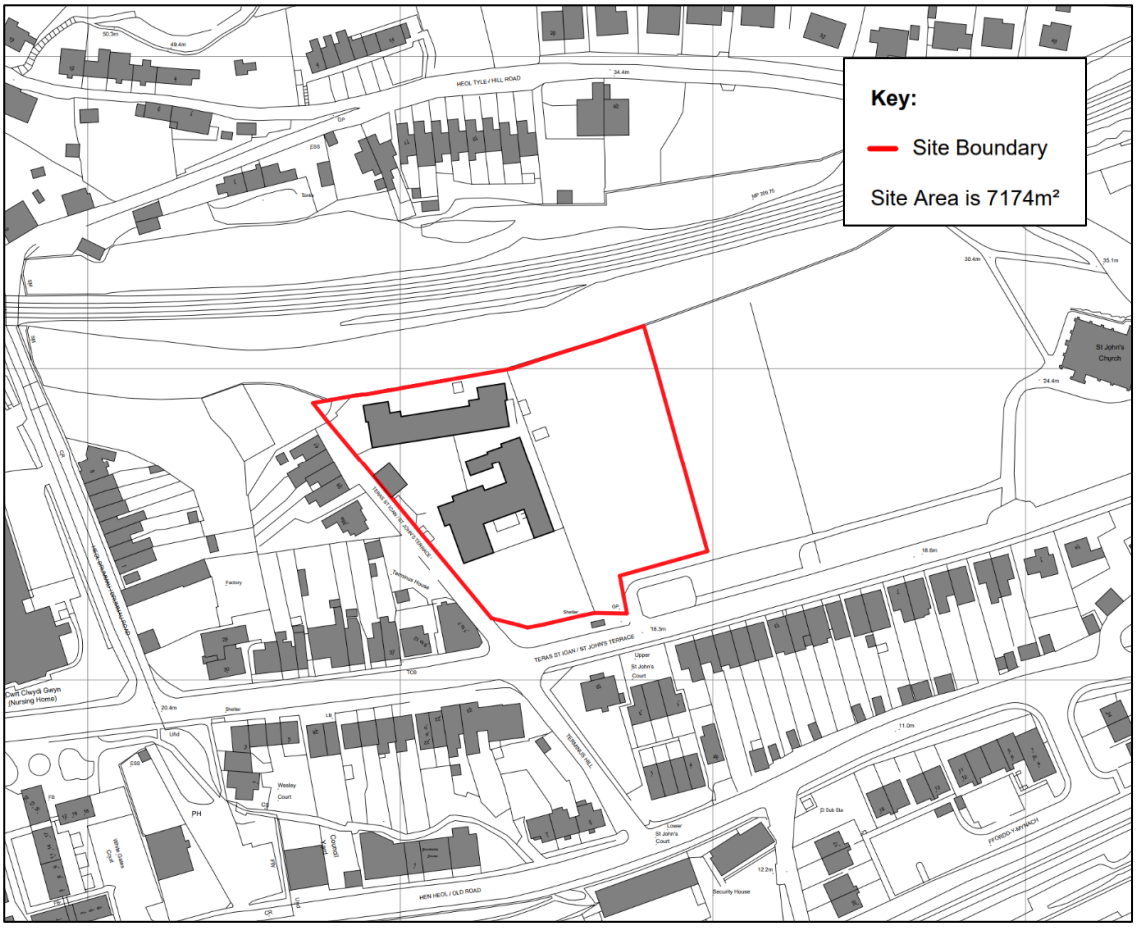


Figure 1 - Site Location

2.2 Topography

2.2.1 A topographical survey has been undertaken by Azimuth Land Surveys Ltd (reference KW4968-01 March 26) and is available for reference within Appendix A.

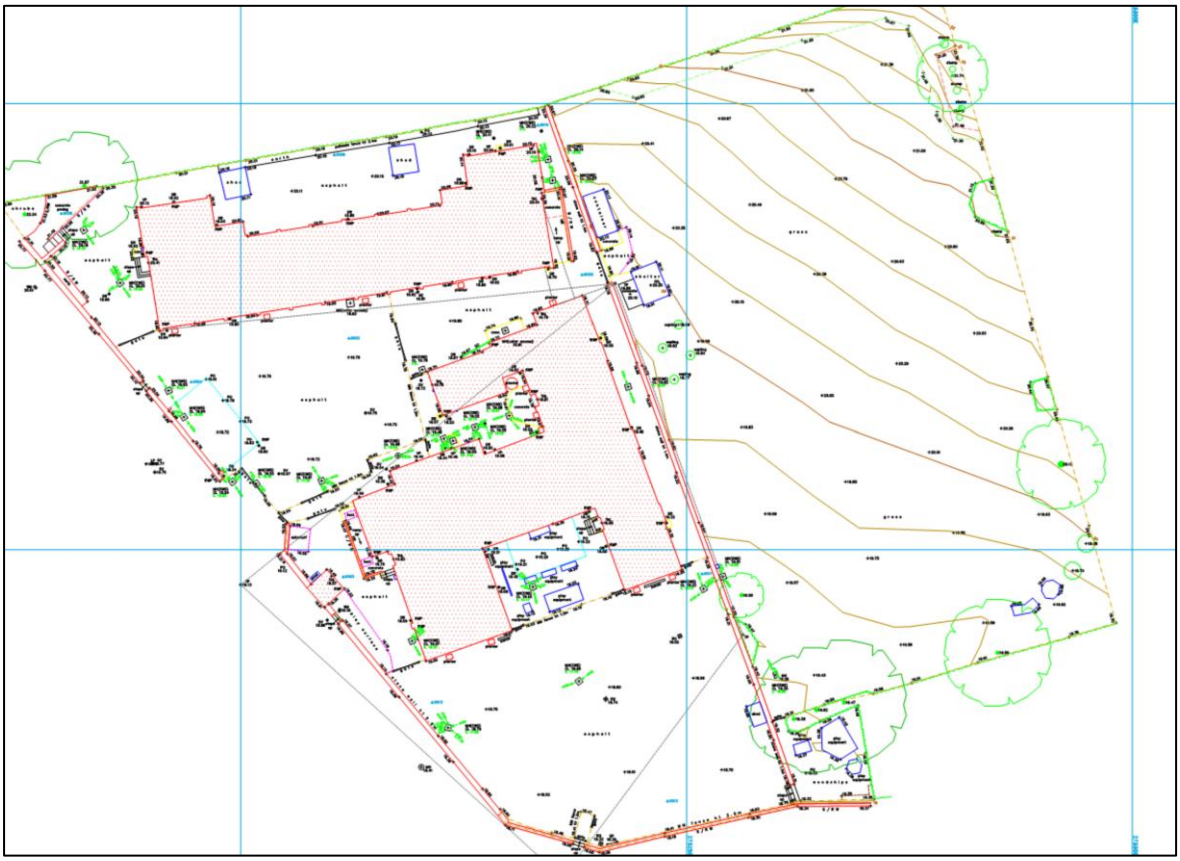


Figure 2 – Extract of Topographical Survey

2.2.2 The developed extent of the existing school site gently slopes from levels of 20.2m AOD on the northeastern corner to 18.5m AOD on the southern boundary.

2.2.3 The field to the east gently slopes from the northeastern corner to the southwestern corner at a grading of approximately 1:33.

2.2.4 In terms of existing retaining / earthwork features, the railway embankment beyond the northern boundary represents the most significant consideration to the redevelopment.

2.3 Main Watercourses

2.3.1 The site is land-locked and there are no existing ordinary watercourses or main rivers in close proximity to the site.

3 Proposed Development

3.1.1 The proposed redevelopment involves the demolition of the existing school buildings on the northern portion of the site as identified below.

Figure 3: Proposed Demolition Plan

3.1.2 A replacement school building and associated external classroom / playground space is intended to be constructed, extending into the existing playing field to the east. The remaining western external space is to be reconfigured to provide formalised car parking, improved entrance sign-posting and service space.

3.1.3 The school is to remain operational throughout the demolition and redevelopment and as such a standalone demountable classroom is proposed to offer decant provision which will be located on the southwestern corner of the playing field.

3.1.4 An extract of the proposed site plan is provided below with more detailed scaled drawings available for reference within Appendix A.

Figure 4: Proposed Site Plan

3.1.5 In considering setting an appropriate FFL for the proposed building, adjacencies with the existing building being retained have taken priority to ensure connectivity and appropriate compliant access provision is provided between the two. The existing building is at a FFL of approximately 19.8m AOD and therefore with a maximum 1:21 between thresholds a proposed building FFL of 19.92m AOD has been selected.

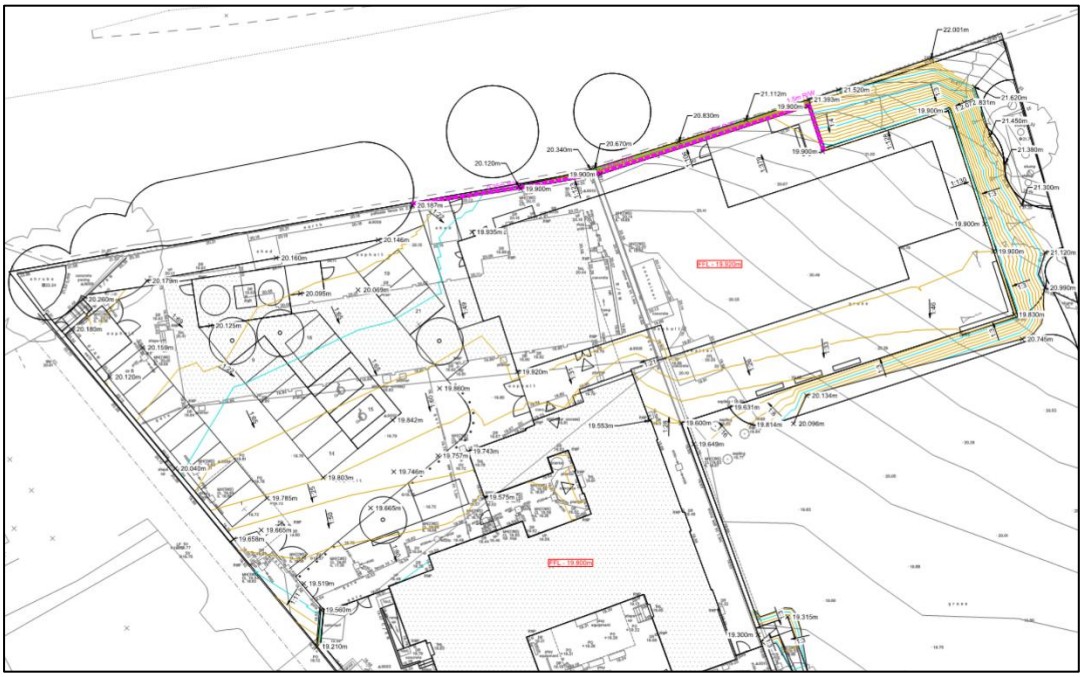


Figure 5: Extract of Proposed Levels

3.1.6 This results in up to a 1.5m retaining wall on the northern boundary and a 1:3 batter on the eastern and southern elevations to join the higher level ground to the boundaries / playing field.

3.2 Access & Evacuation Routes

3.2.1 The existing vehicular access to the west is to be retained and reused with geometry improvements and a dedicated pedestrian footpath link to be provided.

3.2.2 The main emergency / evacuation route providing access to the wider highway network would be to head east on New Road to join the A474 / A465 however, there is also connectivity provided to the west albeit at slightly longer distances.

3.2.3 Natural Resources Wales (NRW) Flood Mapping suggests that the local highway infrastructure may be vulnerable to flooding in both the east and west directions however, by different source events with the west being impacted by surface water flood risk and the east by fluvial / river flooding.

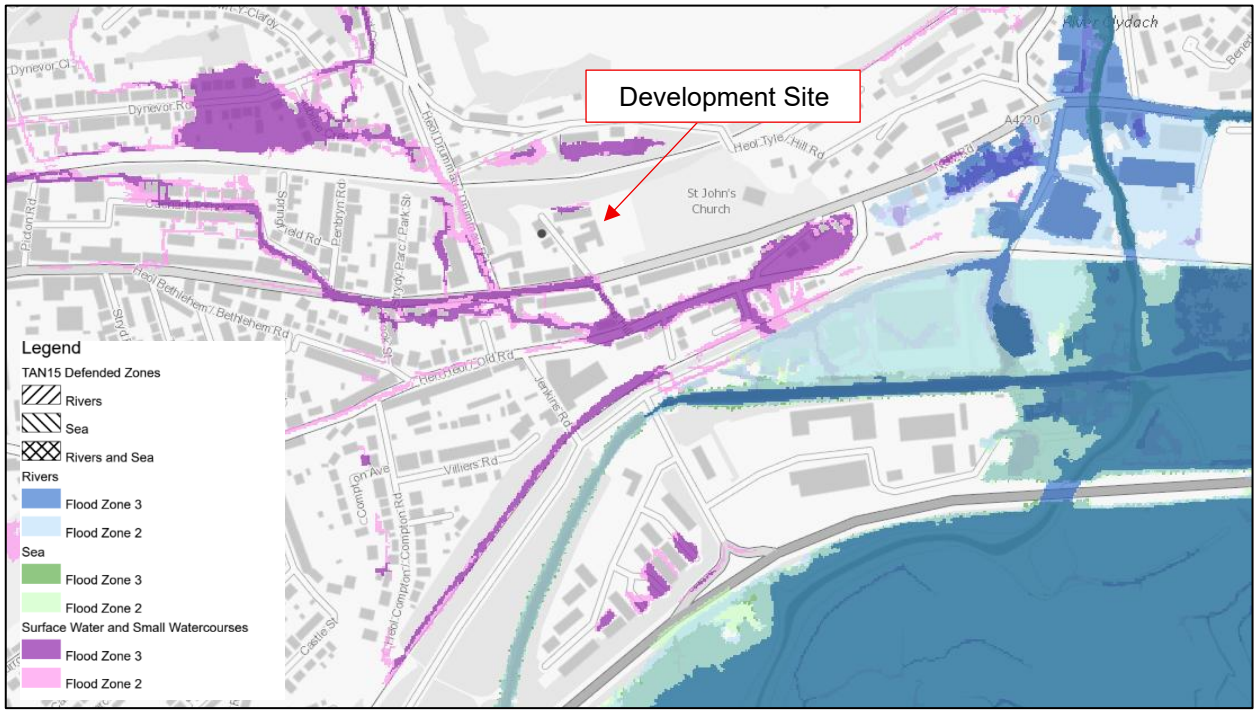


Figure 6: NRW Flood Map for Planning (Rivers & Surface Water Sources)

3.2.4 The two routes are unlikely to be impacted simultaneously in the same scenario / flood event therefore one route should remain readily available at any one time. There would ordinarily be good warning of an extreme fluvial / river level which would give further opportunity to implement emergency evacuation procedures.

3.2.5 In the event that both routes are impacted by flooding, the school site remains flood free and safe refuge should be sought on the school site until floodwaters recede.

4 Flood Risk

TAN 15 Planning Policy

4.1.1 A revised TAN15 was implemented on the 31st March 2025. The TAN outlines the actions that should be taken when considering development in different flood zones which are defined by the Flood Map for Planning and the Flood Risk Assessment Wales (FRAW) maps which together make up the Wales Flood Map.

Table: Flood Zones

Flood Zone	Flooding from Rivers	Flooding from the Sea	Flooding from surface water and small watercourse
1	Less than 1 in 1000 (0.1%) (plus climate change) chance of flooding in a given year.		
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.
3	A greater than 1 in 100 (1%) in a given year, including climate change.	A greater than 1 in 200 (0.5%) in a given year, including climate change.	A greater than 1 in 100 (1%) in a given year, including climate change.
TAN 15 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.

4.2 Flood Zone Classification

4.2.1 The Flood Map for Planning shows the site is predominantly located in **Flood Zone 1** and designates education end use as **'Highly Vulnerable Development'**.

4.2.2 There is a pocket of surface water flood risk (zones 2 / 3) shown to the north of the existing building. The source and proposed mitigation for this source of flood risk is discussed in the sections to follow.

4.3 Tidal

4.3.1 Tidal flooding occurs when a high astronomical tide and storm (tidal surge) exceeds the level of coastal land or coastal flood defences. Tidal flooding can also be caused by 'tide locking' of rivers or estuaries. Tide locking prevents a river from discharging into the sea, causing surcharge of the upstream network(s) and resulting in tidal / fluvial flooding.

4.3.2 The development site is located inland with elevations in excess of 18.50mAOD+ and therefore not at risk of tidal flooding.

4.4 Fluvial

4.4.1 High flows within the surrounding rivers / watercourses have been considered with the NRW flood mapping indicating no risk posed to the development site.

4.5 Pluvial – Surface Water

4.5.1 Pluvial sources of flood risk are considered to originate from surface run-off, public sewerage networks, highways drainage, local private infrastructure or ordinary watercourses in the immediate vicinity of or within the proposed development.

4.5.2 NRW flood mapping indicates that the existing site is susceptible to flooding from these sources with a localised area of Flood Zone 2 / 3 identified on the northern elevation of the existing building which is to be demolished.

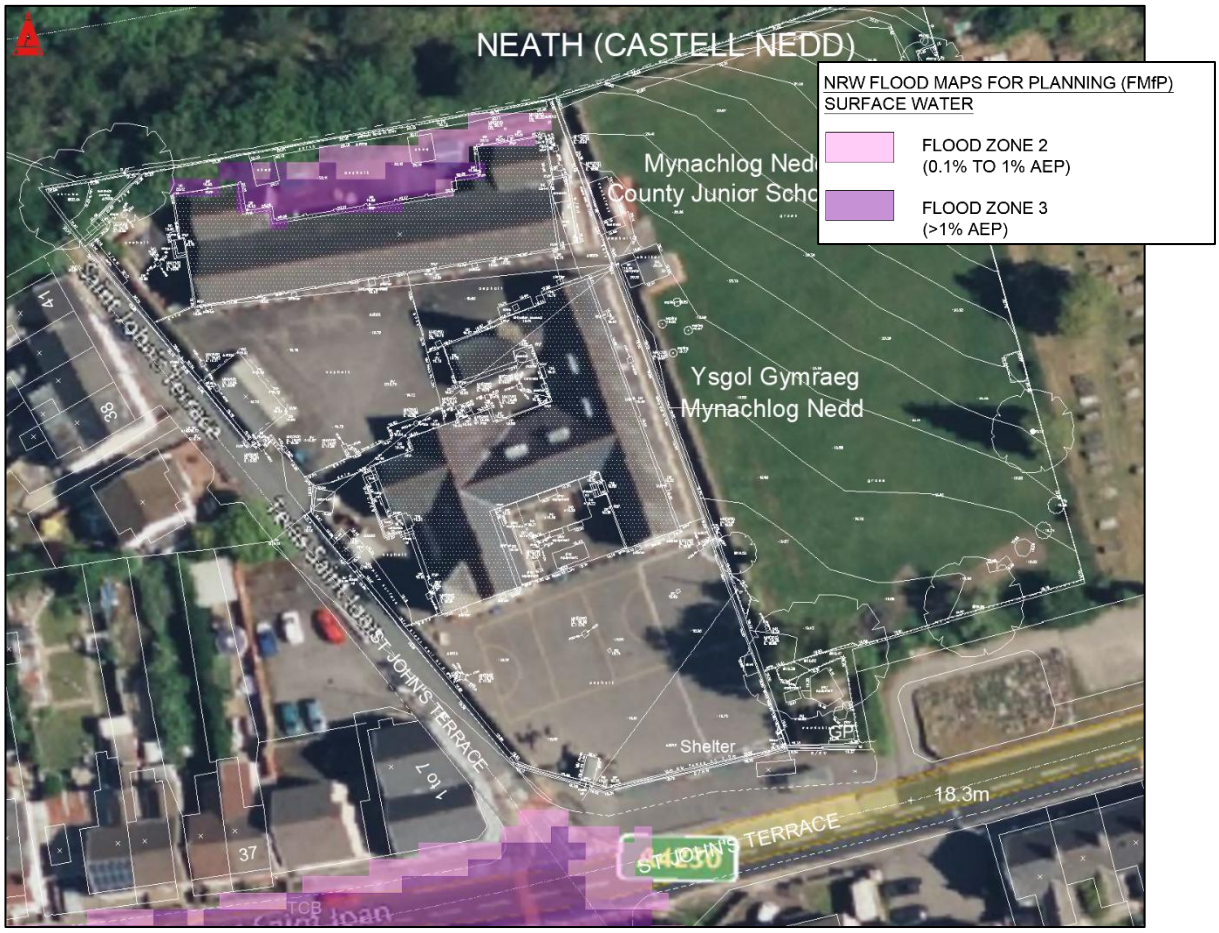


Figure 7: NRW Flood Map for Planning (Surface Water)

4.5.3 The pattern of flood risk is representative of a localised low spot and shallow ponding attributed to run-off shedding of the railway embankment to the north and being captured behind the building due to the shape and configuration of the existing building. It is not considered representative of an overland flow path which would have wider connotations to the proposed redevelopment.

4.5.4 This source of flooding is proposed to be mitigated and eliminated through the design of the proposed redevelopment in the following ways;

- Introduction of positive drainage;
    - A green roof is proposed to a significant proportion of the proposed replacement school building which will considerably reduce the amount and rate of run-off generated by the building footprint.
    - Hardstanding areas around the proposed building and car park are to be permeable – runoff will therefore be intercepted at the surface and positively drained to the proposed drainage system.
    - A land drain / filter drain is to be introduced behind the northern boundary retaining wall which will intercept run-off from the railway embankment and convey run-off to positive drainage infrastructure.
- Selection of proposed levels with falls directing run-off away from all thresholds of the proposed building. Threshold drains will also be included as an additional measure.

4.5.5 There are no noticeable low spots on the site that would be susceptible to ponding other than the raingardens which have been purposefully designed as such.

4.5.6 As a brownfield site which previously discharge its run-off at an unrestricted rate, the introduction of a SAB compliant surface water drainage scheme with betterment offered in terms of restricted discharge rate and appropriate attenuation storage provision catering for the 1 in 100 year (plus climate change event) means that surface water loadings on the local infrastructure will be significantly reduced in the post development scenario and therefore the proposed development will offer betterment in terms of reducing surface water flood risk.

4.5.7 In the case of an exceedance event beyond the design storm scenario, or infrastructure failure, the surface water exceedance routes are directed ultimately to the southwestern corner of the school playground and would exit onto St John's Terrace to the highway corridor and away from highly vulnerable properties. An exceedance plan is available within Appendix A.

Figure 8: – Exceedance / Surface Water Flooding Overland Flow Paths

4.6 Groundwater

4.6.1 Groundwater flooding occurs when water levels within the ground rise above surface elevations.

4.6.2 Intrusive site investigation undertaken by Integral Geotechnique (reference 14560/AG/26/SI, April 26) indicates that groundwater was encountered at variable depths across the site between 0.8m and 1.9m below existing ground level.

4.6.3 Whilst this is considered relatively shallow depth, and dewatering techniques may require implementation during construction / temporary works, there is relatively low risk posed in the permanent scenario when appropriate positive drainage infrastructure provision is proivded. Whilst groundwater levels can vary seasonally, there has been no history of flooding on-site from groundwater sources and there are no basement levels proposed which would be vulnerable to groundwater ingress.

4.6.4 All ground level SuDS features (permeable paving / raingardens etc) are to be lined to provide a sealed system. Flotation checks should be undertaken on any below ground attenuation crates / tanks to protect against high groundwater levels.

4.6.5 In the unlikely event that groundwater levels rose to the surface, overland flows would be directed by the proposed site topography, as described in the pluvial / surface water flood scenario.

4.7 Reservoir

4.7.1 There is no risk associated with the catastrophic failure of reservoirs.

4.8 Flood History

4.8.1 There are no NRW records of historic flood events having occurred in the location of the proposed development site.

5 Drainage Implications

5.1.1 Disposal of surface water run-off generated by the proposed development has been considered in hierarchical order dictated by SUDs legislation / current industry best practice.

5.1.2 The drainage design proposals have been presented and are currently under consideration as part of SAB pre-app consultation and will be subject to Full SAB approval in due course.

5.1.3 This process will establish design drainage design principles in terms of positively draining surface water run-off to watercourse at appropriate discharge rates, inclusion of attenuation storage and integration of a variety of SUDs features throughout the scheme.

5.1.4 As a brownfield site that previously discharged surface water run-off at an unrestricted rate, the redevelopment proposals will introduce hydraulic controls in-line with current best practice and therefore provide betterment in terms of reducing loadings on local infrastructure, peak flows and discharge volumes currently being conveyed off-site and therefore reducing local flood risk.

5.1.5 All ground level SuDS features (permeable paving / raingardens etc) are to be lined to provide a sealed system. Flotation checks should be undertaken on any below ground attenuation crates / tanks to protect against high groundwater levels.

6 Conclusions

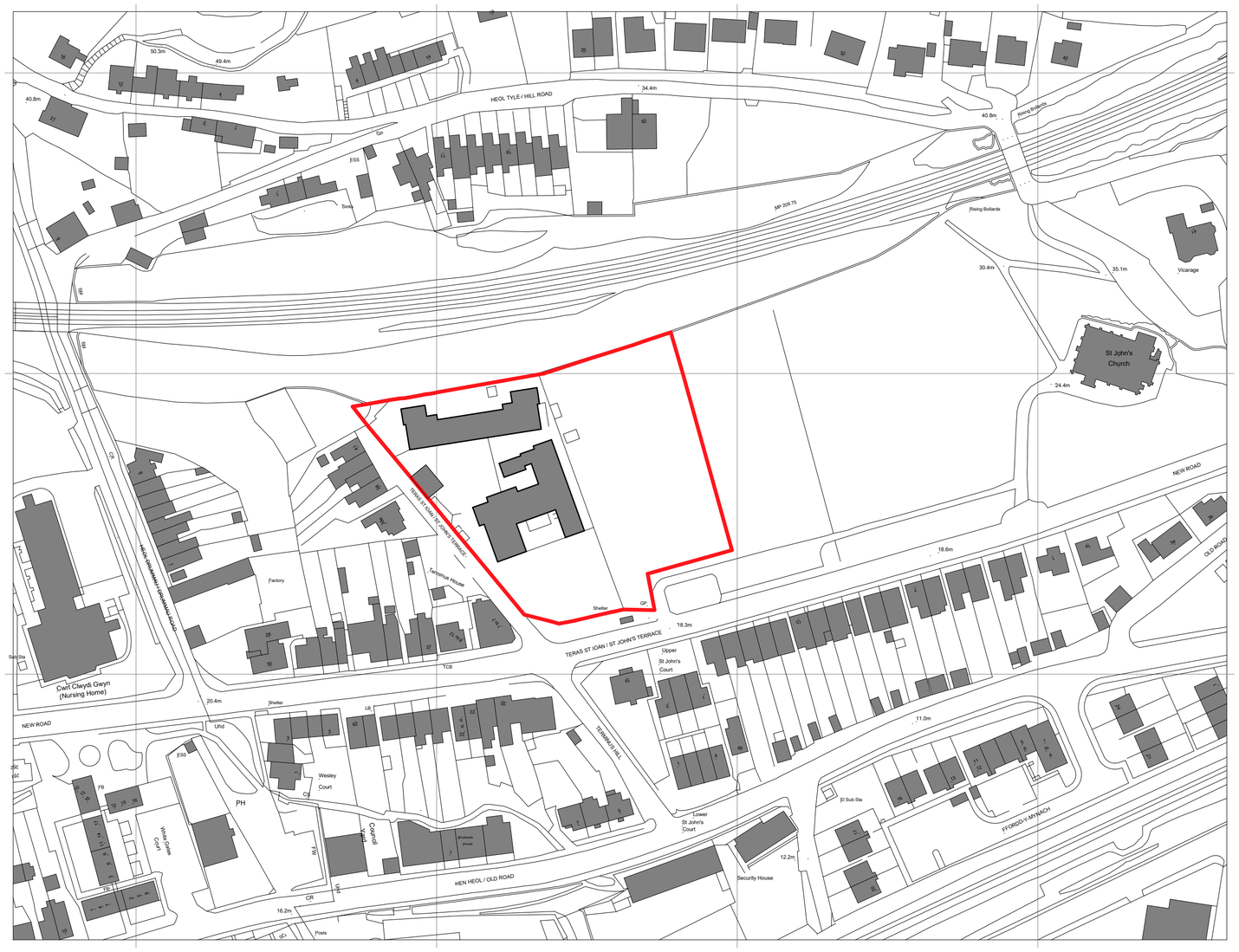
6.1.1 The site is predominantly located within Flood Zone 1, considered to be at little or no risk of fluvial or tidal /coastal / surface water flooding.

6.1.2 There is currently surface water flooding indicated within Flood Zone 2 / 3 which is attributed to the existing site levels and shape of the school building which is to be demolished. This will be mitigated and eliminated through the redevelopment proposals with due consideration for selection of levels and introduction of positive drainage provision.

6.1.3 The drainage design will introduce SuDS features, flow controls and attenuation measures catering for the 1 in 100 year plus climate change event therefore offering significant betterment over the existing scenario in terms of flood risk and infrastructure loadings imposed from this site.

6.1.4 This flood risk statement demonstrates that the proposed development site is at low risk of flooding from all sources and will not adversely impact the local surroundings.

Appendix A: Drawings



Key:

Site Boundary

Site Area is 7174m²

1 Site Location Plan

1 : 1250

0m 25m 50m 75m 100m 125m

Rev	Description	Drawn	Checked	Date Issued
P1	Initial Issue for Rview and Comment by Client Team and Authorities	VS	VS	04.02.26

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Drawn	VS
Date	Issue Date
Scale @ A2	As indicated
Status	S1

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Project Ysgol GG Tregeles - New School Block

Description Site Location Plan

Job No.	Drawing No.	Revision
325035	YGGT-ASL-00-00-DR-A-00001	P1

Sinks

MP 209.75

Storage container to be relocated

Timber shelter

Entrance fencing/gates to be reprovided

TERAS ST IOAN / ST JOHN'S TERRACE

TERAS ST IOAN / ST JOHN'S TERRACE

TCB

LB

Google Earth aerial view of site with structures to be demolished outlined in green

Key:

Site Boundary

Proposed Buildings & Structures for Demolition

1 Site Demolition Plan
1 : 500

0m 10m 20m 30m 40m 50m

Rev	Description	Drawn	Checked	Date Issued
P1	Initial Issue for Rview and Comment by Client Team and Authorities	VS	VS	04.02.26
P2	Extent of stone wall to be demolished updated	VS		18.02.26

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Status	S1

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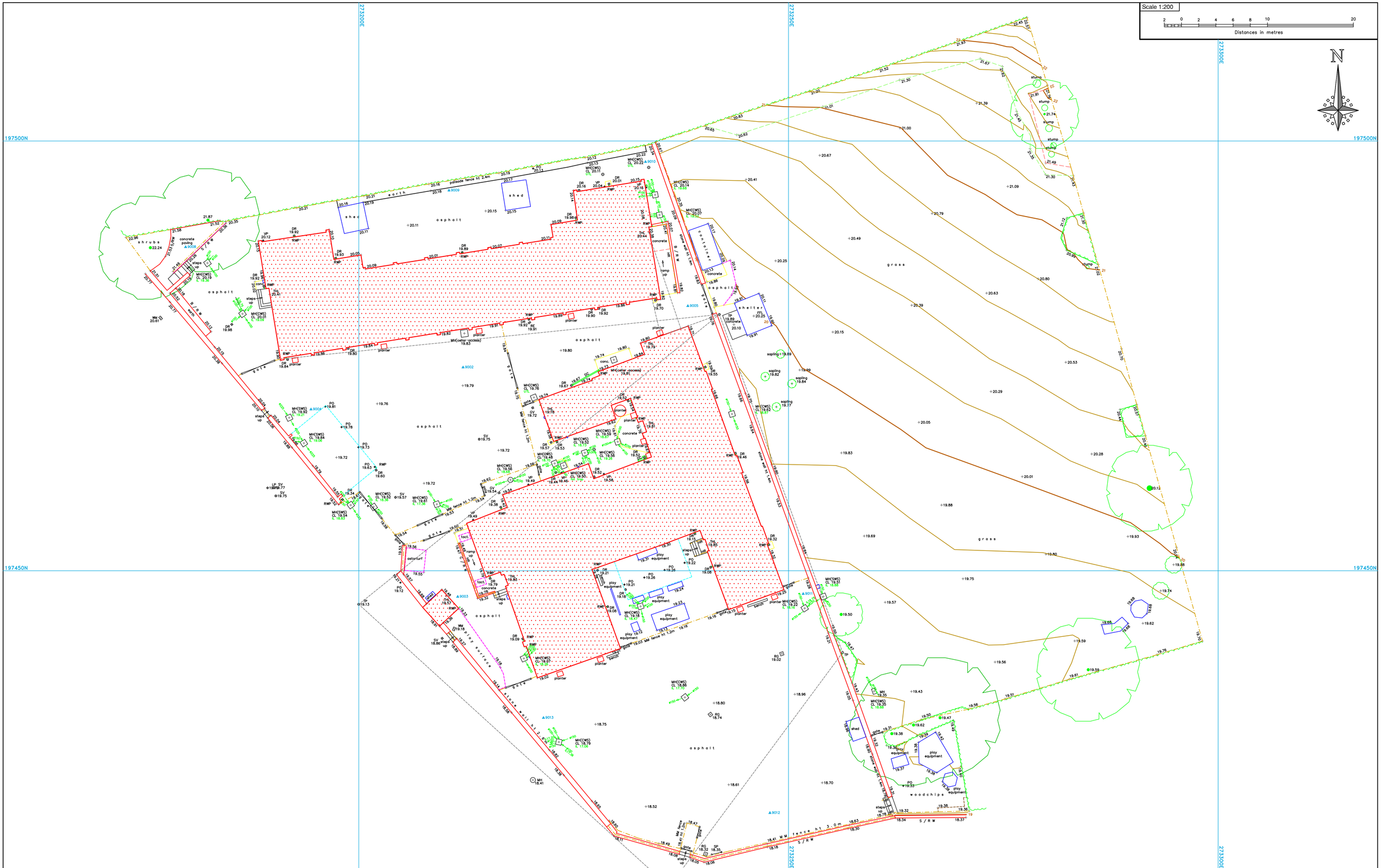
Project Ysgol GG Tregeles - New School Block

Description Demolition Site Plan

Job No.	Drawing No.	Revision
325035	YGGT-ASL-00-00-DR-A-15100	P2



Abbreviations:

BB	Belisha beacon	MH	man hole	ht	height (of feature)
BI	Bollard (illuminated)	MK	marker post	—o	arrow indicates up (unless otherwise stated)
BL	Bollard	MP	mile post	▲9002	survey control point
BT	telecom inspection cover	N/B	name board		
CATV	cable television cover	O/H	overhead		
CPS	cond., paving slabs	OHC	overhead cable/wire		
DC	drainage channel	PO	post		
DK	dock leg	RE	rodding eye		
DR	drain	RP	reflector post		
EP	electricity pole	RS	road sign		
ER	earth rod	RWP	rain water pipe		
FB	flower bed	SAP	sap post		
FL	floor/car floor level	SP	sign post		
FS	flag staff	SPS	stone paving slabs		
GP	gate post	stcy	stay wire		
GV	gas valve	SV	stop valve		
HR	handrail	TBL	tubular bollard		
HY	fire hydrant	TeL	telephone pole		
IC	inspection cover (general)	TP	telephone pole		
KS	kerb stone	TV	cable TV		
KO	kerb outlet	VP	vent pipe		
LP	lamp post	WM	water meter		

Fences

BW	barbed wire
C	chain
CB	close boarded
CL	chain link
CM	corrugated metal panel
CP	concrete panel
CW	chicken wire
IR	metal rail
IWN	interwoven wooden slat
MM	metal mesh
OB	open boarded
PA	palisade
PAL	palisade
R	wooden rail
W	wire
Wop	wood lap
CP	concrete post (e.g.: CP/CL)
WP	wooden post (e.g.: WP/BW)

Walls

B	brick
Co	concrete
CB	concrete block
G	gabion baskets
S	stone
RW	retaining wall (e.g.: S/RW)
W	free-standing wall (e.g.: SW)

Drainage features

ID	invert depth
IL	invert level
FWS	foul water sewer
SWS	storm water sewer
CWS	combined water sewer
UTD	unable to determine
ø	pipe diameter
pipe diameter (mm)	
SL	soffit level
—o	arrow indicates direction of flow

Notes:

Notes

Revisions:

Job # [Date] Notes.
Rev. # [Date] Notes.

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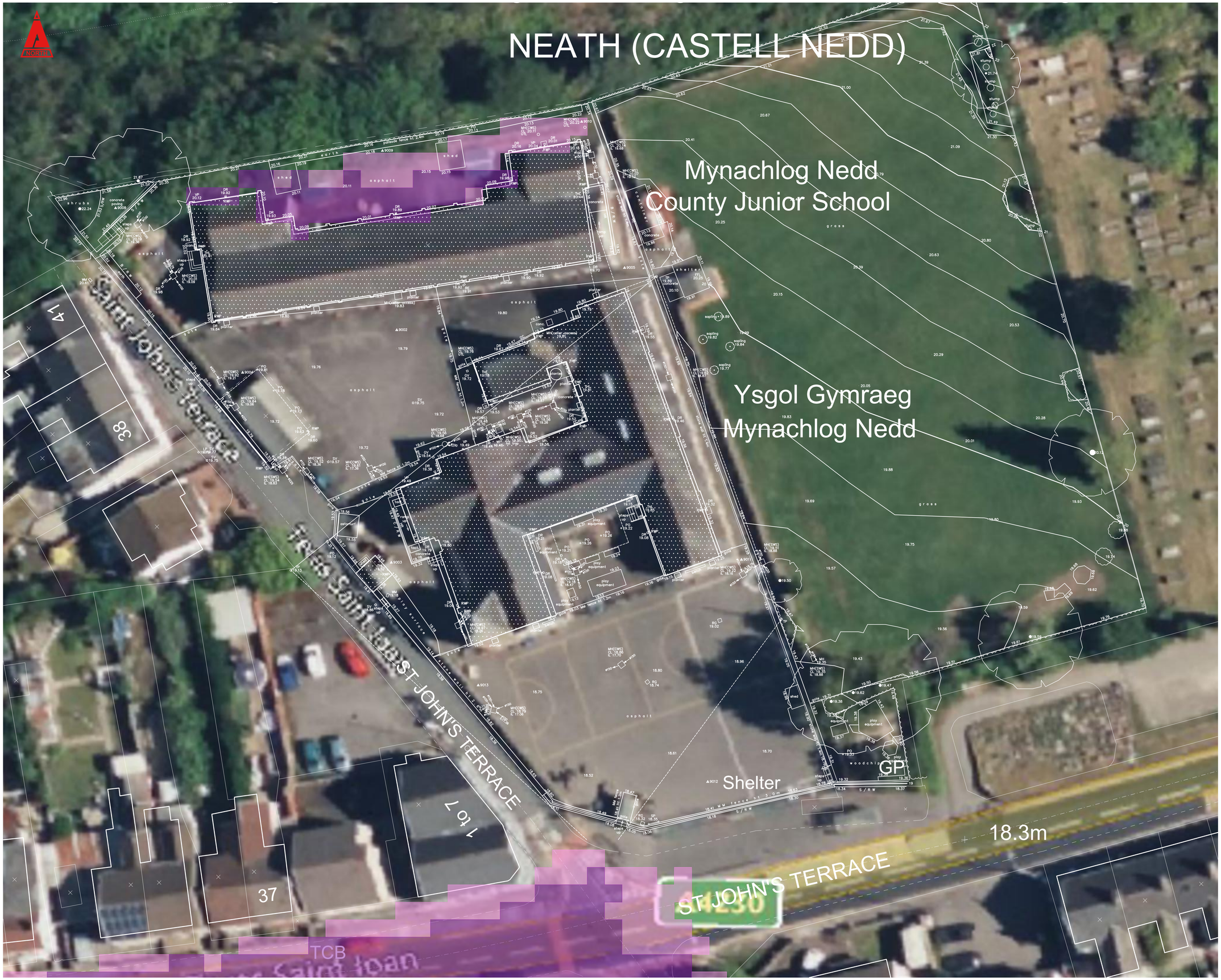
Ysgol Gynradd Gymraeg Tregeles
39 St. Johns Terrace, SA10 7ND

Topographical Survey.

Client: Knox & Wells

Coord Grid	Plane Grid related to National Grid		Level Datum	OS Datum via Active GPS			
Scale	1:200@A1	Date	March 2026	Status	Final	Job No.	KW4968
Surveyed	S. Jones	Drawn	R. Williams	Checked	S. Jones	Dwg. No.	KW4968-01



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KEY

- SURFACE WATER & SMALL WATER COURSE FLOOD ZONE 2
- SURFACE WATER & SMALL WATERCOURSE FLOOD ZONE 3

Rev.	Description	By	Chk	App
P01	FIRST ISSUE	GJ	LM	LM
		26/03/26		

Client:
KNOX & WELLS

Project:
YGG TREGELES

Drawing Title:
NRW FLOOD RISK - FMfP - SURFACE WATER

Drawing No.
CC2970 CAM XX XX DR C 1550

Project Originator Function. B'down Spacial B'down Form Disc Number

Status: SS PRELIMINARY
Scale @A1: 1:200
Rev: P01

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KEY

- Application boundary
- +19.700 Proposed level
- (+19.700) Existing level

HARD LANDSCAPE

- Vehicular asphalt to engineer's specification
- Pedestrian asphalt to engineer's specification
- Existing pedestrian asphalt to be retained
- Feature paving to main entrance approach
- Proposed ramp to outdoor classroom - material TBC

SOFT LANDSCAPE

- Existing trees and vegetation to be retained
- Existing trees to be removed
- Proposed trees
- Proposed ornamental and UK native shrubs
- Existing amenity grass to be retained
- Proposed wildflower seeding

EXTERNAL FURNITURE

- Seating
- Proposed bollards (including collapsible) to car park

PROPOSED BOUNDARY TREATMENT

- Existing wall to be retained
- Proposed wall to civil engineer's height and layout
- Existing fence to be retained
- 2.4m high proposed weldmesh fence to secure line
- 2.4m high proposed fence for screening
- 1.8m high timber close boarded fence
- 1.2m high existing weldmesh fence to be retained
- 1.2m high proposed weldmesh fence
- 1.1m high balustrade to back of retaining wall

Rev	Description	Drawn	Checked	Date Issued
P1	Layout updated.		GC	02.04.26

North

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

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Drawn	GC
Date	APR 26
Scale @ A1	1 : 200
Status	S2

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Project Ysgol GG Tregeles - New School Block

Description General Arrangement

Job No.	Drawing No.	Revision
325035	YGGT-ASL-XX-XX-DR-L-00901	P1

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THIS SYMBOL IS USED TO HIGHLIGHT INSTANCES OF RISK WITHIN THE CONSTRUCTION PROCESS.

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KEY

- MINOR CONTOUR (0.1m)
- MAJOR CONTOUR (0.5m)
- FFL - 19.920m FINISHED FLOOR LEVEL
- × 19.900m SPOT ELEVATION
- RETAINING STRUCTURE
- 1:3 PROPOSED FALL
- PROPOSED BATTER

Rev.	Description	By	Chk	App
P02	REVISED SITE PLAN	GJ	LM	LM
		08/04/26		
P01	FIRST ISSUE - RIBA 2	GJ	LM	LM
		25/03/26		

Client:
KNOX & WELLS

Project:
YGG TREGELES

Drawing Title:
PROPOSED LEVELS & CONTOURS PLAN

Drawing No.
CC2970 CAM XX XX DR C 0610

Project | Originator | Function. B'down | Spacial B'down | Form | Disc | Number

Status: S1 PRELIMINARY
Scale @A1: 1:200
Rev: P02

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KEY

DIRECTION OF FLOW

Rev.	Description	By	Chk	App
P01	FIRST ISSUE - RIBA 2	GJ	LM	LM
		08/04/26		

Client:
KNOX & WELLS

Project:
YGG TREGELES

Drawing Title:
EXCEEDANCE FLOW ROUTES PLAN

Drawing No.
CC2970 CAM XX XX DR C 1503

Project | Originator | Function. B'down | Spacial B'down | Form | Disc | Number

Status: S1 PRELIMINARY
Scale @A1: 1:200
Rev: P01

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