

FLOOD CONSEQUENCES ASSESSMENT – SA12 6AB

Document Ref: 26-501/303

Address: 2A Victoria Road, Sandfields, Port Talbot, SA12 6AB

CONTENT

- Flood Consequences
- Assessment Conclusion
- Detailed Flood Map for Planning (APPENDIX 1)
- Flood Risk Rivers Map (APPENDIX 2)
- Flood Risk Surface Water (APPENDIX 3)
- Flood Coastal Erosion Map (APPENDIX 4)
- Flood Warning Alert Area Map (APPENDIX 5)

This Document refers to all information available from the Natural Resources Wales website regarding the potential Risks to the property address indicated at the top of this page.

Initially the Flood Risk Rivers Map (Appendix 2) shows the property in the central area of the map with the rear of the site within a low flood risk area, and on the edge of an area on the street where there is no flood risk. This indicates that there is low risk of any flood level to reach a point of danger to the building.

NATURAL RESOURCES WALES FLOOD RISK REPORT for the area within 10 metres of: 2A Victoria Road, Port Talbot, SA12 6AB

The risk measures categories are: **High, Medium, Low and Very low.**

High risk: Not applicable

Medium risk: Not applicable

Low risk: Flooding from rivers - Risk between 0.1% and 1% chance each year

Very low risk: Flooding from the sea - Risk less than 0.1% chance each year

Very low risk: Flooding from surface water and small watercourses – Risk less than 0.1% chance each year

Details for this area:

- The site is located partly within Flood Zone 2/3 (Risk of flooding from rivers or the sea, served by significant flood defence infrastructure including flood defence), which means it is defined as land having a 1 in 1000 annual probability of tidal flooding.

- The risk appears to be fluvial and tidal and originates from the River Afan which is tidal and approximately 235m away from the property. However, the map shows flooding to the rear garden area and not to the building which is at a higher level.
- The site is also shown to be within a Tan15 Defended Zone – and benefits from flood defences to the River Afon
- According to NRW they hold no historic flooding information on this area

RECORDED RIVER LEVEL

There is no monitoring stations listed in this area due to existing Flood Defences, so no specific recorded river levels information is available locally.

FLOOD RISK POSED

Existing buildings and roads surrounding the site are shown to lie outside of the High, Medium and Low risk of flooding from surface water. The very rear of the site is shown to be within a “Low” risk of flooding area from surface water and small watercourses.

CONCLUSION:

As there are no proposed major changes to the property for this development, it should be considered that there is no greater risk to this property than any of the other properties in the area. With reference to the TAN15, this property is in Zone 2/3 for Rivers and Sea and considered to be at little or no risk of fluvial or tidal/coastal flooding.

As shown above in the Natural Resources Wales report there has been no recorded incident of flooding within this area since records began.

NOTE:

We believe the information provided on the building and surrounding location and the information provided by NRW (as attached) would be sufficient for the proposed project.

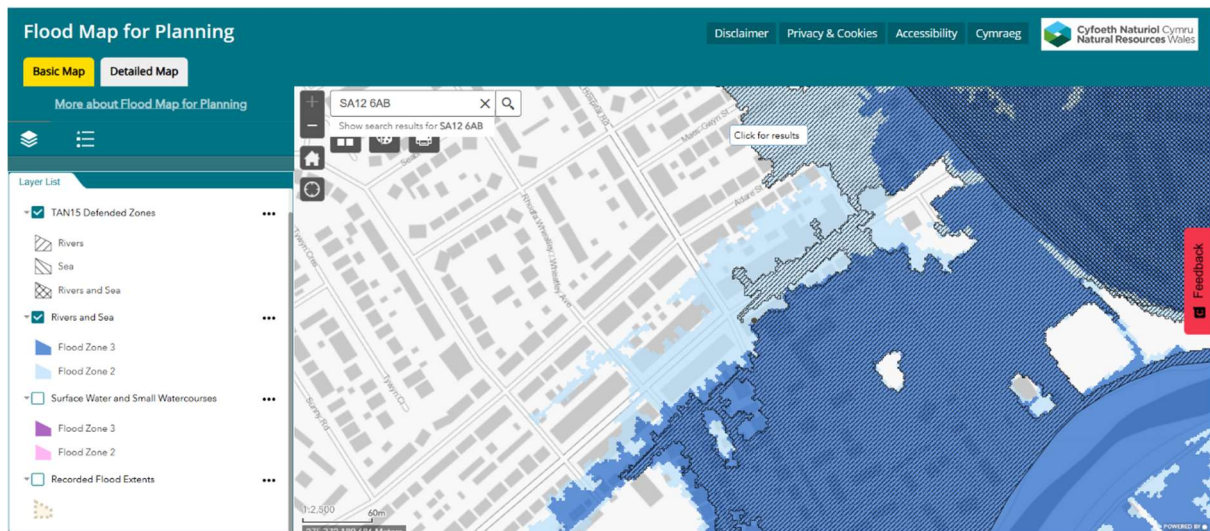
All documentation has been provided by NRW for this statement as well as the attached graphs and maps of the area.

<https://check-your-flood-risk.naturalresources.wales>

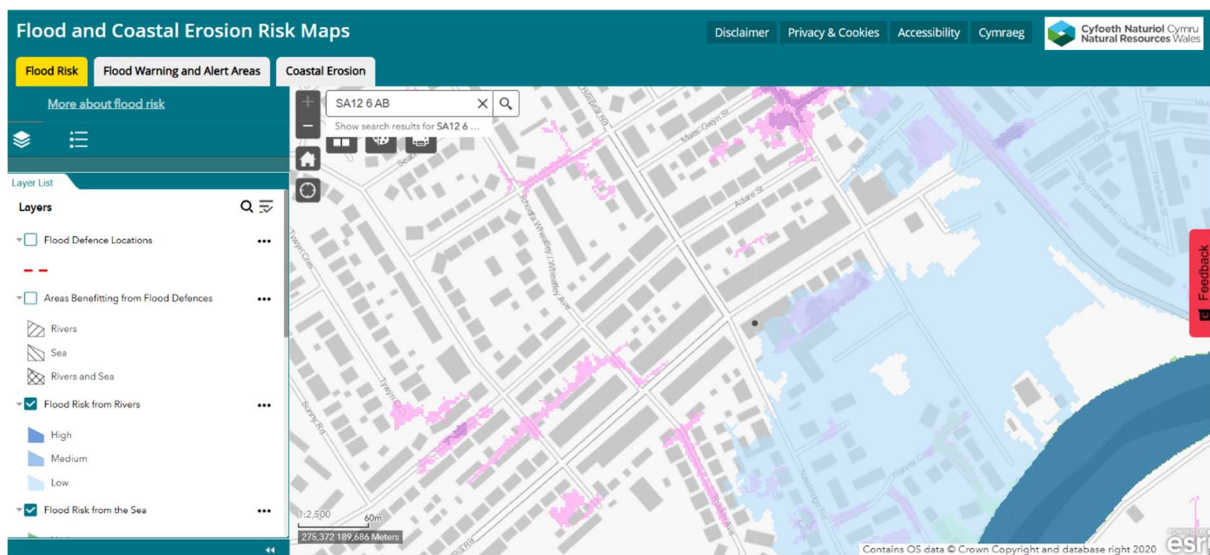
In the event of flooding to the rear of the property, attendees would be able to safely exit the building via the front door. There are no indicators for flooding to the front of the property.

FLOOD REPORT DOCUMENTS (APPENDIX)

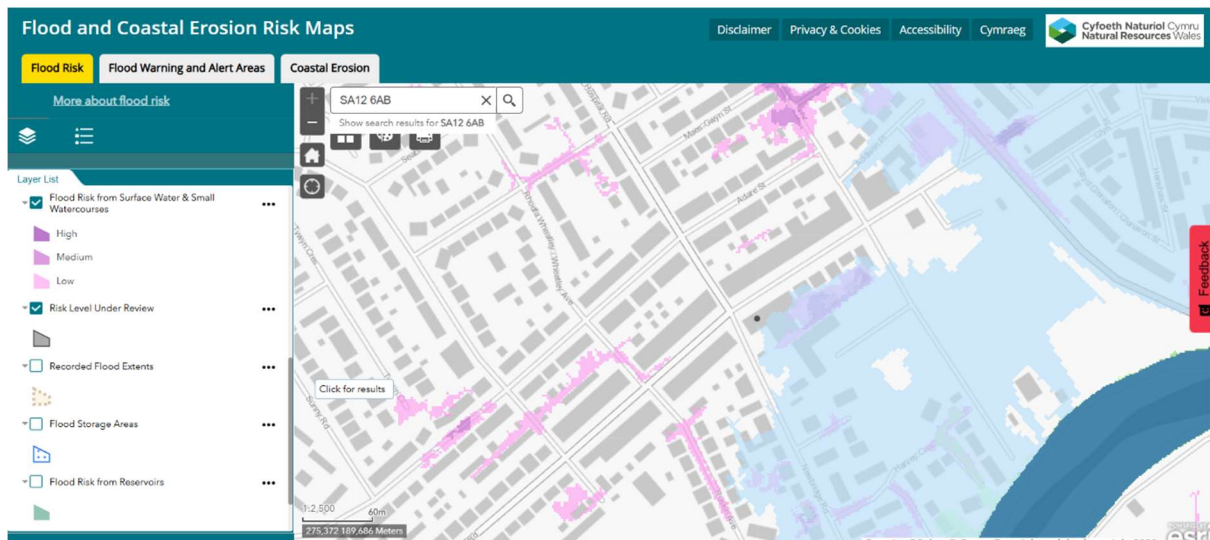
FLOOD MAP FOR PLANNING (APPENDIX 1)



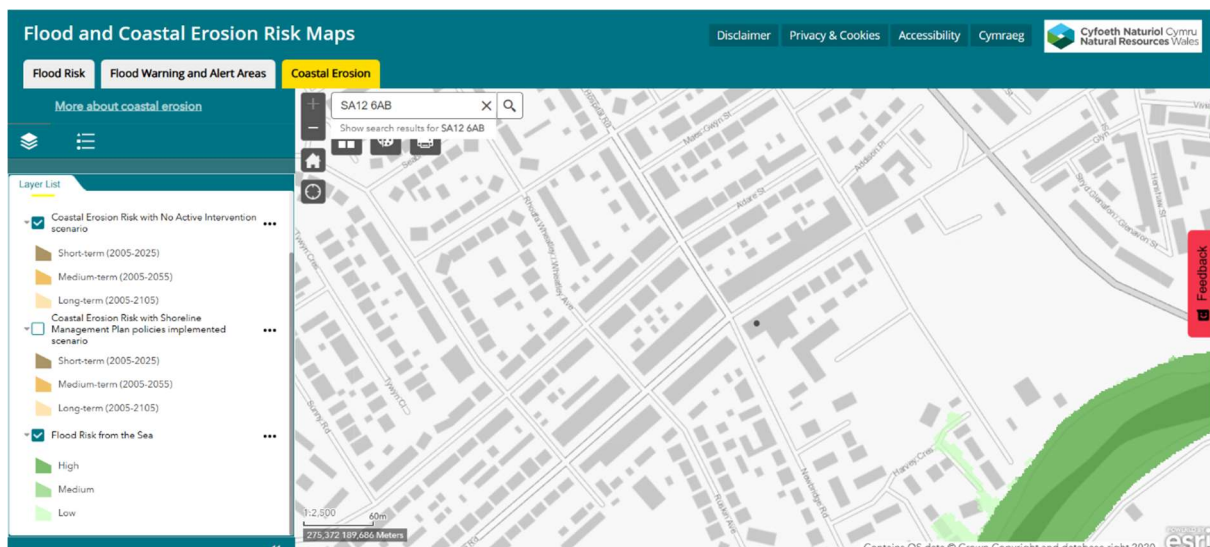
FLOOD RISK RIVERS (APPENDIX 2)



FLOOD RISK MAP SURFACE WATER (APPENDIX 3)



FLOOD RISK MAP COASTAL EROSION (APPENDIX 4)



FLOOD WARNING ALERT MAP (APPENDIX 5)

