

Croeserw Community Centre

Cymmer, Port Talbot

Proposed Health Centre



Flood Consequence Assessment

July 2026



107 Cowbridge Road East

CARDIFF, CF11 9AG

t: 029 2030 2521

INTENTIONALLY LEFT BLANK

DOCUMENT CONTROL

Project Number	2615
Project Title	Croeserw Community Centre
Client	Swansea Bay University Health Board
Document Title	Flood Consequence Assessment

Prepared by	Checked by	Verified by	Approved by
Steve Davis Director	Dave Williams Associate Director	Tony Owens-Redwood Director	Tony Owens-Redwood Director

Issue History

Issue	Revision date	Details
P01	06/07/2026	First Issue

Contents

1.	Introduction	1
2.	Site Description	1
3.	Development Proposals	2
4.	Planning Policy & TAN15	3
5.	Flood Risk	3
6.	Flood Consequences	7
7.	Climate Change	7
8.	Mitigation Measures	8
9.	Safe Access & Egress.....	8
10.	Conclusions.....	8

Figures

Figure 1. Site Location	1
Figure 2. NRW Development Advice Map	4
Figure 3. NRW Flood Risk Map	Error! Bookmark not defined.
Figure 4. NRW Flood Map for Planning	5

Appendices

- Appendix A – Proposed Site Plan
- Appendix B – NRW Flood Map
- Appendix C – Access & Egress Plan

1. Introduction

PHG Consulting has been commissioned to prepare this Flood Consequence Assessment (FCA) in support of a planning application for the proposed change of use of the existing Croeserw Community Centre to a Health Centre.

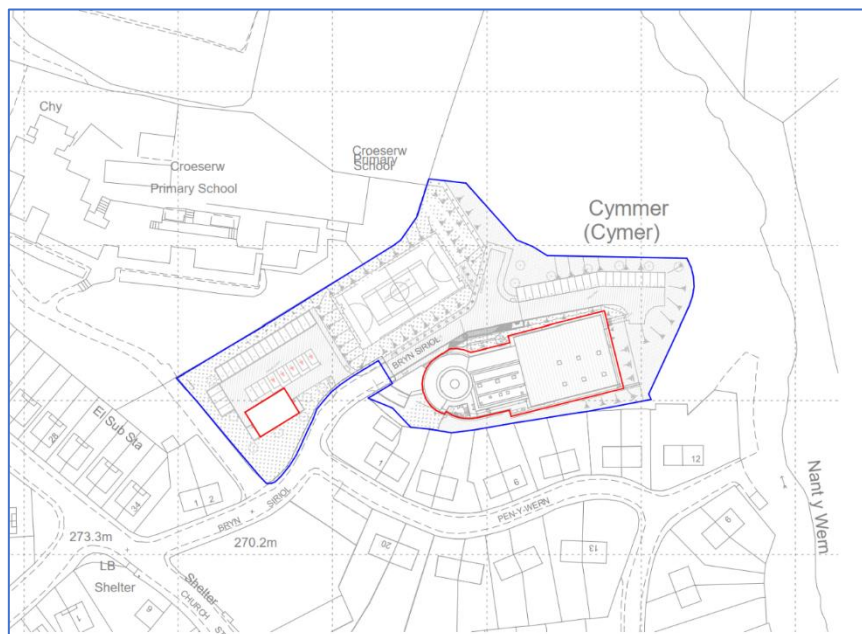
The report has been prepared in accordance with Technical Advice Note 15 (TAN 15) and is proportionate to the scale and nature of the proposed development.

2. Site Description

The site comprises an existing community centre with associated parking, access roads and external amenity areas. The site occupies a generally level development plateau with surrounding land falling away, particularly towards the north. The proposal does not involve redevelopment of the site but the continued use of the existing building following refurbishment.

The site covers an area of 0.79 Ha (1.95 Acres). The site is bound by residential development to the south and Croeserw Primary School to the west. To the north and east is open countryside. The site is located at National Grid reference SS870952 and is shown in Figure 1 below.

Figure 1. Site Location



3. Development Proposals

The proposals comprise predominantly a change of use and internal refurbishment of the existing building. External works are limited to minor foul drainage alterations and siting of a temporary building within an existing car park whilst works are carried out. Existing floor levels remain unchanged; there is no significant increase in impermeable area and no alteration to existing drainage outfalls.

External Drainage

The external drainage proposals were developed to accommodate revised foul drainage arrangements associated with the refurbishment works.

The proposals included:

- New foul drainage connections to the existing drainage network.
- Coordination with existing foul and storm drainage infrastructure.
- Retention and protection of existing drainage infrastructure where required.
- Minor adjustments to cover levels to suit revised external levels.

External Works (Temporary)

Erection of temporary building within an existing car park west of the site.

The proposals included:

- Erection of a new temporary site cabin.
- Temporary connections for foul drainage.

4. Planning Policy & TAN15

This assessment has been prepared in accordance with Technical Advice Note 15 (Development, Flooding and Coastal Erosion). The Planning Authority requested a proportionate FCA because small parts of the existing development are identified within the NRW Flood Map for Planning as Flood Zones 2 and 3 for Surface Water and Small Watercourses.

5. Flood Risk

TAN 15 is the planning guidance used in Wales to assess flood risk. A requirement of TAN 15 is that developers making planning applications on sites that are potentially at risk from flooding should consult with Natural Resources Wales and produce a Flood Consequence Assessment (FCA) to support their proposals. This assessment has been conducted in accordance with TAN 15: Development and Flood Risk.

Definition of Flood Risk

Flood risk is the product of the likelihood or chance of a flood occurring (flood frequency) and the consequence or impact of the flooding (flood consequence).

Flood Frequency

Flood frequency is identified in terms of the return period and annual probability. For example, a 1 in 100-year flood event has a 1% annual probability of occurring. Table 1 below provides a conversion between return periods and annual flood probabilities.

Return Period (years)	2	5	10	20	50	100	200	1000
Annual Flood Probability (%)	50	20	10	5	2	1	0.5	0.1

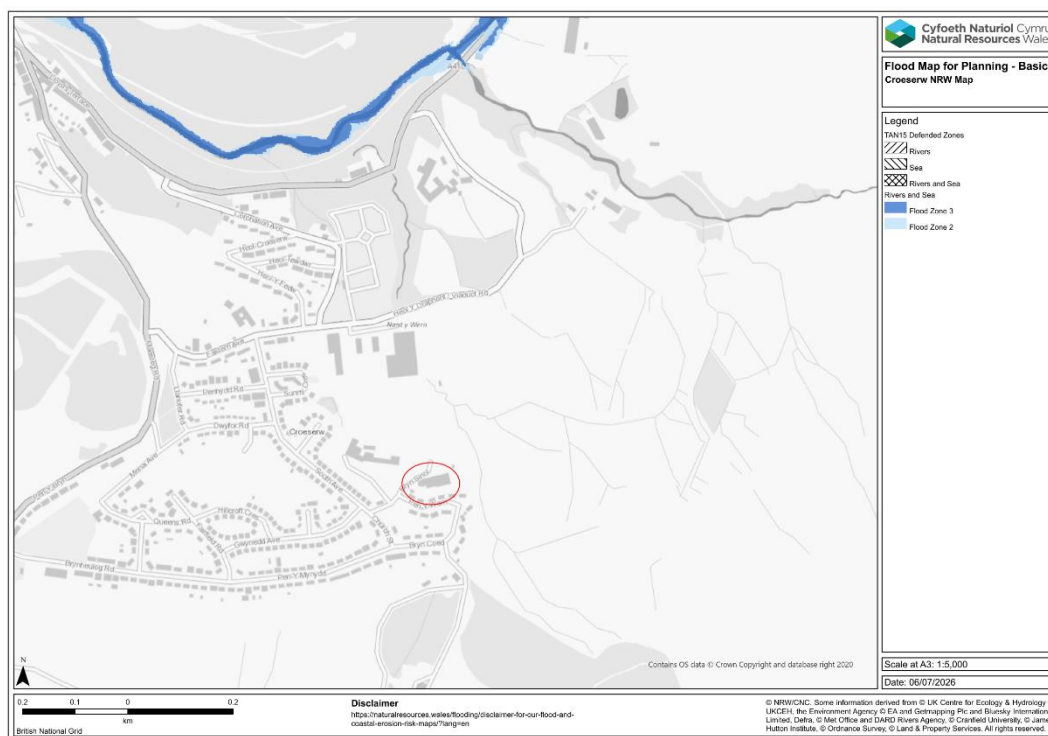
Table 1. Flood Probability Conversion Table

Flood Zone

The site lies entirely within Flood Zone 1 for Rivers and Sea on the NRW Flood Map for Planning. However, localised areas of the existing site are identified within Flood Zones 2 and 3 associated with Surface Water and Small Watercourses. These localised flood sources are considered separately within this assessment.

Flood Zone 1 is classified in TAN15 as an area with 'little or no risk of fluvial or tidal/ coastal flooding'. This means that there is no need to consider fluvial or tidal/coastal flood risk further in these areas. See Figure 2 overleaf.

Figure 2. NRW Development Advice Map



Flood Risk Vulnerability Classification

The proposed development comprises the change of use of an existing building to a community health centre providing primary healthcare services. As the proposal is located within Flood Zone 1 for Rivers and Sea, the principal consideration is the localised areas of surface water and small watercourse flooding identified on the NRW Flood Map for Planning. These potential flood consequences are assessed within this report

Flood Risk Vulnerability Classification and Flood Zone Compatibility

The site is located within Flood Zone 1 for Rivers and Sea. Localised areas of Flood Zones 2 and 3 associated with Surface Water and Small Watercourses have been assessed separately within this report and do not materially affect the acceptability of the proposed development.

Flooding from other sources

Flooding from other sources has been assessed and is summarised below. Relevant NRW mapping is presented in Figures 3 and 4. Appropriate mitigation measures have been incorporated where necessary.

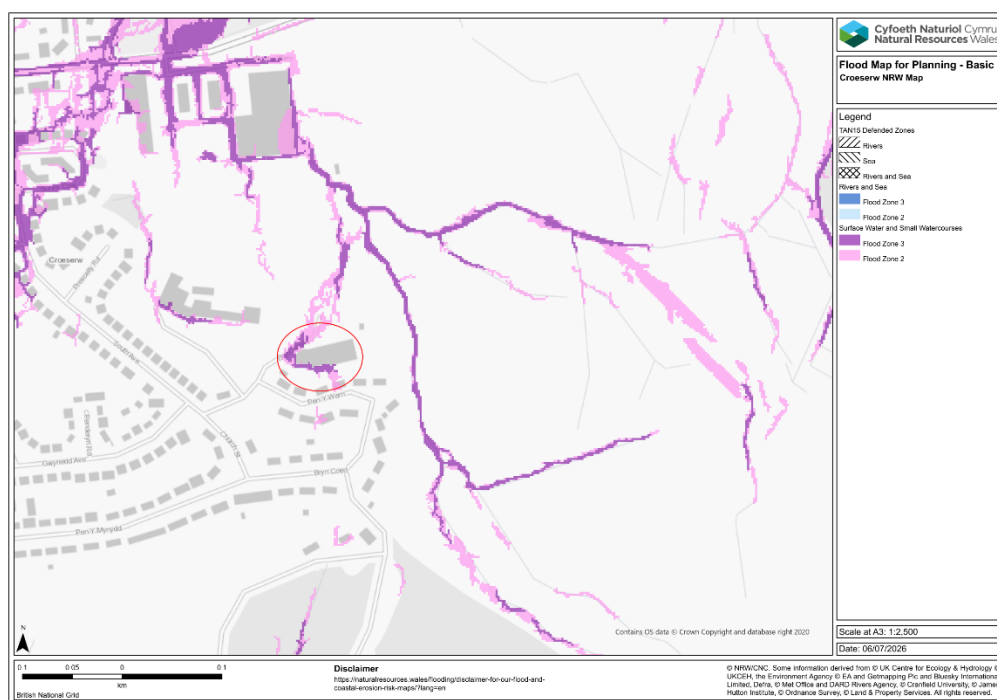
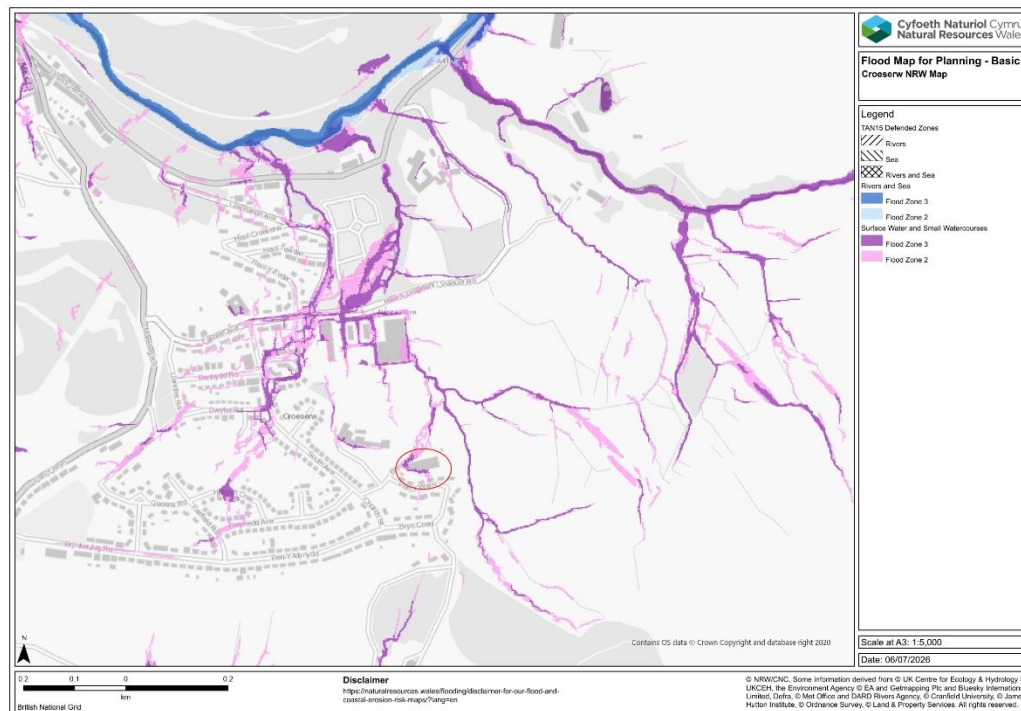


Figure 3. NRW Flood Map for Planning

Flooding from other Sources - Flood risk from Rivers and Sea

The site lies within Flood Zone 1 for Rivers and Sea and is therefore considered to be at very low risk from fluvial and tidal flooding.

The closest area at risk is located 500m to the north of the site associated with the River Afan is therefore considered very low risk for the site.

Flooding from other Sources – Coastal, tidal, and estuarine

Due to the elevated position the proposed development site is remote from coastal, tidal, and estuarine waters hence there is little, or no risk associated with this source.

Flooding from other Sources – Surface Water

The NRW Flood Map for Planning identifies localised areas of Flood Zones 2 and 3 associated with surface water and small watercourses affecting limited parts of the existing building footprint and external areas. These areas reflect existing localised ponding and overland flow paths.

Areas of low risk are identified towards the west of the main building and then towards the car park to the north of the site at a lower level.

The new temporary site cabins are located approximately 40m west of the indicated surface water flood extents flood extents and are not affected.

Natural Resources Wales Flood Risk Assessment maps characterise the risk of flooding due to surface water sources as below:

- Surface water Low risk or Zone 2 flood zone - Low means that each year, this area has a chance of flooding between 1 in 1000 (0.1%) and 1 in 100 (1%).
- Surface water medium risk or Zone 3 flood zone - Medium means that each year, this area has a chance of flooding between 1 in 100 (1%) and 1 in 30 (3.3%).

It is apparent from the sites existing levels etc. that the levels within the site boundary are plateaued with the main building being 2-3m higher than the north of the site and flows would naturally fall north away from the building.

It is also worth noting that the proposed works to the building are primarily a refurbishment of the existing building with minor changes externally. Accordingly, the proposed development will not increase flood risk on or off the site.

6. Flood Consequences

The proposal does not introduce new built development into an undeveloped area, nor does it lower existing finished floor levels or obstruct established overland flow routes. The works are limited in extent and do not increase runoff or displace flood storage.

The proposals do not alter existing ground levels to any significant degree, do not introduce additional vulnerable built development and do not impede existing overland flow paths. Consequently, flood behaviour both on and off the site will remain effectively unchanged following development.

In addition to the above the site levels allow for any surface water runoff and flood flows created during an exceedance event or failure of the drainage system to be routed away from buildings, and adjacent boundaries to manage and contain flows within the development boundary where possible, whilst emergency, remediation or maintenance measures can be undertaken.

As mentioned, there are small areas within the current development showing estimated flooding from surface water run-off, which is common for existing developments such as this. This is due to localised low points within the current development plateau that naturally fall north away from the main building.

For consideration of the potential risk of flooding along the lower western boundary, we have also considered potential Access & Egress from the development in extreme events. This will be achieved via the many site accesses and routes north-east towards the eastern car park. Please refer to Appendix C.

7. Climate Change

The proposal represents the continued use of an existing building with only limited external alterations. Existing drainage arrangements and exceedance routes remain substantially unchanged. Accordingly, the development is not expected to increase flood consequences as a result of future climate change and remains consistent with the precautionary approach advocated by TAN15.

8. Mitigation Measures

- Existing finished floor levels remain unchanged and are not reduced as part of the proposals
- Existing drainage infrastructure retained and protected.
- No significant increase in impermeable area.
- Existing exceedance flow routes maintained.
- Local regrading directs runoff away from entrances.
- Routine inspection and maintenance of drainage infrastructure.
- The temporary building is located approximately 40 m west of the mapped surface water flood extents.

9. Safe Access & Egress

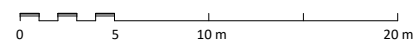
Access and egress remain available via the eastern car park and surrounding circulation routes. The limited areas identified as susceptible to localised surface water ponding do not prevent occupants from reaching areas of refuge during an extreme event.

10. Conclusions

The proposed development is acceptable in flood risk terms. The site lies within Flood Zone 1 for Rivers and Sea, while only limited areas are identified within Flood Zones 2 and 3 for Surface Water and Small Watercourses. The proposal principally comprises a change of use with minor external works, does not increase runoff or flood risk, maintains existing exceedance routes and provides safe access and egress.

In summary, the proposed change of use does not increase flood risk on or off the site, maintains existing drainage and exceedance flow routes, and is therefore considered acceptable in flood risk terms in accordance with TAN15.

Appendix A – Proposed Site Plan



Appendix B – NRW Flood Maps

Flood Map for Planning - Basic
Croeserw NRW Map

Legend

TAN15 Defended Zones

- Rivers
- Sea
- Rivers and Sea

Rivers and Sea

- Flood Zone 3
- Flood Zone 2



Contains OS data © Crown Copyright and database right 2020

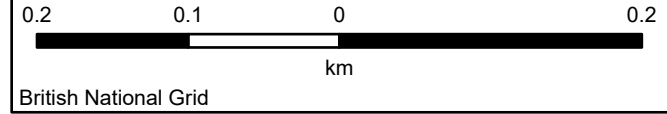
Scale at A3: 1:5,000

Date: 06/07/2026

Disclaimer

<https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-maps/?lang=en>

© NRW/CNC. Some information derived from © UK Centre for Ecology & Hydrology © UKCEH, the Environment Agency © EA and Getmapping Plc and Bluesky International Limited, Defra, © Met Office and DARD Rivers Agency, © Cranfield University, © James Hutton Institute, © Ordnance Survey, © Land & Property Services. All rights reserved.



Flood Map for Planning - Basic
Croeserw NRW Map

Legend

TAN15 Defended Zones

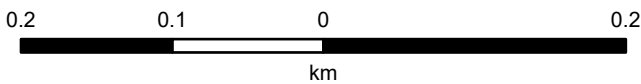
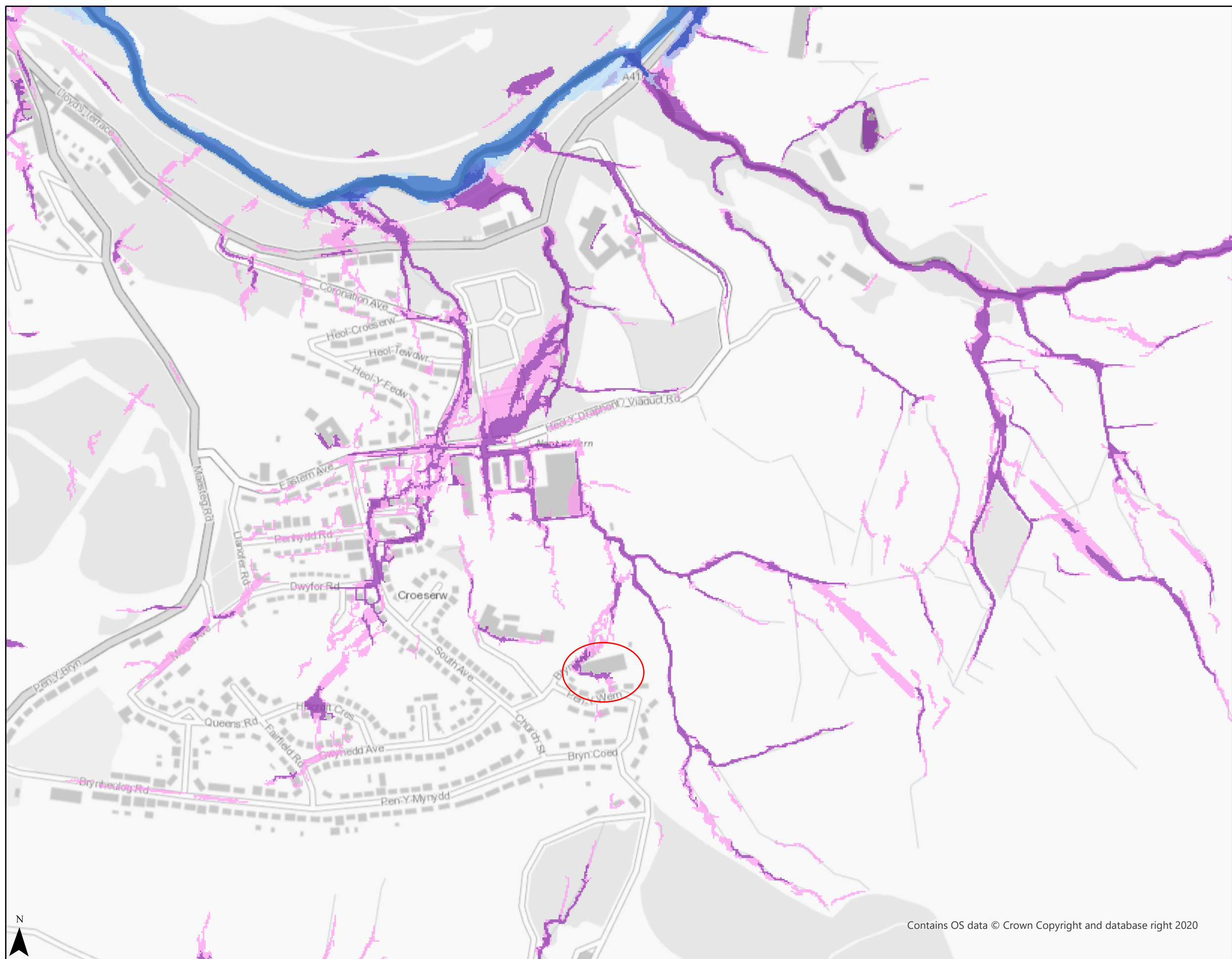
-  Rivers
-  Sea
-  Rivers and Sea

Rivers and Sea

-  Flood Zone 3
-  Flood Zone 2

Surface Water and Small Watercourses

-  Flood Zone 3
-  Flood Zone 2



British National Grid

Disclaimer

<https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-maps/?lang=en>

Contains OS data © Crown Copyright and database right 2020

Scale at A3: 1:5,000

Date: 06/07/2026

© NRW/CNC. Some information derived from © UK Centre for Ecology & Hydrology © UKCEH, the Environment Agency © EA and Getmapping Plc and Bluesky International Limited, Defra, © Met Office and DARD Rivers Agency, © Cranfield University, © James Hutton Institute, © Ordnance Survey, © Land & Property Services. All rights reserved.

Flood Map for Planning - Basic
Croeserw NRW Map

Legend

TAN15 Defended Zones



Rivers



Sea



Rivers and Sea

Rivers and Sea



Flood Zone 3



Flood Zone 2

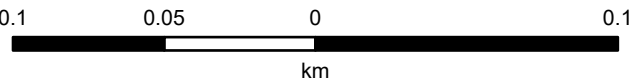
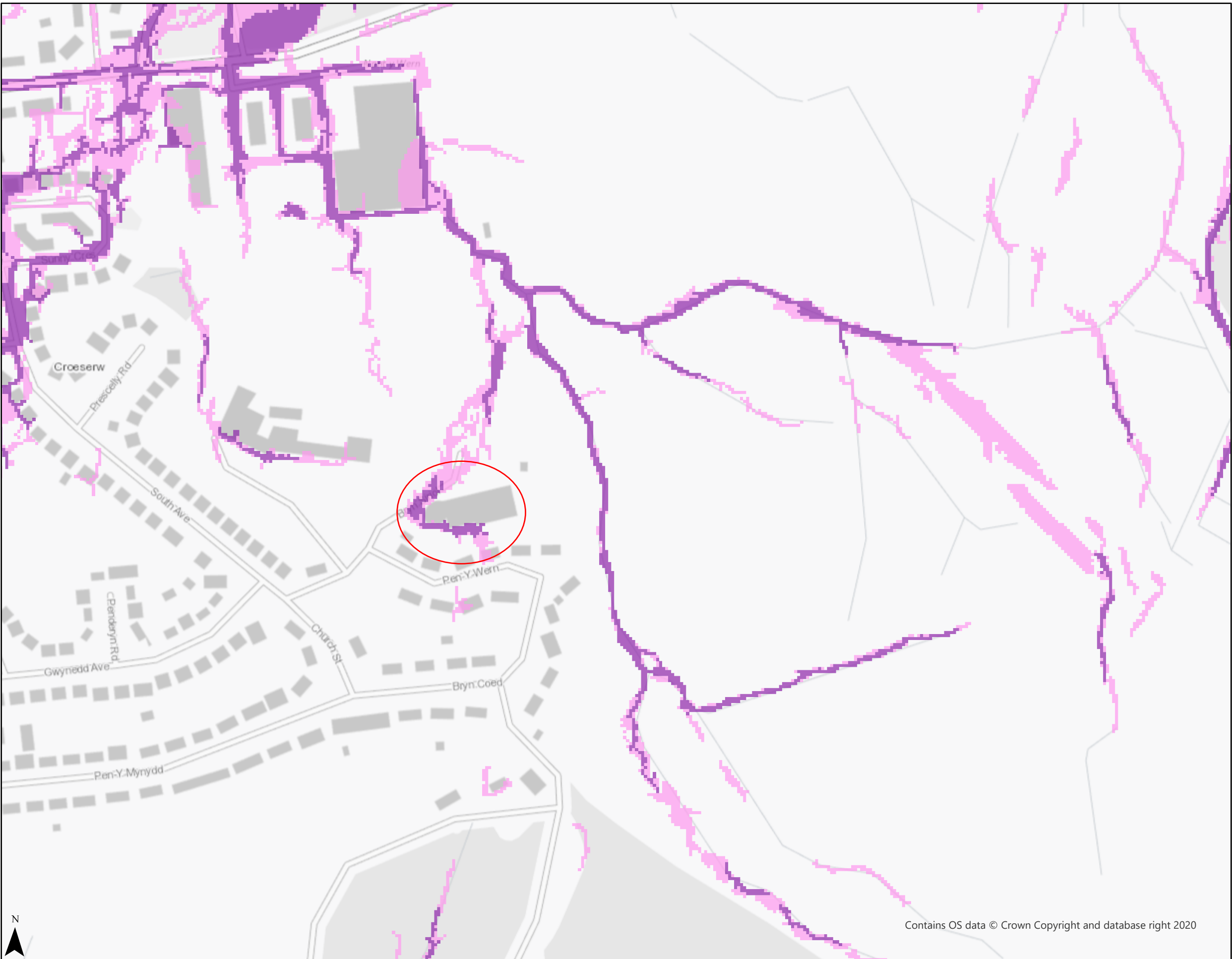
Surface Water and Small Watercourses



Flood Zone 3



Flood Zone 2



British National Grid

Disclaimer

<https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-maps/?lang=en>

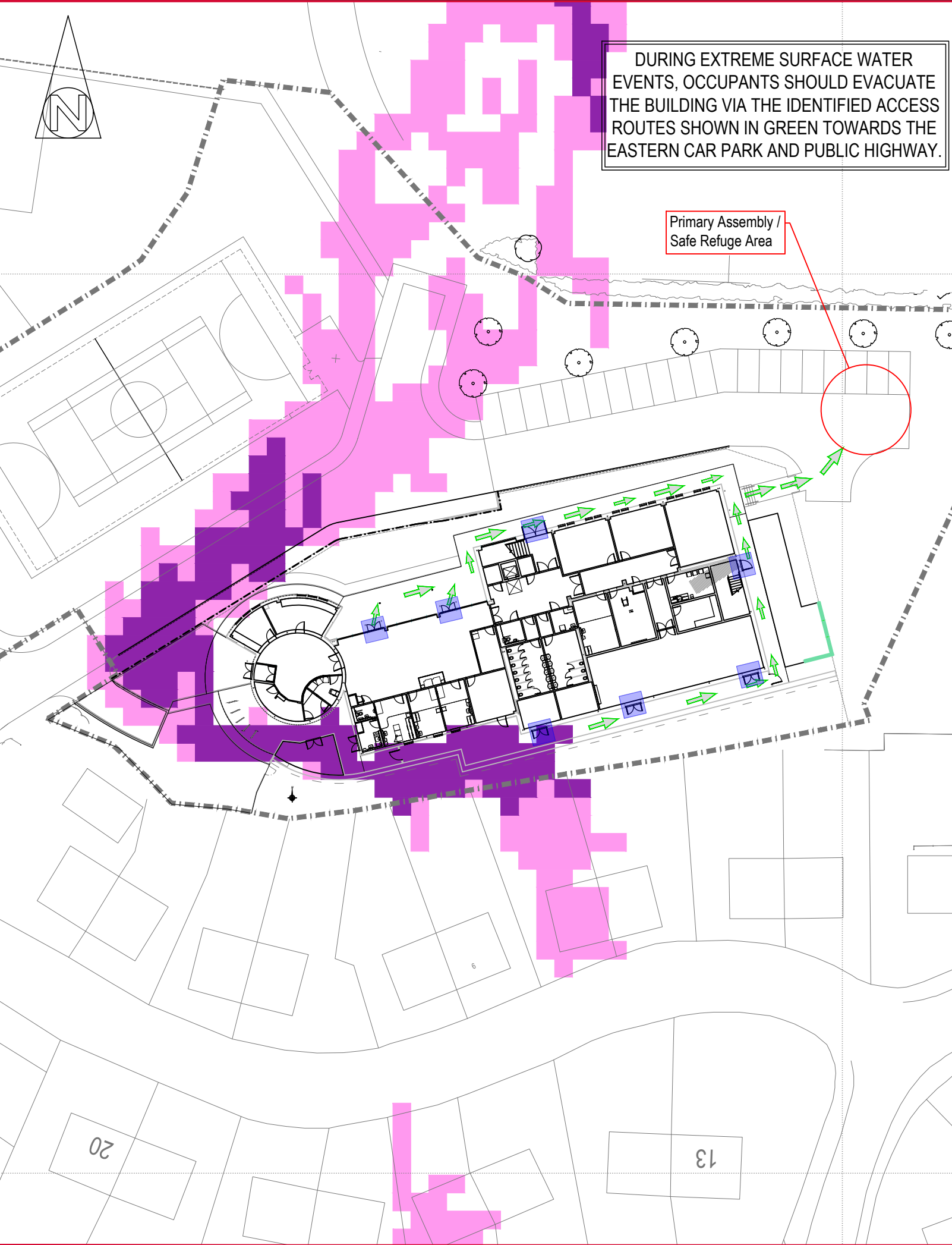
Contains OS data © Crown Copyright and database right 2020

Scale at A3: 1:2,500

Date: 06/07/2026

© NRW/CNC. Some information derived from © UK Centre for Ecology & Hydrology © UKCEH, the Environment Agency © EA and Getmapping Plc and Bluesky International Limited, Defra, © Met Office and DARD Rivers Agency, © Cranfield University, © James Hutton Institute, © Ordnance Survey, © Land & Property Services. All rights reserved.

Appendix C – Access & Egress Plan



Check flood warnings and river levels
Check NRW flood map for the latest information or [call Floodline on 0345 988 1188](tel:03459881188).
Check river levels, rainfall and sea data.

- What to do if you are about to flood**
- Get your flood kit.
 - Prepare to move people and in your property to a safe place.
 - Move important and valuable items.
 - Move or weigh down any large or loose items outside.
 - Put flood gates and other protection equipment in place (if available).
 - Turn off gas, electricity, and water.
 - Do not touch plugs and other sources of electricity when standing in flood water.
 - Move cars to higher ground or outside the flood risk area.

- Help stop water entering your property**
- Block water entering through doors and windows with sandbags, or plastic bags filled with soil or heavy objects.
 - Cover airbricks and vents.
 - Block sinks, baths and toilets and weigh down with heavy objects.
 - Block water inlet pipes with towels or cloths.

- Reduce damage if water does enter your property**
- Move lightweight items of furniture.
 - Throw curtains or blinds over the rail out of reach of flood water.
 - Lift items you can't move with bricks or a pallet and cover the bottom with plastic.

What to do if you get a flood warning or alert
Flood Alert. Be prepared.

- prepare a flood kit of essential items
- monitor local river or water levels
- check the 5 day flood risk.

Flood Warning. Immediate action required.



- move people to a safe place
- turn off gas, electricity and water supplies if it is safe to do so
- put flood protection equipment in place

Severe Flood Warning. Danger to life.



- stay in a safe place with a means of escape
- be ready to leave the property
- cooperate with the emergency services
- call 999 if you are in immediate danger

Flood warning service

NRW warning service covers around 60% of the properties at risk of flooding from main rivers or the sea in Wales.

Move to a safe place

- Move to an upstairs room with a window.
- You can use this as an escape route if the emergency services tell you to evacuate.
- Find a safe place if you don't have an upstairs. You might have to leave your property if it is safe to do so.

Report a flood

Find out who to contact if you want to report a problem with flooding.

Problems with gas, electricity or sewerage

For sewer flooding, or if your toilet or sink is backing up during floods please call your local water company.
To report a gas or carbon monoxide emergency call 0800 111 999.
Call 105 to report power cuts to your electricity supplier.

Report animals in danger or distress

Call the RSPCA emergency number: 0300 1234 999.
Do not put your life or someone else's life in danger to rescue an animal.

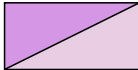
Sandbags

Find out how to prepare for a flood and choose the right products to protect your property.
If you need sandbags, contact your local authority. They may have some available during a flood.
If they do not supply sandbags, you can buy your own from DIY stores and builder's merchants.

What to do if you are evacuated

Listen to advice from the emergency services and evacuate when told to do so.

Legend

Estimated Surface Water Flooding (NRW)

Safe Access & Egress Route

Building Exit Point

REV.	DATE.	DETAILS.	AMENDMENTS	BY.	CHK.

CLIENT:



Bwrdd Iechyd Prifysgol
Bae Abertawe
Swansea Bay University
Health Board



**CONSULTING
ENGINEERS**

PHG CONSULTING LTD
107 COWBRIDGE ROAD EAST
CARDIFF, CF11 9AG

T : +44(0)29 2030 2521
E : enquiries@phg-consulting.com
W : www.phg-consulting.com

X @PHG_consulting
www.linkedin.com/company/
phg-consulting-engineers

PROJECT:
Croeserw Community Centre

DRAWING TITLE:
Access & Egress Plan

DRG NO.	PROJECT	ORIGIN	VOLUME	LEVEL	TYPE	ROLE	NUMBER
2615-PHG-XX-ZZ-DR-C-2001							
DRAWN: SJD	CHK: DRW	PHG JOB NO. 2615	SCALE(S) AT A3: 1:500				
DATE: July 2026	SUITABILITY: TENDER	REV: P02	STATUS: S2				