Flood Warning & Evacuation Plan

62-62B Station Road, Port Talbot, SA13 1LZ

19 June 2026

Maximus Okwor

ASHFIELD
SOLUTIONS GROUP

Document Control

Client	Maximums Okwor
Report Title	Flood Warning & Evacuation Plan – 62-62B Station Road, Port Talbot, SA13 1LZ
Report Reference	245226-F03
Report Status	Final
Prepared by	N. Clarke
Checked by	H. Fisher
Approved by	A. Pullman
Date of Issue	19/06/2026
Issue Method	PDF

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Distribution

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1. Introduction

1.1 Authorisation and Context

Ashfield Flood Risk Solutions Limited ("Ashfield") were commissioned by Atrium Planning on behalf of Maximus Okwor ("the client") to undertake a Flood Warning and Evacuation Plan ("FWEP") in support of a planning application for the conversion and change of use of a derelict mixed-use building, at 62-62B Station Road, Port Talbot, SA13 1LZ ("the site"). This scheme comprises of nine residential flats on the upper floors of the building and the retention of three commercial units on the ground floor.

A Flood Consequence Assessment (FCA) has been completed by Ashfield and should be read in conjunction with this report.

1.2 Purpose of the Plan

The overall aim of this FWEP is to provide a site-specific action plan to ensure that all staff occupying the commercial stores on the ground floor are fully informed regarding the risk of flooding and know what actions to take, should a flood event be predicted to occur. This FWEP also seeks to ensure staff safety in relation to access/egress around the site, and that the staff will be able to safely evacuate the site in a timely manner, if required, prior to the onset of any projected local flooding.

This FWEP will ensure that flood warning procedures and subscription details to the Natural Resources Wales (NRW) flood warning systems are made available for the users of the site.

1.3 Limitations

This document has been devised specifically for the purposes of flood response, in the context of the proposed conversion of the building. Ashfield has used NRW flood mapping data as part of the analysis of flood risk, understood to be the most up to date data available at the time of writing.

1.4 Site Location

The site is located in the town centre of Port Talbot, within the postcode SA13 1LZ. The site currently comprises of two commercial buildings, which can be accessed from Station Road to the west or an unnamed access road to the east of the site, which connects to Forge Road to the North and Glan Afan to the southeast. The site is surrounded by commercial properties to the north, south and west, and residential buildings to the east.

2. Flood Risk Summary

Table 1 provides a summary of the classification of risk to the site from all potential flood sources.

Table 1 – Flood Risk Summary

Flood Source	Risk Rating	Description of Classified Risk
Tidal	Low	The site lies approximately 130m to the south-east of the nearest tidal extent of the River Afan; therefore, NRW's flood risk map for flooding from the sea indicates no risk of flooding.
Fluvial	Present - Low to Moderate Future – High	The NRW Flood Map for Planning (FMFP) indicates that the proposed development is within Flood Zone 3, this risk is derived from the River Afan located 130m north-west of the site; however, it also indicates the site lies within a TAN15 Defended Zone (providing protection up to the 1 in 100 year event). The Port Talbot Flood Model (undertaken by JBA Consulting in May of 2016) indicates the site is outside of flooding extents up to the 1 in 100 year event + 30% CC, where flood depths up to 0.58m are projected at the building footprint. The 1 in 1000 year event + 30% CC is projected to flood the building footprint with depths of up to 1.51m. Therefore, the overall risk to the site from fluvial flooding in the present day is low to moderate, and high in the future when accounting for climate change. Station Road (to the west) is indicated to remain flood free up to the 1 in 100 year plus climate change event, which is projected to affect the entire road. However, access to the site via the unnamed access road (to the east of the site) from another unnamed road parallel to Forge Road, is projected to remain unaffected up to the 1 in 1000 year event. As shown in Figure 1, flooding is projected to impact all viable routes from both the east and the west of the site.
Surface Water	Low	The NRW FMFP indicates that the site is in Flood Zone 3 for surface water flooding. The NRW FRAW Surface Water and Small Watercourses flood mapping indicates that the building is at risk of surface water flooding from the medium annual probability (≥1% - <3.3%) scenario with depths of 0.3m - 0.9m encroaching upon the building footprint (as shown by National Flood Hazard Mapping). However, considering that the ground floor is classified as a 'less vulnerable' development and that the projected flooding only marginally encroaches upon the footprint, the overall risk of surface water is low. Depths of 0.3m - 0.9m are projected to flood Station Road (to the west) during the Low probability event. However, as shown in Figure 2, nearly the entirety of viable routes to the east are flood free throughout all modelled return periods, only a portion of the unnamed access road is projected to be impacted by depths of 0.3m - 0.9m.
Groundwater	Low to Moderate	Upon review of the Neath Port Talbot County Borough Council Preliminary Flood Risk Assessment (PFRA) (2011), it was indicated that the site is located within an area more than 75% susceptible to groundwater flooding.
Artificial Sources	Low	Eight sewer flooding incidents have occurred in the Port Talbot ward between 1990 and 2021; however, there was no evidence to suggest any flooding from artificial sources to the site itself.
Reservoir Failure	Low	The site is located outside of the flooding extent from any reservoirs. Furthermore, current legislation states all reservoirs are inspected regularly and the likelihood of failure occurring is low.

The main sources of residual risk at the access points to the site are considered to be fluvial and surface water/small watercourse. Section 3 therefore focuses on these sources, for the lifetime of the proposed development.

Figure 1 – NRW Flood Risk from Rivers

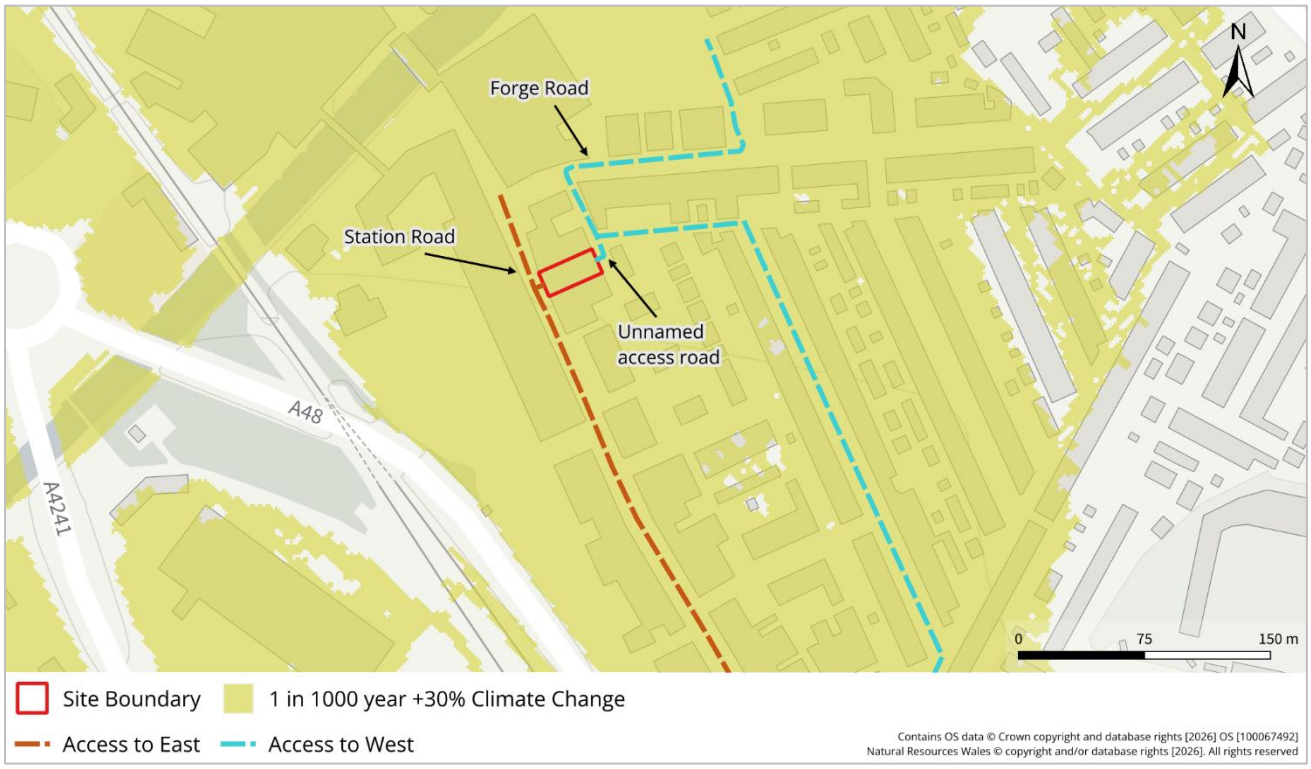


Figure 1 – NRW Risk of Flooding from Surface Water and Small Watercourses

3. NRW Flood Warning

A Flood Warning & Evacuation Plan is required to ensure all staff are aware of the risk and are able to safely evacuate and/or seek refuge, prior to the onset of a flood.

3.1 Flood Information Service

The NRW website provides up to date flood warning information based on address/postcode locations, using the link: https://naturalresources.wales/flooding/check-flood-warnings/?lang=en.

Furthermore, Floodline can be called to receive up-to-date flooding information through the following number: 0345 988 1188. The postcode for the site is: SA13 1LZ

Signing up for the NRW Flood Warning Service is required to be undertaken by the business owner or designated manager responsible and all staff. The service is free, and information is provided through telephone, mobile, email, SMS text message or fax. The information provided through these channels would be based on continually updated information that would also be available on the aforementioned NRW website. Registration for this service can be carried out over the phone (0345 988 1188) or by using the following link: https://naturalresources.wales/flooding/sign-up-to-receive-flood-warnings/?lang=en

Once registered, warnings will be issued up to two days in advance. All staff should be aware of this FWEP, its contents and location.

The flood alert area that the site is located within is illustrated in Figure 3 overleaf for reference (Ref: 102WAFF19) Rivers Afan and Kenfig). The site location within the flood warning area, is illustrated in Figure 4 for reference, (Ref: 102FWF109B) (River Afan at Port Talbot).

Figure 3 – Flood Alert Area for the site location

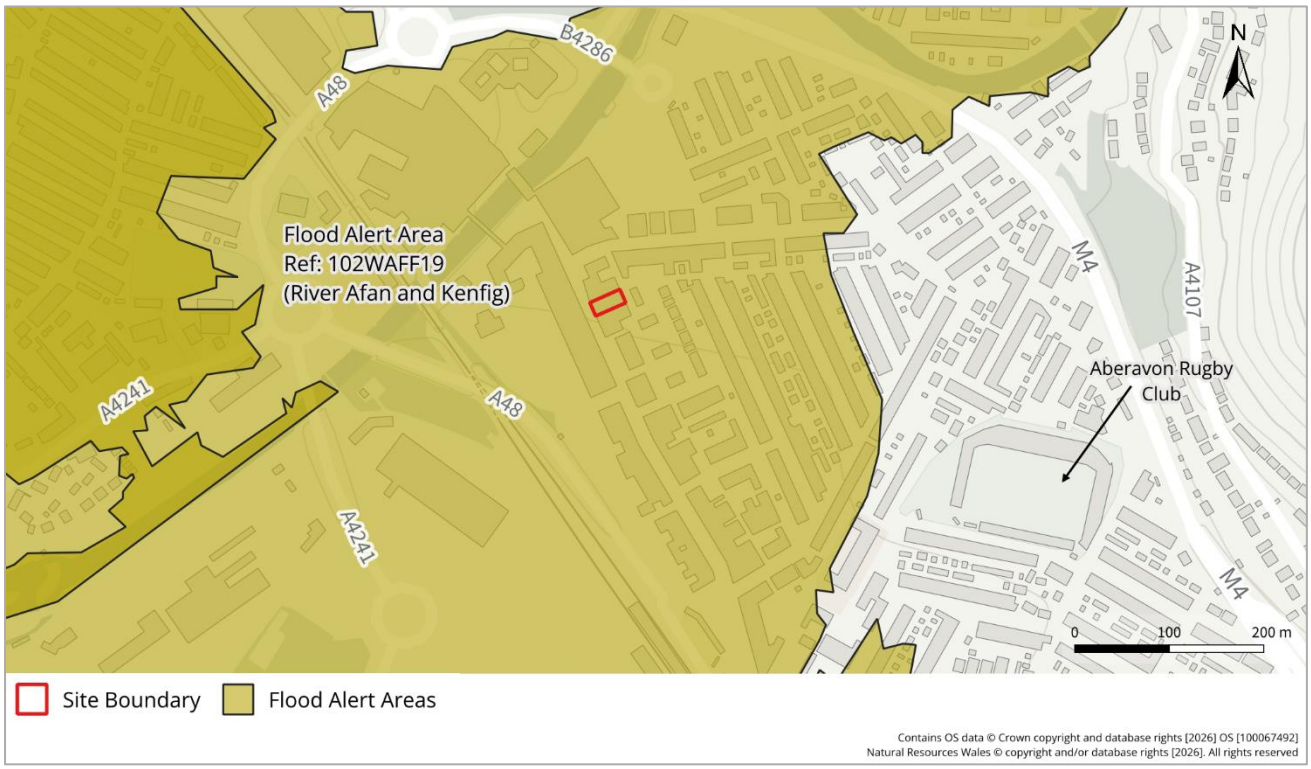
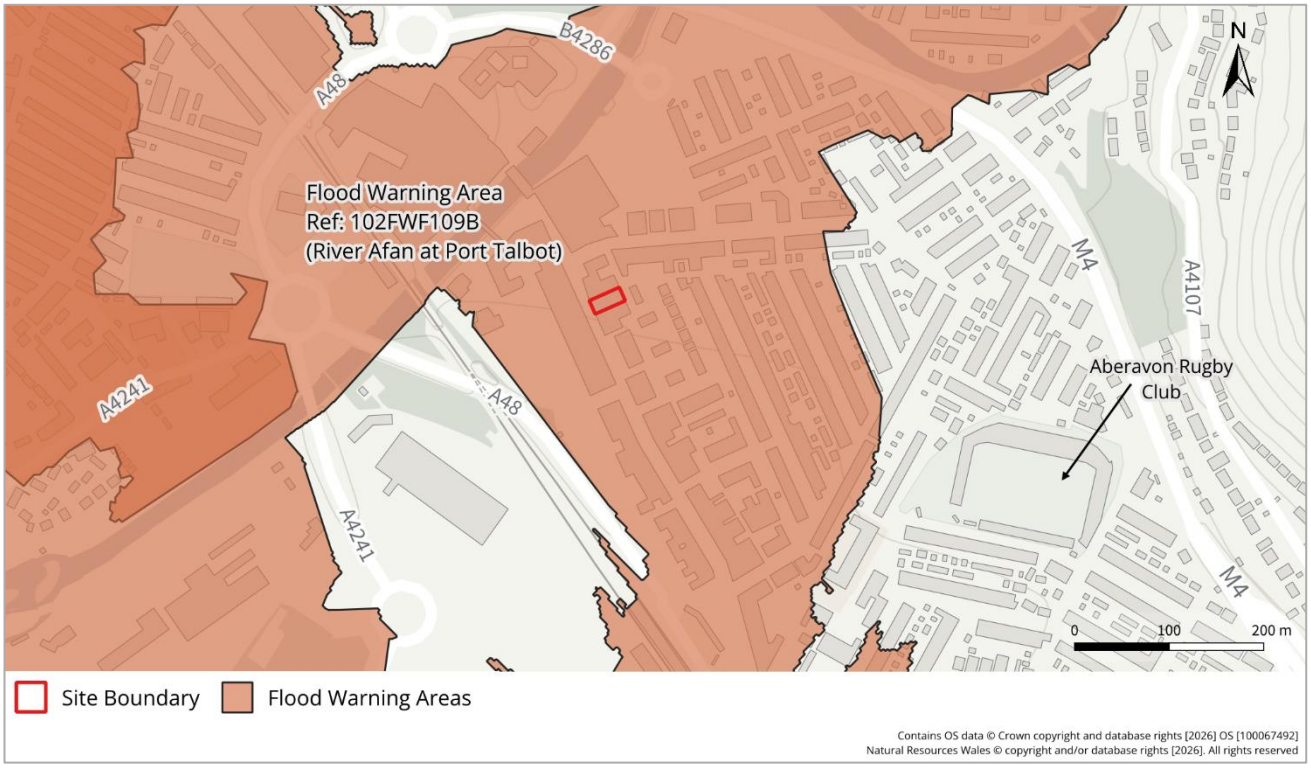


Figure 4 – Flood Warning Area for the site location



3.2 NRW Flood Warning Codes

Flood warnings are issued at differing levels of magnitude, defined as "flood warning codes" based on the latest NRW guidance[1]. These codes relate to the level of risk that the site is potentially at, and each one is outlined below.

Disclaimer
Where possible, Ashfield has provided site specific advice that provides an increased level of understanding of what actions may need to be taken for the differing levels of flood warning severity on site. The responsibility of engaging with the correct information providers and carrying out specific actions that relate to the severity of warning lies with the business owner or designated manager responsible. Information on flood warnings can be sought using the direct links provided within this FWEP.

3.3 Five Day Forecast

"Be aware. Think ahead. Keep an eye on the weather situation".

Forecasts are updated daily on the Flood Information Service and more frequently for situations of increased flood risk. NRW work with the Joint Flood Forecasting Centre, based at the Met Office in Exeter to provide a five-day assessment of flood risk from all sources on a county scale.

National mapping within this interface will show one of four levels of risk for each county:

1. Green = **No risk** of flooding.
2. Yellow = **Low risk** of flooding.
3. Amber = **Medium risk** of flooding.
4. Red = **High risk** of flooding.

3.4 Flood Alert

"Flooding is possible. Be prepared".

A *Flood Alert* shall be issued between two hours and two days in advance depending on the confidence of the prediction methods. This may be triggered by weather forecast predicting intense rainfall within the vicinity of the site or further upstream.

Site Specific Action
This magnitude of warning should trigger an increased level of awareness on site. Whilst flooding is not expected during most events, significant flooding may occur during extreme fluvial events associated with the River Afan. Therefore all residents are recommended to:

- Be made aware that this warning is in place and be kept informed;

[1] https://naturalresources.wales/flooding/managing-flood-risk/how-we-forecast-floods-issue-warnings-and-assess-flood-risk/?lang=en

- Be mindful of potential areas of localised water accumulation to areas on-site that are used by staff, customers and by the public and report these instances immediately;
- Periodic checking of the NRW website, Floodline and Flood Information Service should be carried out every two hours to establish whether the Flood Alert has been de-escalated, or escalated to a higher level (Flood Warning or Severe Flood Warning); and,
- Keep informed of any updates.

3.5 Flood Warning

"Flooding is expected. Immediate action required".

Flood Warnings are issued half an hour to one day in advance of potential flooding occurring, depending on the accuracy of the prediction methods. This may be triggered by high tides combined with strong winds; and/or forecasted heavy rainfall within close proximity or upstream of the site.

Site Specific Action

A *Flood Warning* would warrant an increased level of vigilance and include the following recommended actions:

- Ensure that any localised accumulation of water is identified and monitored outside of the site and wider area;
- Ensure that all access and egress routes are still fully passable and not being encroached by flood water;
- All staff and customers should evacuation the site at this point (See Section 4);
- Periodic checking of the Flood Information Service should be carried out every two hours to establish whether the *Flood Warning* has been de-escalated or escalated to a higher level (*Severe Flood Warning*); and,
- Ensure the business owner or designated manager contacts any forward bookings placed over the following days to forewarn of the Flood Warning and offer opportunity for plans to be altered/re-booked for a later date.

3.6 Severe Flood Warning

"Severe flooding. Danger to life".

A *Severe Flood Warning* poses a significant risk to life or significant disruption to local communities or infrastructure. Escalation to this level would be triggered by:

- Actual flooding being identified where it poses significant risk to life;
- Breach of flood defences or failure of a flood barrier; and/or,
- Specialised knowledge of the area that warrants its escalation.

Site Specific Action
When a Severe Flood Warning is in place, the following actions are recommended to be undertaken:

- Usually, this level of risk warrants that access to the site should be avoided. Evacuation will have already been taken from issue of a Flood Warning;
- Continual monitoring of the NRW website, Floodline and Flood Information Service, as well as local media to understand the potential length and magnitude of the risk;

- Communication directly with NRW;
- Communicate with anyone that is due to arrive on-site that access is temporarily unavailable until this warning has been downgraded or subsided; and,
- The site should not be accessed until confirmation can be sought that the Severe Flood Warning has been removed, and further clarification from the emergency services has been given that safe access to site has been restored.

3.7 Alert No Longer in Force

"No further flooding is currently expected for your area".

When flood alerts are no longer in force, this means that the risk of flooding has subsided, and no further flooding is expected. This decision will have been triggered through the judgement of professionals and discussions with partners which are in agreement for this to occur.

Site Specific Action

Should flooding have occurred on site, it should be initially evaluated whether access has been fully re-established to site. This should be done in conjunction with NRW, Emergency Services, and any other parties. Moreover, forward communication should be conducted for parties who may be due to arrive, providing an opportunity for re-scheduling.

The scope of this FWEP does not cover any further actions that should be undertaken on site should severe damage have occurred. In this instance, the relevant person(s) should work alongside NRW and relevant authorities to establish whether it is safe to access the site.

4. Evacuation Plan

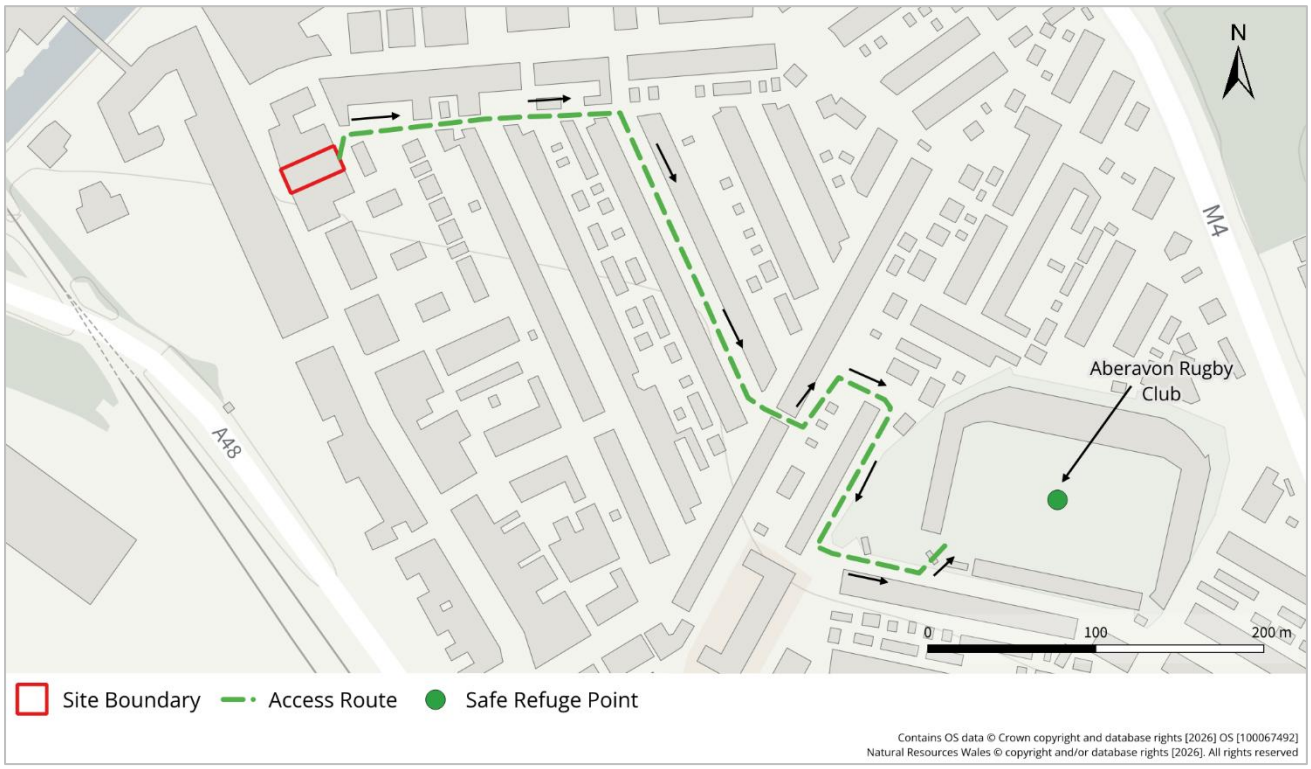
4.1 Introduction

An evacuation plan is required to ensure that a safe egress route has been provided to a safe refuge point should flooding be identified to occur at the site or along any important access routes.

4.2 Safe Refuge Point

A safe refuge area is to be established and not located where potential flooding could occur. Based upon this, it is recommended that the site is evacuated prior to a flood event occurring. Figure 5 shows the site location in relation to nearest appropriate public point of safe refuge, which is not liable to flooding (Aberavon Rugby Club). This location has been selected as the Aberavon Rugby Club as it is situated at a higher elevation than the high street. It is also located outside of the modelled flood extents, including the 1 in 1000 year flood event, and can be accessed prior to the onset of flooding.

Figure 5 - Safe Evacuation Route



Safe Refuge Point Location Description & Address: Manor St, Port Talbot SA13 1AB

XY Coordinates: 277079, 189819

Access: The refuge point can be accessed by vehicle or by foot due to the distance of the building being approximately 417m away (as the crow flies – 650m by road).

Should the safe point of refuge be changed in future, based upon further advice from the Local Authority or NRW, this will need to be fully communicated to all users of this FWEP.

4.3 Evacuation Procedure

Following the flood warning guidelines seen in Section 3, the Evacuation Procedure would be instigated when a Flood Warning is issued. In this instance, all staff should evacuate the site and proceed to the pre-determined egress route to the refuge point.

Evacuation should be undertaken by all staff upon issue of a Flood Warning. Should it not be safe to evacuate, the emergency services should be contacted to inform them of your location.

If a Flood Warning is received during business hours, all commercial premises must cease trading and begin immediate evacuation. Staff are responsible for ensuring all customers safely exit the premises, which must then remain closed until the risk has passed.

5. Summary

This FWEP provides an overview of flood risk at the site. The measures included within this FWEP are considered to be appropriate based on the level of residual fluvial/surface water risk that exists within the vicinity of the site.

To ensure an enhanced awareness of flood risk in the local area, the business owner or designated manager responsible and all staff should register to NRW Flood Warning service as per Section 3 of this FWEP.

The evacuation strategy is based upon the findings of the FCA, which demonstrates that highly vulnerable residential accommodation is located above modelled flood depths and that advance warning of fluvial flooding is expected to be available.

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