

FLOOD CONSEQUENCES ASSESSMENT – SA13 1JS

Document REF : 26-503/303

Address: The Flats above Morrisons Daily Convenience Store, 30-32 STATION ROAD, PORT TALBOT, SA13 1JS

CONTENT –

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- Assessment Conclusion
- Flood Risk Map (APPENDIX 1)
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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 Map (Appendix 1) shows the property in the central area of the map within a low flood risk area. This indicates that there is low risk of any flood level to reach a point of danger to the house.

NATURAL RESOURCES WALES FLOOD RISK REPORT for the area within 10 metres of: 30-32 Station Road, Port Talbot SA13 1JS - See Appendix 7

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. **(NO RECORDED FLOODING IN THIS AREA)**

This area:

- Benefits from flood defences to the River Afon
- Has no recorded flooding
- This risk level considers the effect of the flood defences that are in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail.

Please note: This information is taken from -

<https://check-your-flood-risk.naturalresources.wales> The information provided cannot be given for individual buildings because this depends on building features and other local factors like drainage conditions. However, there are no local monitoring stations in this area.

NORMAL TO HIGHEST RECORDED RIVER LEVEL: (APPENDIX 5)

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 ESCAPE ROUTE MAP: (APPENDIX 7)

- We have identified the property with a red circle on the flood risk map
- Created the escape route to follow in a solid red line should there be flooding
- The safe high ground area known as Aberavon Rugby Club is shown by a blue circle

CONCLUSION:

It should be considered that there is no greater risk to this property than any of the adjacent, attached properties in the street. With reference to the TAN15, this property would be in Zone A – considered to be at little or no risk of fluvial or tidal/coastal flooding.

There is no record of any major flooding in this area since records began.

If there was excessive flooding to this property as the Flats are First and Second Floor units, the tenants could remain within their homes. However, if they chose to evacuate, they could exit through the normal back door entry and exit and take the short walk (maximum 10 minutes) along the escape route to higher ground in the Aberavon Rugby Club Grounds – see last map on page 10 (APPENDIX 7)

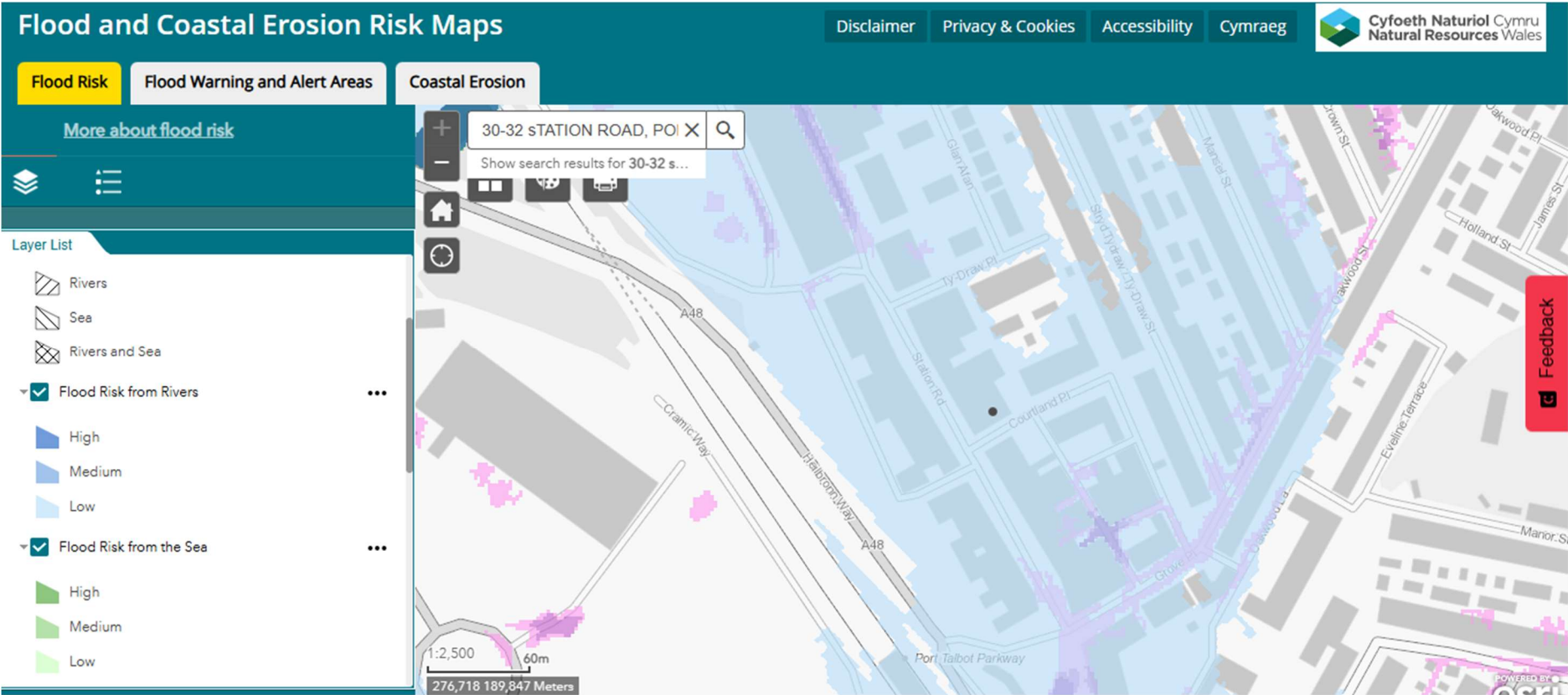
NOTE:

We believe the information provided on the building and surrounding location along with the documentation provided by NRW (as attached) and with the inclusion of an escape route would be sufficient for the proposed project.

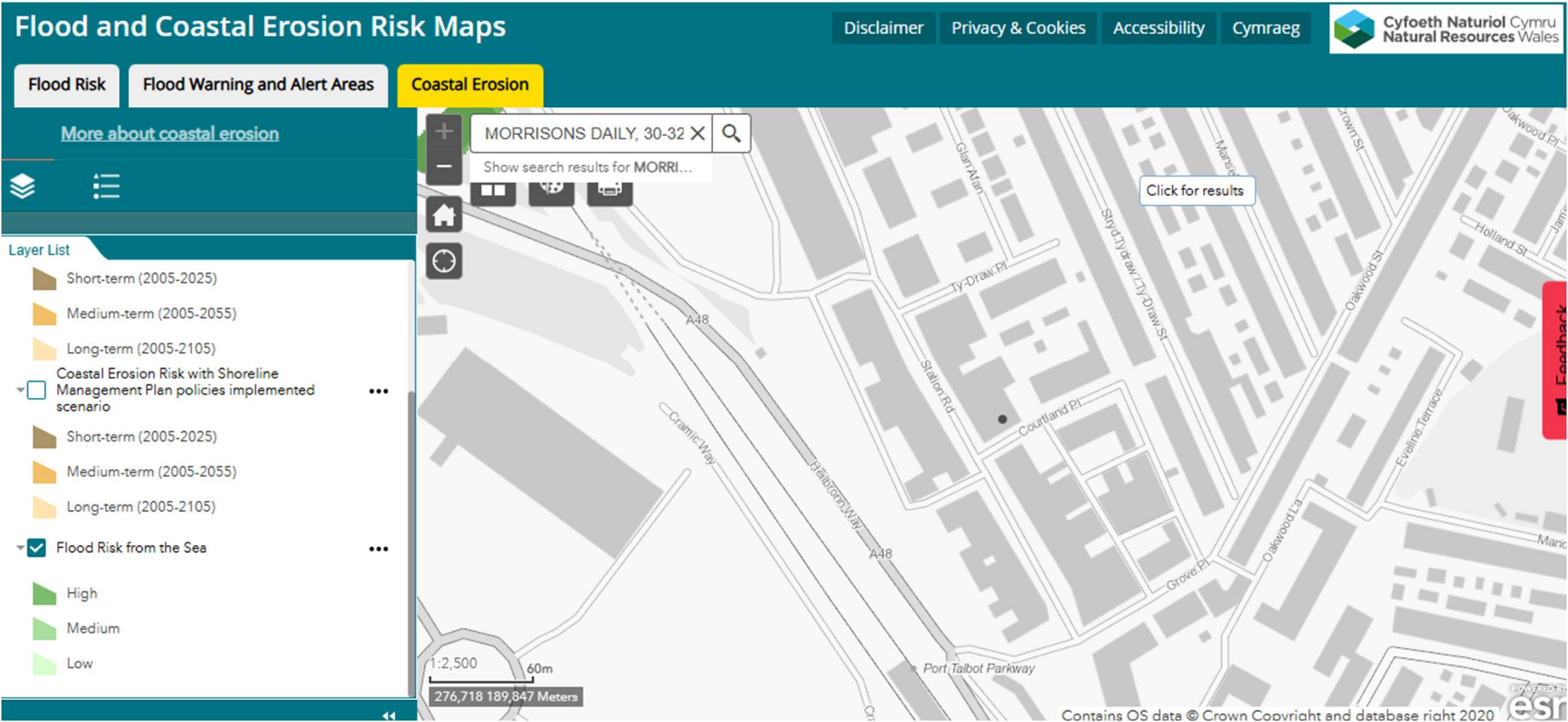
All documentation has been provided by NRW for this statement and the attached graphs and maps of the area.

FLOOD REPORT DOCUMENTS (APPENDIX)

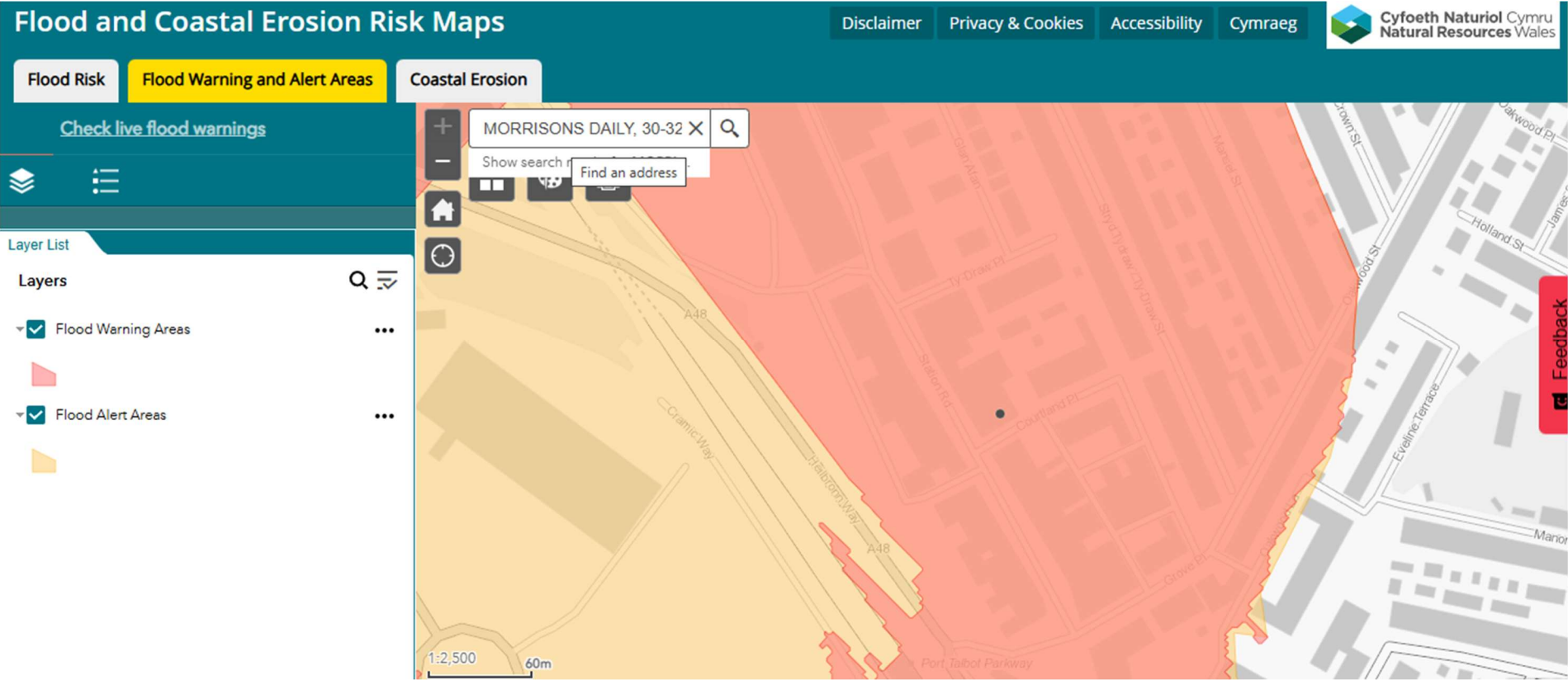
FLOOD RISK (APPENDIX 1)



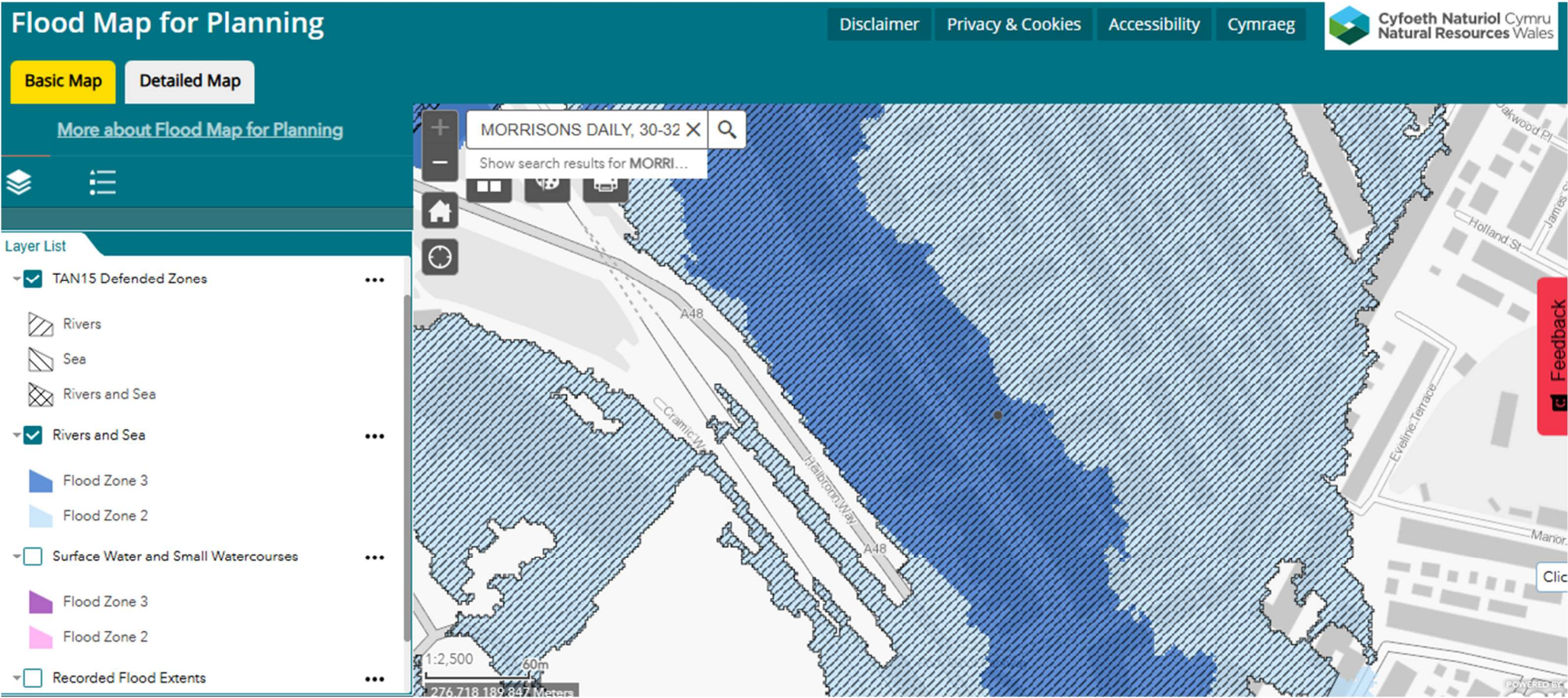
COASTAL EROSION (APPENDIX 2)



FLOOD WARNINGS & ALERTS (APPENDIX 3)



FLOOD MAP FOR PLANNING (APPENDIX 4)



MONITORING STATIONS INFORMATION (APPENDIX 5)

You searched for SA13 1JS, Port Talbot, Wales. Enter a new Search or [click here to clear search and start again.](#)

Map view

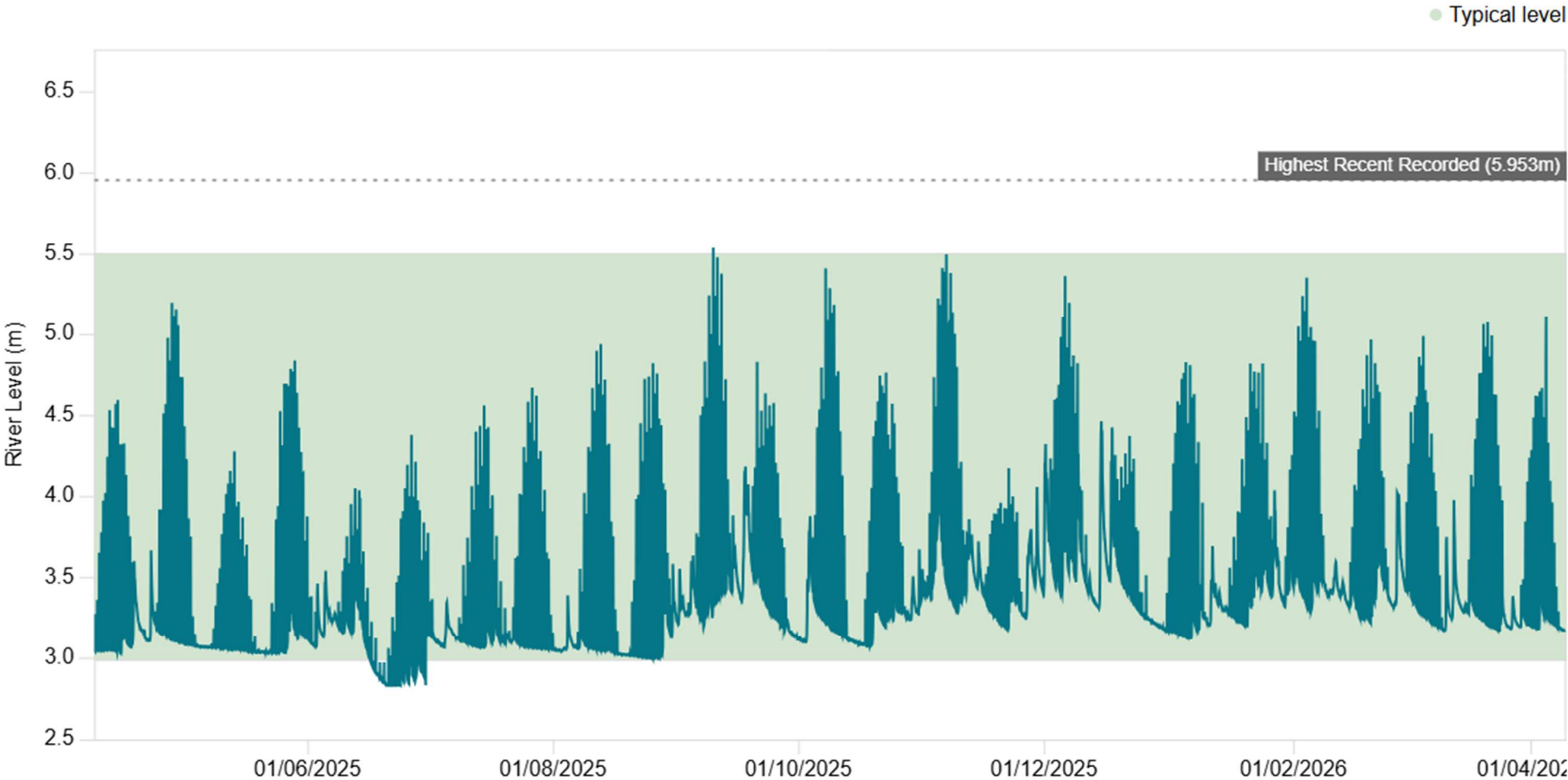
Combined view

List view

No monitoring stations to list in this area.



RIVER LEVEL GRAPH (APPENDIX 6)



FLOOD ESCAPE ROUTE MAP (APPENDIX 7)

