

Coal Mining Risk Assessment Exception Statement



Job No. 1276

Revision -

Applicant:

Caren Jones

The Celtic Lodge, 36 Westernmoor Road, Neath. SA11 1BZ

Site Address:

The Celtic Lodge, 36 Westernmoor Road, Neath. SA11 1BZ

Scope of works:

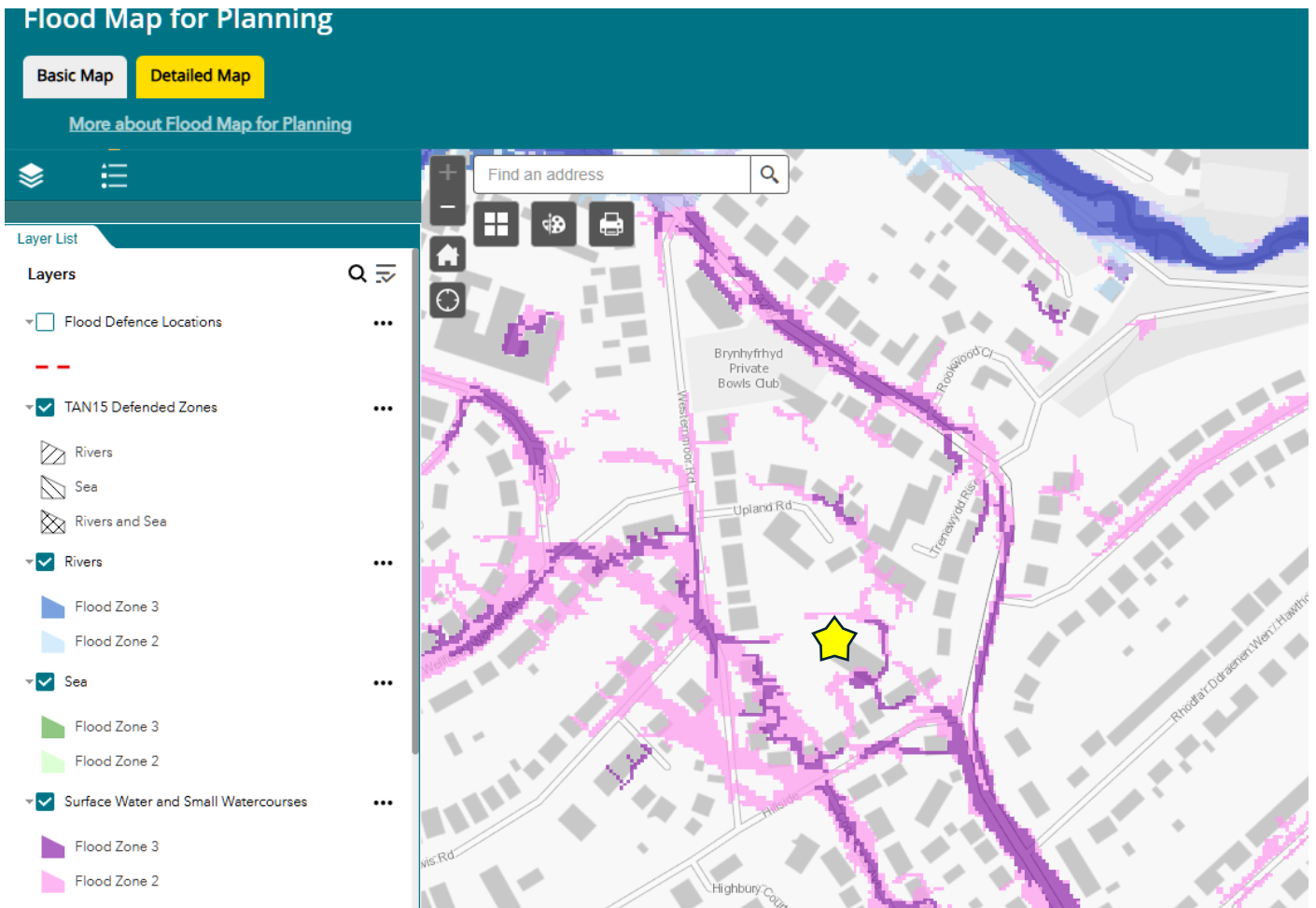
The application related to the Retention of raised decking, gazebo, privacy screen fencing, and access ramp that were built in 2024 & 2026.

1. Introduction & Context

This statement has been prepared to support a planning application for a proposed raised timber decking structure. While the application site falls within an area identified as having a risk of surface water (pluvial) flooding, it is entirely free from fluvial (river) or tidal influences.

Planning permission is sought solely because the decking platform sits approximately 800mm above existing ground levels. Given the minor, non-habitable nature of the development and its inherently transparent hydrological design, a full Flood Consequence Assessment (FCA) is considered disproportionate.

This document demonstrates how the design inherently satisfies the flood-resilience principles set out by Natural Resources Wales (NRW) and Technical Advice Note (TAN) 15.



Extract from the Flood Map for Planning

2. Design and Flood Resilience Measures

The structure has been deliberately engineered to eliminate any interaction with surface water flows, ensuring that the natural movement of pluvial runoff across the site remains entirely unhindered.

- **Unaltered Ground Profile:** The existing ground levels beneath the deck will remain completely unaltered. No earthworks, infilling, or levelling will take place, ensuring the natural topography and existing drainage paths of the site are fully preserved.
- **Completely Open Underside:** The area beneath the 800mm-high platform will remain an entirely open void. No solid walls, skirting, panels, or infills will be installed. This guarantees that localized surface water runoff can pass freely through the site without being obstructed, dammed, or redirected.
- **No Loss of Floodplain Storage:** Because the platform is elevated on narrow timber support posts, the physical displacement of water volume is statistically negligible. The site retains 100% of its existing surface water storage capacity.

- **Permeable Construction:** The deck platform has been constructed using standard timber boards laid with deliberate gaps to 5mm. This allows direct rainfall to drain straight through the structure to the ground below, avoiding any pooling or concentration of surface runoff.
- **Water-Resilient Materials:** The deck is constructed from high-quality, pressure-treated structural timber. All sub-frame components and ground-contact posts are rated for regular water contact to prevent rot and maintain structural integrity during heavy rainfall events.

3. Impact on Third Parties

In accordance with NRW guidelines, a core objective of this design is to ensure that flood risk is not exported elsewhere.

- Because the underside is entirely open, the deck will not deflect, accelerate, or divert surface water onto adjacent land or highways.
- The project represents a completely hydrologically neutral addition to the site.

4. Conclusion

The proposed raised decking is a low-impact, highly water-resilient, and fully permeable minor development. By preserving the unaltered ground profile and keeping the 800mm void completely open, the development will not increase the risk or consequences of surface water flooding on the site or elsewhere.

As the development introduces no new vulnerable uses, creates no loss of floodplain storage, and causes zero deflection of potential flow routes, it is respectfully requested that a full Flood Consequence Assessment be waived. The application complies fully with the core flood-risk management objectives of both the Local Planning Authority and Natural Resources Wales.

Signed: Gary Seymour

Dated: 25th June 2026