Station Road, Port Talbot

Mixed-Use Development

Life Property Group Ltd

Flood Consequence Assessment

5th Issue

August 2026

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3rd	03/02/2026	Layout revised	SJD	Director
4th	23/03/2026	Layout revised. FFL of new building updated	PBO	Engineer
5th	19/08/2026	Ground Floor layout amended to Offices	SJD	Director

phg CONSULTING ENGINEERS

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Definitions and Abbreviations

TAN15: Technical Advice Note 15: Development, Flooding, and Coastal Erosion (2025): An updated version of the Welsh Government guidance document published on 31 March 2025. The new TAN15 and the Flood Map for Planning supersede TAN14 and TAN15 (2004) along with accompanying Development Advice Map.

NRW: Natural Resources Wales. The governing body responsible for environmental regulation in Wales.

DAM: Development Advice Map. Now superseded by Flood Map for Planning.

Zone A: Considered to be at little or no risk of fluvial or tidal/coastal flooding (DAM).

Zone B: Areas known to have been flooded in the past evidenced by sedimentary deposits (DAM).

Zone C: Based on Environment Agency extreme flood outline, equal to or greater than 0.1% (river, tidal or coastal) (DAM)

Zone C1: Areas of the floodplain which are developed and served by significant infrastructure, including flood defences (DAM).

Zone C2: Areas of the floodplain without significant flood defence infrastructure (DAM).

FMfP: Flood Map for Planning. A map produced by NRW as part of TAN15 guidance, outlining flood zones across Wales to accompany TAN15. The Flood Map for Planning includes climate change information to show how this will affect flood risk extents for rivers, the sea and surface water and small watercourses over the next century. It shows the potential extent of flooding assuming no defences are in place.

AEP: Annual Exceedance Probability. The probability of a flood of a certain size or larger occurring in any given year.

FFL: Finished Floor Level.

CC: Climate Change. Used in the context of assessing the impact of climate change on flood risk models.

Flood Zone 3 (FMfP): displays the extent of flooding from:

> Rivers with a 1% (1 in 100) chance or greater of happening in any given year, including an allowance for climate change.
>
> the sea with a 0.5% (1 in 200) chance or greater of happening in any given year, including an allowance for climate change.
>
> Surface water & small watercourses with a 1% (1 in 100) chance or greater of happening in any given year, including an allowance for climate change.

Flood Zone 2 (FMfP): displays the extent of flooding from:

> Rivers with less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance of happening in any given year, including an allowance for climate change.

the Sea with less than 0.5% (1 in 200) but greater than or equal to 0.1% (1 in 1,000) chance of flooding in any given year, including an allowance for climate change.

Surface water & small watercourses with less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance of happening in any given year, including an allowance for climate change.

Flood Zone 1 (FMfP): Less than 0.1% chance of flooding in a given year plus climate change.

TAN15 Defended Zones (FMfP): shows areas that benefit from risk management authority owned flood defence infrastructure, that have a minimum, Present Day level of protection of:

1% AEP for rivers, or

0.5% AEP for the sea.

1. Introduction

PHG Consulting have been commissioned to undertake a flood consequences assessment report in support of a planning application for a mixed-use development at a previously developed land at 48 Station Road, Port Talbot.

The first issue (V1) of the report was submitted in December 2023 and was compliant with TAN15 2004. The FCA is compliant with Technical Advice Note 15 Development, flooding and coastal erosion, last updated on 31 March 2025. The Flood Map for Planning has been assessed and, due to the positioning of the site within TAN15 Defended Zones, additional model data was obtained from NRW. The model output information is based on Port Talbot_5_V3.2 and Port Talbot_5_V3.1 models, which were provided by NRW in form of both report and model outputs on 07/08/2025 under their licence.

The FCA is compliant with TAN15 and Planning Policy Wales. The Flood Map for Planning, aligned with TAN15 has been reviewed. Owing to the site's location within TAN15 Defended Zone, we obtained additional model outputs data from NRW. The flood levels, depths, heights, velocities and extents are based on the latest Port Talbot Harbourside Hydraulic Model, reference Port Talbot_5_V3.2 and Port Talbot_5_V3.1.

This fifth issue (V5) is to cover the amendment of the proposed ground floor from residential to offices. This does amend the ground floor risk from *highly vulnerable development* to *less / hybrid vulnerable* across the whole site.

Existing Site

The existing site is a previously developed land and covers an area of 0.040 ha. The site is located just off Station Road, Port Talbot at the National Grid reference SS766899. Its location is presented in Figure 1 below.

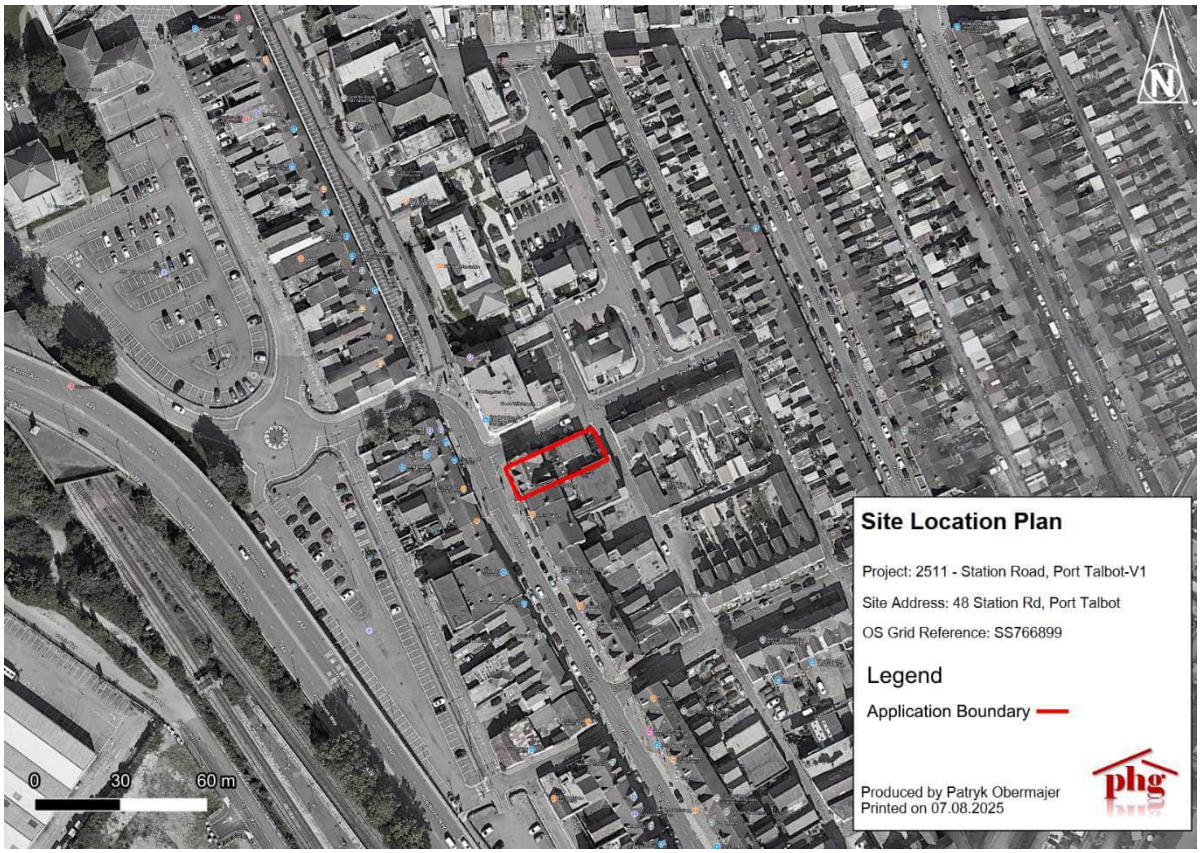


Figure 1. Site Location Plan. OS Grid Reference SS766899

Development Proposals

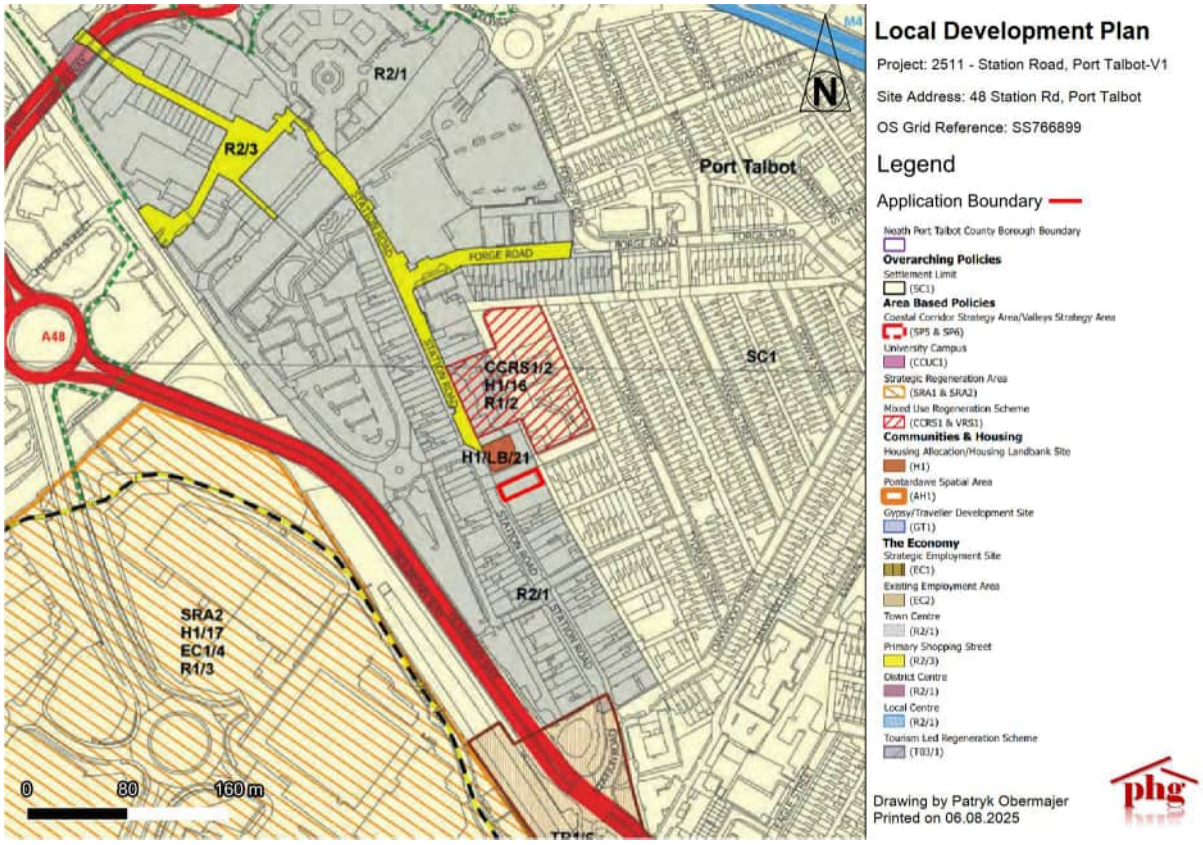
The proposed development consists of a mixed-use scheme incorporating commercial / offices to the ground floor and residential above on previously developed land. The existing building frontage will be retained, with redevelopment undertaken to the rear.

2. Flood Consequence Assessment

This assessment has been prepared to examine potential sources of flooding pertaining to the site and the immediate vicinity, determine the likelihood (flood frequency) and the impact (flood consequences) of flooding. In Wales, planning policy relating to flooding is governed by Technical Advice Note (TAN) 15: Development, Flooding and Coastal Erosion. This assessment has been prepared in accordance with latest version of TAN15 published on 31 March 2025, which replaces Technical Advice Note 14, published in 1998 and Technical Advice Note 15, published in 2004.

Local Development Plan

It is noted that as a general principle, LDPs should aim to prevent increasing the intensity of development within Defended Zones, with replacement buildings or redevelopment generally matching the scale of the existing use (see TAN15, paragraph 10.15). Site is located in R2/1 – Town Centre Area as per the latest Local Development Plan. The LDP identifies a strategic goal to develop Port Talbot as a hub for commercial, residential, social, and employment activities, through the integrated regeneration of the town centre and attraction of new investment (LDP, paragraph 1.2.41). Delivery of additional residential and commercial development within the town centre supports this objective.



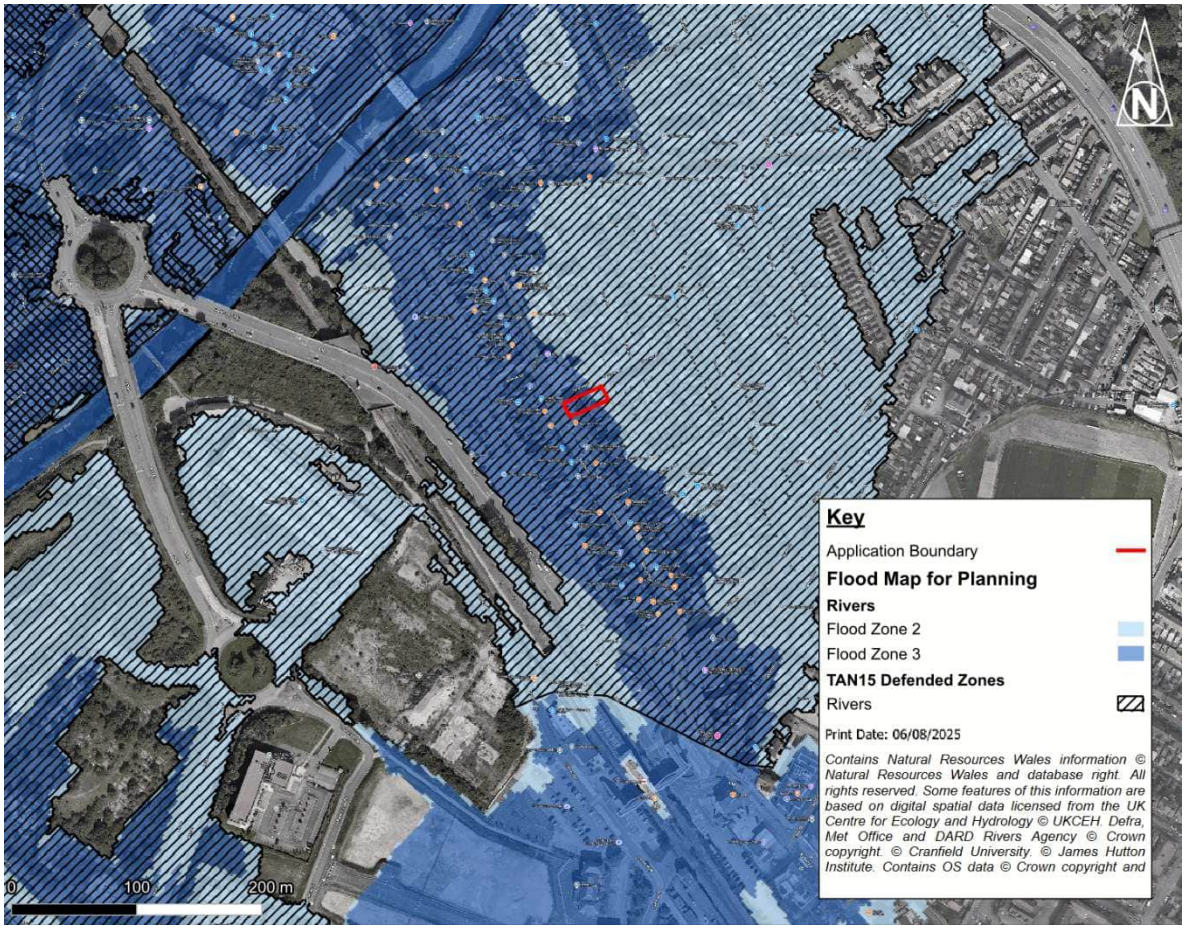
Development Category – Flood Zones Compatibility to Flood Map for Planning

The development site is classified as *Highly vulnerable development*[1] and its design life is 100 years[2]. The Flood Map for Planning (FMfP) maps, which fully supersede Development Advice Map (which accompanied the previous version of TAN15), have been included in the assessment.

This risk vulnerability is due to the residential development from the first floor and above. The ground floor is to be offices and does lower the risk to a hybrid.

Flood Map for Planning - Rivers

The site is located within TAN15 Defended Zone, also Flood Zone 2 and partially Zone 3. Further examination is needed and is included in the *Model Output assessment based on Port Talbot_5_V3.1* and *Port Talbot_5_V3.2* section of this report.



[1] Technical Advice Note15 (2025): Figure 4- Development vulnerability categories

[2] Guidance on Climate Change Allowances for Planning Purposes, CL-03-16, Welsh Government

Figure 2. NRW – Flood Map for Planning - Flood Zone Rivers

Flood Map for Planning - Seas

The site is located in Flood Zone 1. No further investigation is needed regarding flooding from sea.

Figure 3. NRW – Flood Map for Planning - Flood Zone Sea

Flood Map for Planning - Surface Water and Small Water Courses

The site is located outside the Surface Water and Small Watercourses Flood Zones.

Figure 4. NRW – Flood Map for Planning - Surface Water and Small Watercourses.

Flood Maps – DAM – Legacy

The Natural Resources Wales (NRW) produced the Development Advice Map (DAM) to accompany the old version of TAN15 (2004). This section is included in the report for completeness as the first issue of this report (V1) had been based on the DAM prior to the adoption of the new TAN15 in March 2025.

According to DAM the site is positioned within Flood Zone C1, i.e., area benefits from flood defences.

Figure 5. DAM – now superseded by FMfP

Model Output assessment based on Port Talbot_5_V3.2 and Port Talbot_5_V3.1

Introduction

The FMfP was used to evaluate potential flood risk, in accordance with Planning Policy Wales and the currently in force TAN15. Further examination against the advisory flood map for planning showed the site to be at risk of flooding – i.e. Defended Zones from Rivers.

Flood depths, extents, and risk hazard will be examined based on detailed model output data of the Port Talbot Harbourside Hydraulic Model, as provided by NRW.

Hydraulic modelling availability

A data request was made to NRW for Product 5 and Product 6 (Model Reports and Outputs) and the data was made available on 07/08/2025. The latest model output data obtained is the Port

Talbot_5_V3.1 and Port Talbot_5_V3.2 which were prepared by JBA commissioned by Neath Port Talbot County Borough Council. The model was developed using software solvers ESTRY-TUFLOW. Simulation output data in ASCII file format provided as part of Model Outputs, which is included in this report, and has been processed using QGIS software for this report.

Model Output Data at the Development Site

As obtained under the licence on 07/08/2025, the latest Port Talbot_5_V3.1 and Port Talbot_5_V3.2 model outputs examine various scenarios, encompassing both defended and undefended fluvial flooding, with and without the climate change allowance.

Tidal Flooding

The development site is not within the Flood Zone 2 or Flood Zone 3 from the Sea, therefore, no further information is needed.

Fluvial Flooding

The development site is in an area, which benefits from flood defences. The FMfP indicates that the site benefits from flood defences against fluvial flooding. In this assessment, the fluvial scenarios for 1 in 100 (1% AEP) plus climate change and 0.1% AEP plus climate change are presented.

Figure 6 below shows the maximum extents of the flood zone for a 1 in 100 event (1% AEP) plus climate change and the 0.1% AEP plus climate change. The extents of the flood risk areas for the said events are in alignment with the extents of Flood Zone 3 (1% AEP plus CC) and Flood Zone 2 (0.1% AEP plus CC) of the latest iteration of the Flood Map for Planning, published May 2025 – see Figure 2.

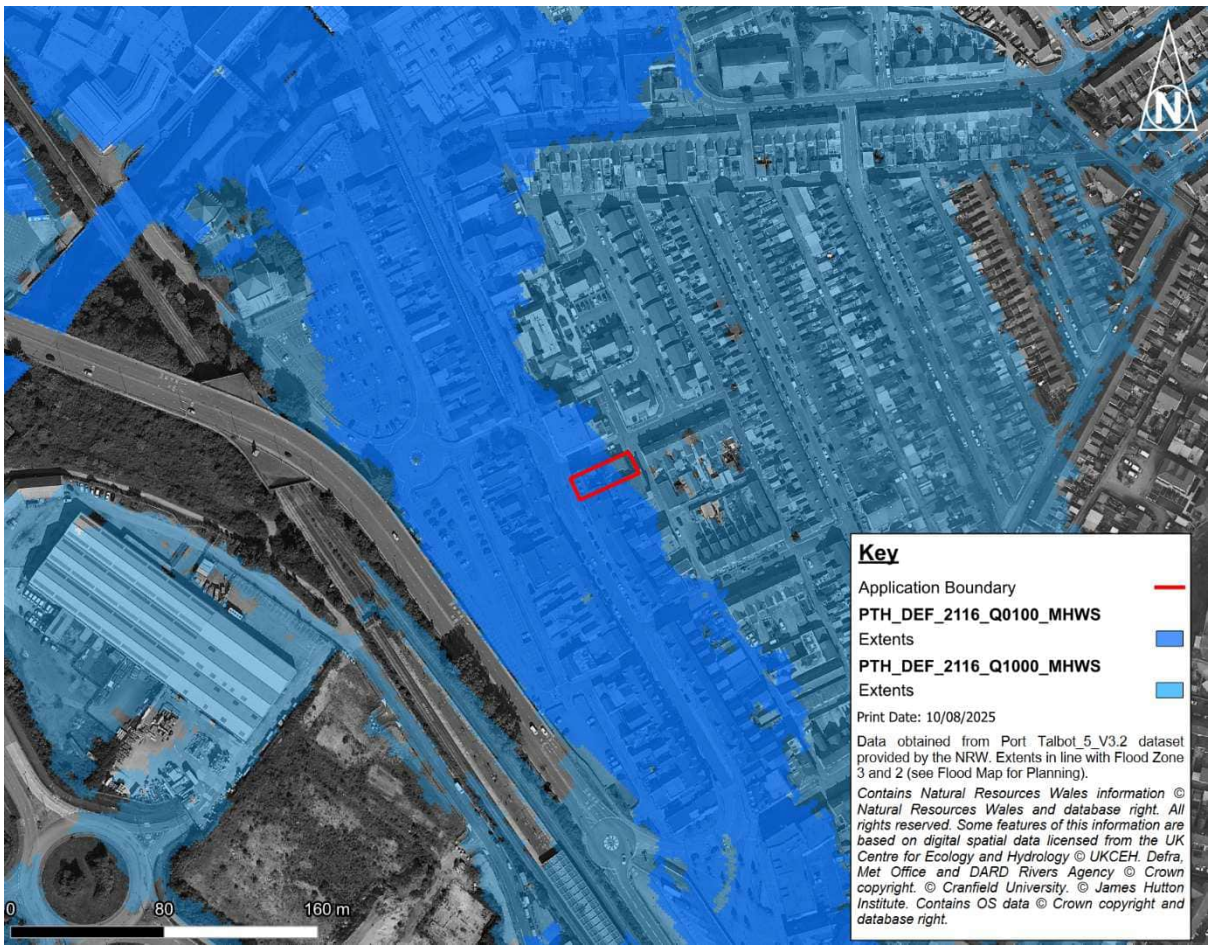


Figure 6. 1 in 100 events plus climate change and 1 in 1000 event plus climate change. Fluvial Extents

Figure 7 below shows extents and maximum flooding level for the 1% AEP plus CC event. The site is shown to be partially flooded, with the maximum flood level within the building footprint at 9.455 m AOD. The FFL of the current property is set above the maximum flood level.

Figure 7. 1 in 100 fluvial event, + CC - Max Flood Level at 9.455 m AOD.

Figure 8 below shows the extents and depths of a 0.1% AEP plus CC change flooding. The flooding reaches levels up to 0.80 m within the building footprint.

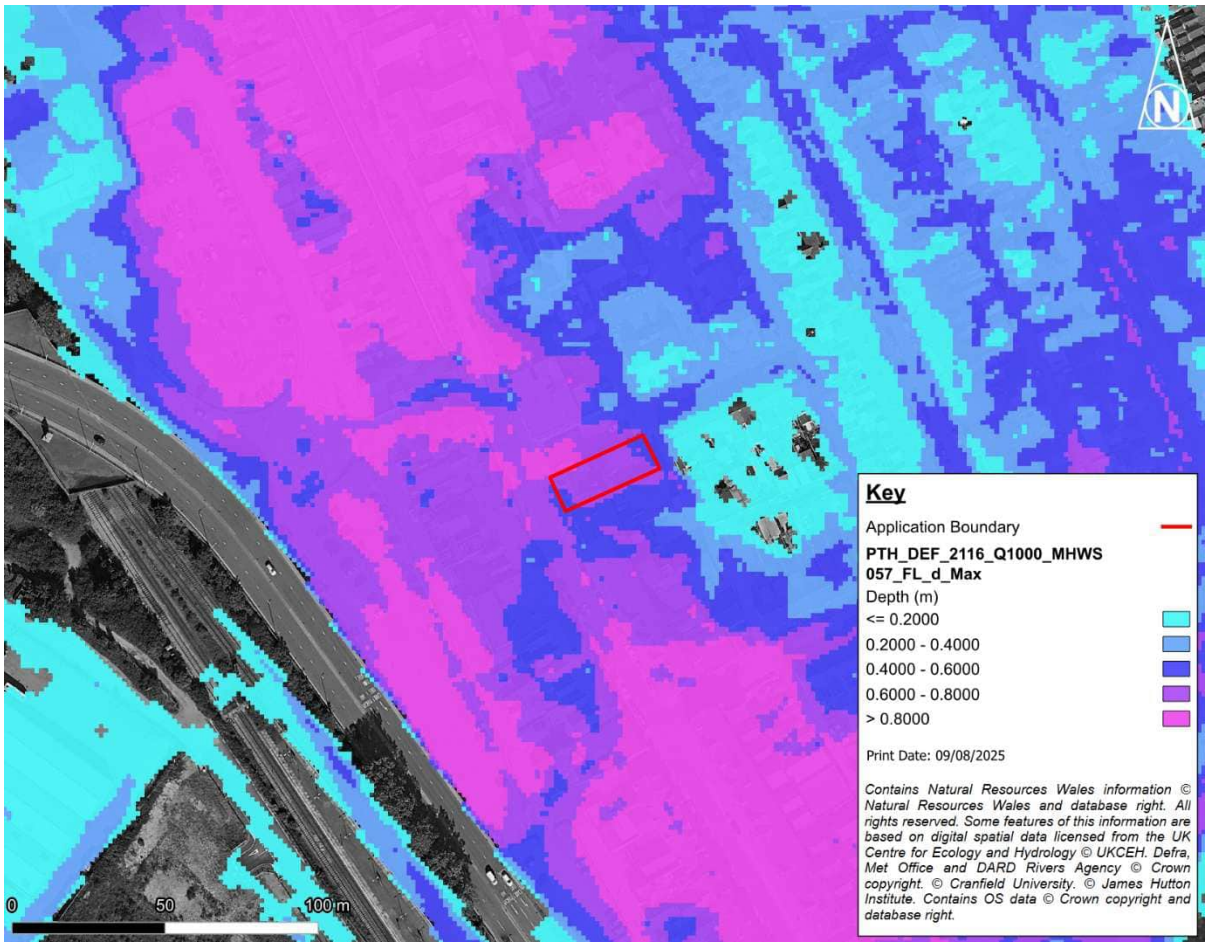


Figure 8. 1 in 1000 fluvial event, + CC - Depths.

Figure 9 below shows absolute maximum level of flooding during the 0.1% AEP +CC event. The maximum flood level is estimated at 10.143 m AOD. This level is to be used to inform the minimum Finished Floor Level.

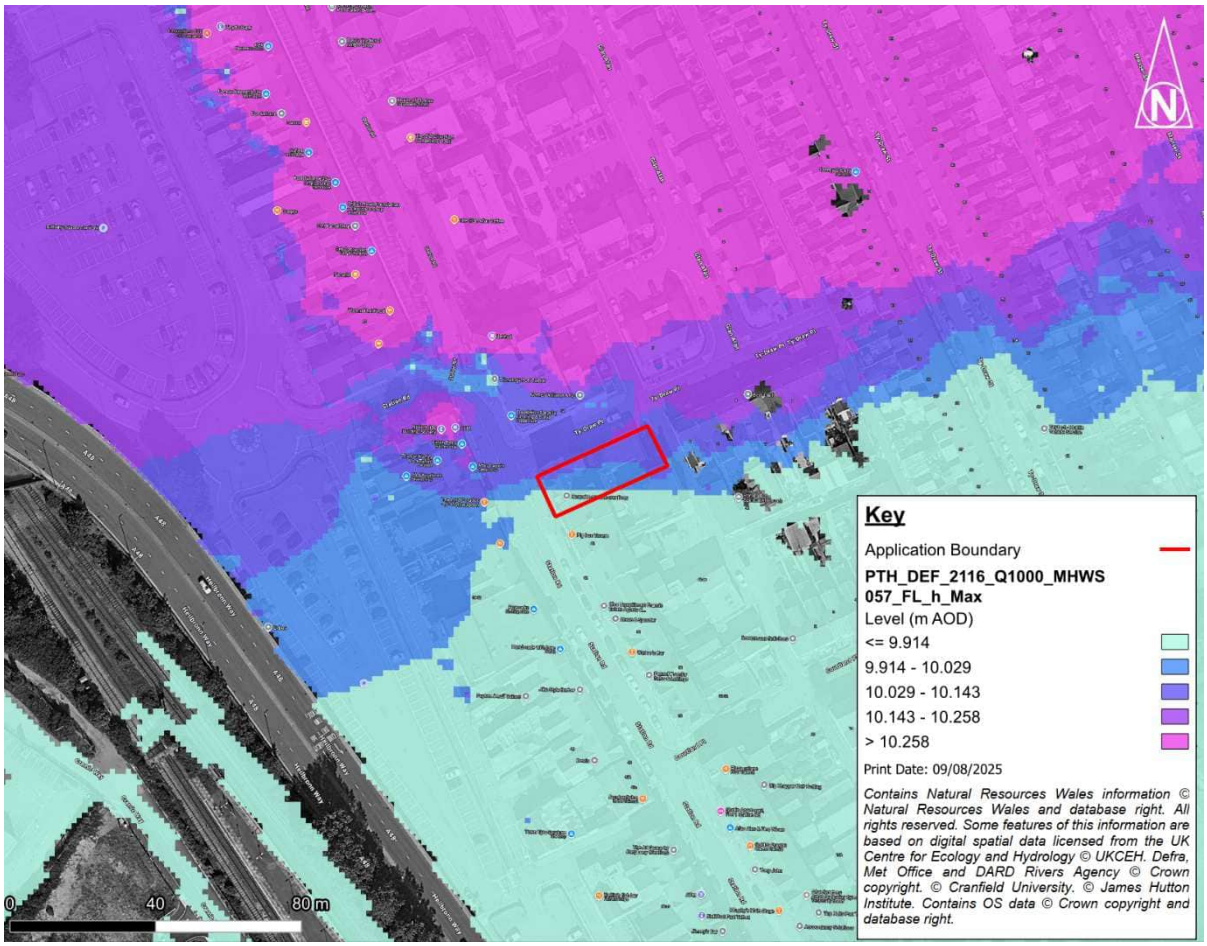


Figure 9. Maximum flood level (m AOD) for 0.1% AEP + CC

Figure 10 shows that the maximum velocity of flood waters within application boundary exceeds 1.2 m/s during the 0.1% AEP +CC. This exceeds the tolerable conditions criteria for both commercial and residential use (0.3 and 0.15 m/s respectively).

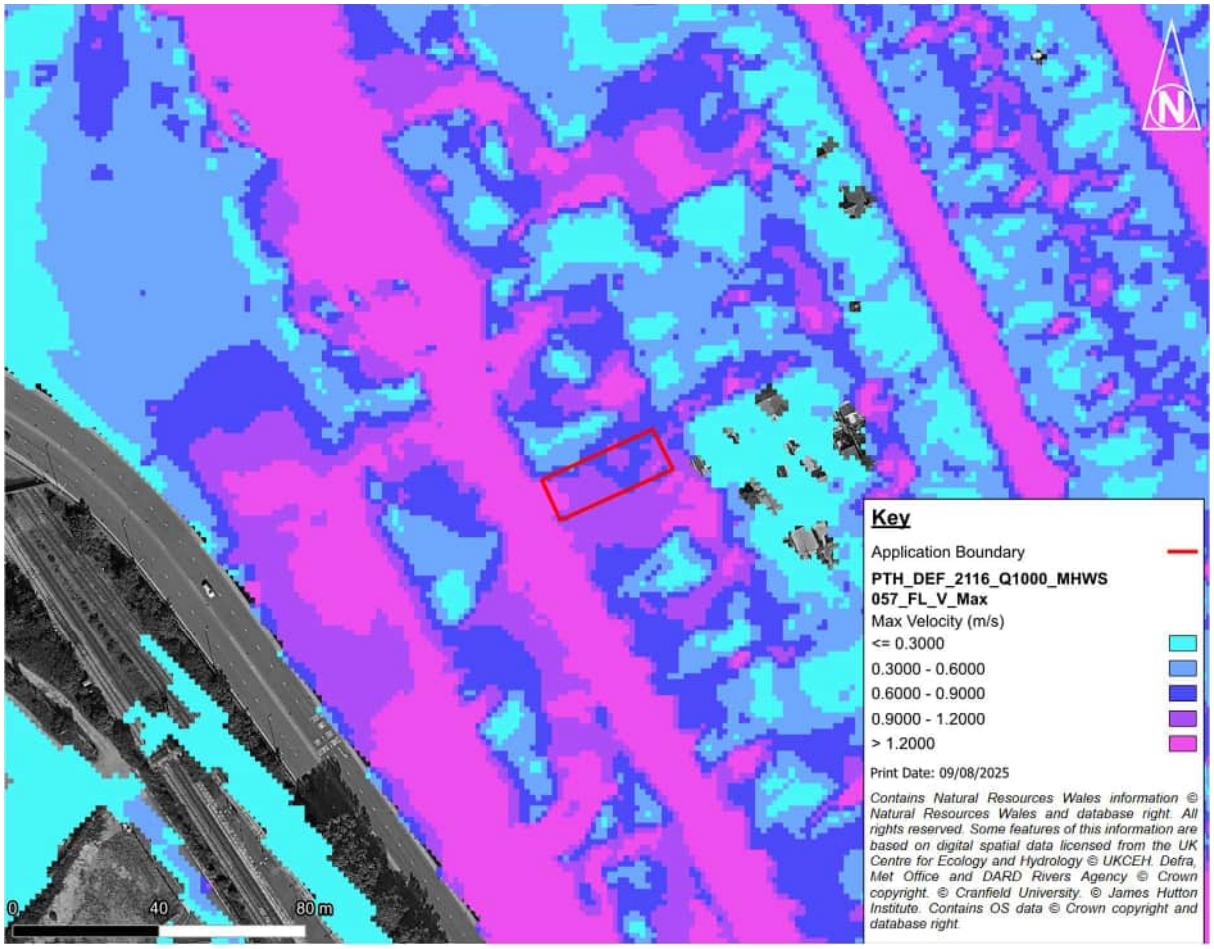


Figure 10. Maximum flood velociity (m/s) for 0.1% AEP + CC

Figure 11 below shows the hazard rating and the potential evacuation route for 0.1% AEP plus CC allowance. The route avoids as much as practically possible passing through Danger for All areas.

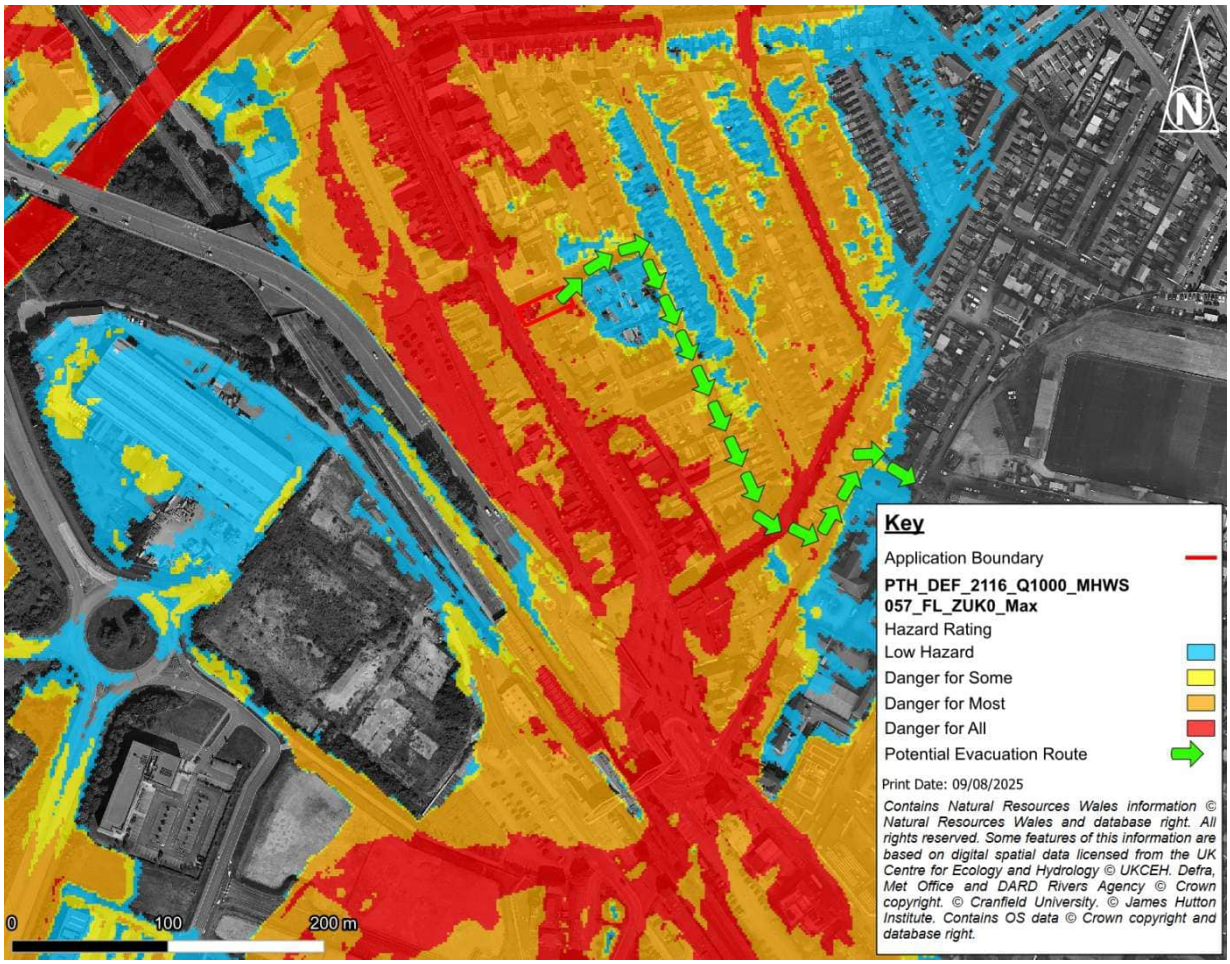
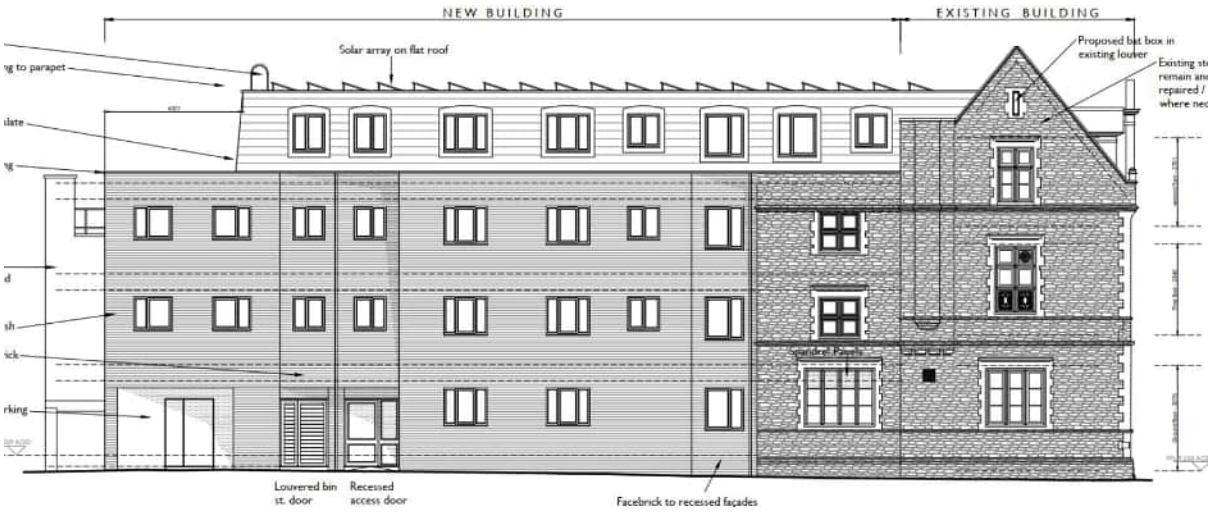


Figure 11. 0.1% AEP +CC Hazard Rating and Potential Evacuation Route

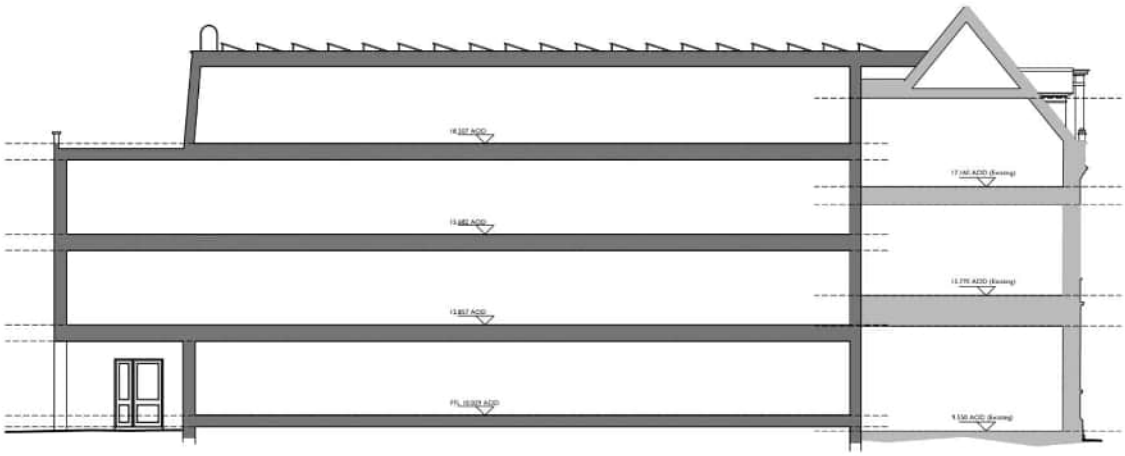
Proposed Finished Floor Level

The proposed finished floor levels are to be kept as they are or raised above the existing finished floor level to provide an additional level of flood risk resilience. The existing finished floor level is estimated to be at around 9.55 based on the topographical survey (Appendix F).

The proposed development comprises a new building with a FFL set at 10.029 m AOD, alongside an existing building where the current FFL of 9.55 m AOD will be retained.



PROPOSED SIDE ELEVATION



PROPOSED SECTION

Figure 12. Development section and side elevation

In accordance with *tolerable conditions in an extreme flood event* as set out in Figure 6 of TAN15 (of section 11), the maximum depth of flooding is set to 600 mm and velocities at 0.15 m/s for Highly Vulnerable Development and 0.3 m/s for Less Vulnerable Development. Lowest proposed finished floor level against maximum flooding level at 0.1% AEP plus climate change is shown in the table below. Tolerable conditions are not met due to excessive maximum velocities of flood waters which exceed 1.2 m/s.

The proposed FFLs in the commercial ground floor units are presented in Table 1, as well their respective predicted maximum flood depths when the FFLs are applied. The maximum flood depths are calculated using the maximum water level at the site during the 0.1% AEP + CC event.

In both commercial and residential units, the proposed FFLs ensure the maximum flood depths during the 0.1% AEP event to be lesser than 600 mm.

Table 1. Finished Floor Levels relative to maximum flooding levels at 0.1% AEP plus Climate Change allowance.

Part of development	FFL (m AOD)	Maximum flood level (m AOD) (1% AEP + climate change)	Maximum flood level (m AOD) (0.1% AEP + climate change)	Maximum depth within footprint relative to the proposed FFL (m) during 0.1% AEP
Commercial unit (existing building)	**9.550**	**9.455**	**10.143**	**0.593**
Office unit (new building)	**10.029**	**9.455**	**10.143**	**0.114**

The table above shows that the flooding will not exceed 300mm nor 600 mm within the building footprint during the 0.1% AEP event. The property will remain flood-free during the 1% AEP +CC event.

Table 2. Maximum velocity of flood waters and tolerable conditions.

Part of development	Max velocity Tolerable conditions limit (0.1% AEP + climate change)	Maximum velocity (m/s) (0.1% AEP + climate change)
Commercial unit	**0.3**	**1.2**
Office unit	**0.15**	**1.2**

Impact on flooding elsewhere

In line with TAN15, the development must ensure no increase in flooding elsewhere.

Given the small scale of the proposed development and the building footprint retained, the development will not result in any change in flood volume during a flood event.

It is considered that in an event of flooding, the development will not result in an increase of flooding elsewhere.

Resilience measures – effect of proposed works on flood risk within the property

As part of the proposed works, a number of flood resilient measures have been proposed, which are in accordance with the Communities and Local Government document 'Improving the Flood Performance of New Buildings Flood Resilient Construction'. These measures will reduce the risk to life and ensure, during and after a flood event, the consequences are reduced as far as practical.

- Self-closing airbricks/vents – self-closing airbricks to be used. Vents should be raised or covered where possible.
- Flood proof doors to be used as external doors; these doors would be self-sealing when left shut. This means that in the event of flooding occurring, no additional actions would need to be undertaken to protect doorways.
- Where practical, kitchen appliances should be kept above the floor level.
- A sump pump should be considered to help manage any flood water that enters the building by pumping it out and reducing potential damage.
- Any plasterboard fitted at ground floor internally shall be placed horizontally, given the poor post-flood integrity, these sections can be removed should flooding occur.
- All electrical sockets should be a minimum of 600 mm above finished floor level at ground floor.

Mitigation measures

Following mitigation measures are proposed:

1. Finished floor levels have been set to be less than 600 mm below the maximum flood level.
2. Easy access to the first floor to be provided for safe refuge in an event of extreme flood.
3. Proposed evacuation route has been shown in Figure 11 to be used in case of emergency due to flooding. The Flood Evacuation Route drawing is included in Appendix E.
4. NRW Flood Warning Service can be used by end users of the emergency housing units to receive warnings regarding flood risk on site.

5. Resilience measures to be introduced, i.e., raised electrics where possible, and hard surfaced flood resilient flooring within areas susceptible to flood risk.

Acceptability Criteria Assessment

Acceptability criterion	Comments	Achieved/not achieved
Acceptable consequences for nature of use	Site is at risk of flooding for 1 in 100 event plus climate change due fluvial flooding, but located within Defended Zone. Proposed development is of a mixed commercial and residential nature	Achieved
Occupiers aware of flood risk	NRW Flood Warning Service to be used. Emergency Flood Plan to be prepared.	Achieved
Escape/evacuation routes present	Evacuation route has been prepared to the nearest area outside Flood Zone. The evacuation route will be fully usable for 1% AEP. The Flood Evacuation Route drawing is included in Appendix E.	Achieved
Effective flood warning provided	NRW Flood Warning Service is recommended to be used.	Achieved
Flood emergency plans and procedures	Emergency Flood Plan is recommended. Evacuation route has been suggested. The Flood Evacuation Route drawing is included in Appendix E.	Achieved
Flood resistant design	Specific resilience measures are recommended.	Achieved

No increase in flooding elsewhere	The development will not increase the risk of flooding elsewhere.	Achieved
Less than 600 mm of flooding for 0.1% AEP event within the building footprint	The finished floor level set to ensure 600 mm flooding not exceeded for the extreme event (0.1% AEP)	Achieved
Maximum velocity threshold as per TAN15 Figure 6 – Tolerable conditions	Maximum velocity threshold of 0.15 m/s for Highly Vulnerable and 0.3 m/s for Less Vulnerable uses. Not achieved as the velocities exceed 1.2 m/s during the 0.1% AEP +CC	Not Achieved
Structural damage to the building to be minimised	Resilience measures are recommended.	Achieved

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 levels
- check the 5-day flood risk.
- farmers should consider moving livestock and equipment away from areas likely to flood

Flood Warning. Immediate action required

- move family, pets, and valuables 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 your home
- cooperate with the emergency services
- call 999 if you are in immediate danger

3. Conclusions

- The proposed development site is of 0.040 ha and comprises a mixed-use development.
- Flood Map for Planning – site is in TAN15 Defended Zone from Rivers – indicating a risk of flooding from the Rivers. Flood model output was obtained in form of *Port Talbot_5_V3.2 and Port Talbot_5_V3.1* under the license on 7th August 2025. The FMfP shows no flooding for tidal events (less than 0.1% AEP +CC), and no surface water and small watercourses flooding.
- The data obtained from the model output grids are in line with the Flood Map for Planning for 0.1% +CC and 1% AEP + CC fluvial events.
- The maximum depth of flooding for the extreme 0.1% AEP plus climate change event will be no greater than 600 mm within the footprint relative to the proposed FFLs. The current FFL is set above the maximum flood level during the 1% AEP +CC event and the development will remain flood-free during this event.
- During a 0.1% AEP + CC, and to a lesser extent 1% AEP +CC, the wider area surrounding the site is likely to flood. A Flood Emergency Plan should be undertaken. NRW Flood Warning Service should be used by the end users of the proposed units.
- The maximum velocity during the 0.1% AEP +CC event will be higher than the tolerable conditions thresholds. Due to this, the tolerable conditions are not achieved.
- The proposed building will remain flood-free during the 1% AEP +CC event.
- The proposed development is unlikely to result in an increase in flooding elsewhere.
- Resilience measures have been recommended.
- The minimum FFL of the proposed new building is set at 10.029 m AOD, while the existing building will retain its current FFL of 9.55 m AOD.
- The ground floor is to be offices and a lower risk category than the residential above.

Appendix A Site Location Plan

Site Location Plan

Site Location Plan

1 in 1864 @ A4

Project:	2511 - Station Road, Port Talbot-V1	Site Address:	48 Station Rd, Port Talbot
Produced by:	Pat Obermajer	OS Grid Reference:	SS766899
Printed	08.08.2025		

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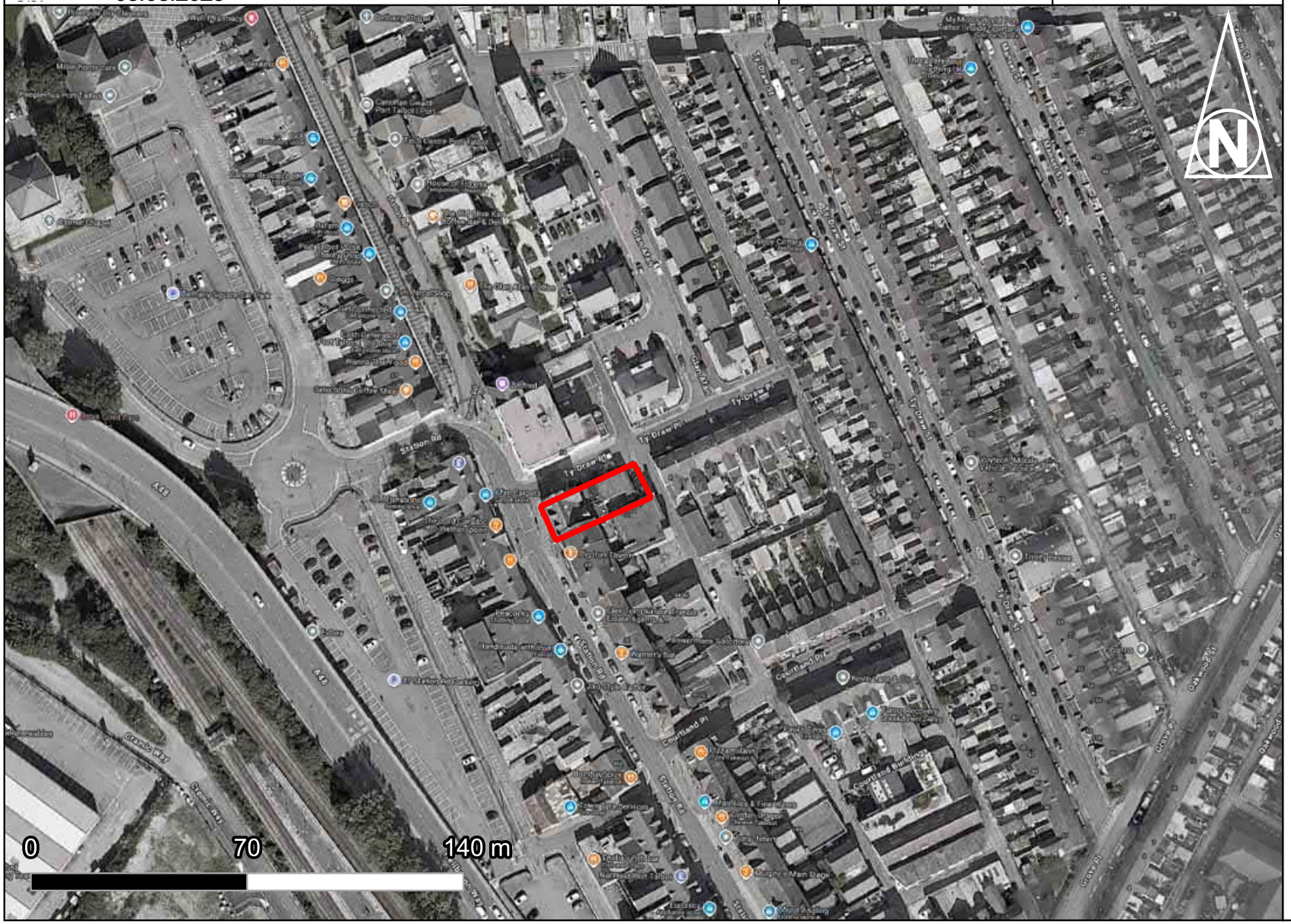

Key

Application Boundary

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Appendix B NRW Maps

Flood Map for Planning

Flood Map for Planning

1 in 2500 @ A3

Project:	2511 - Station Road, Port Talbot-V1	Site Address:	48 Station Rd, Port Talbot
Produced by:	Pat Obermajer	OS Grid Reference:	SS766899
Printed on:	08.08.2025		

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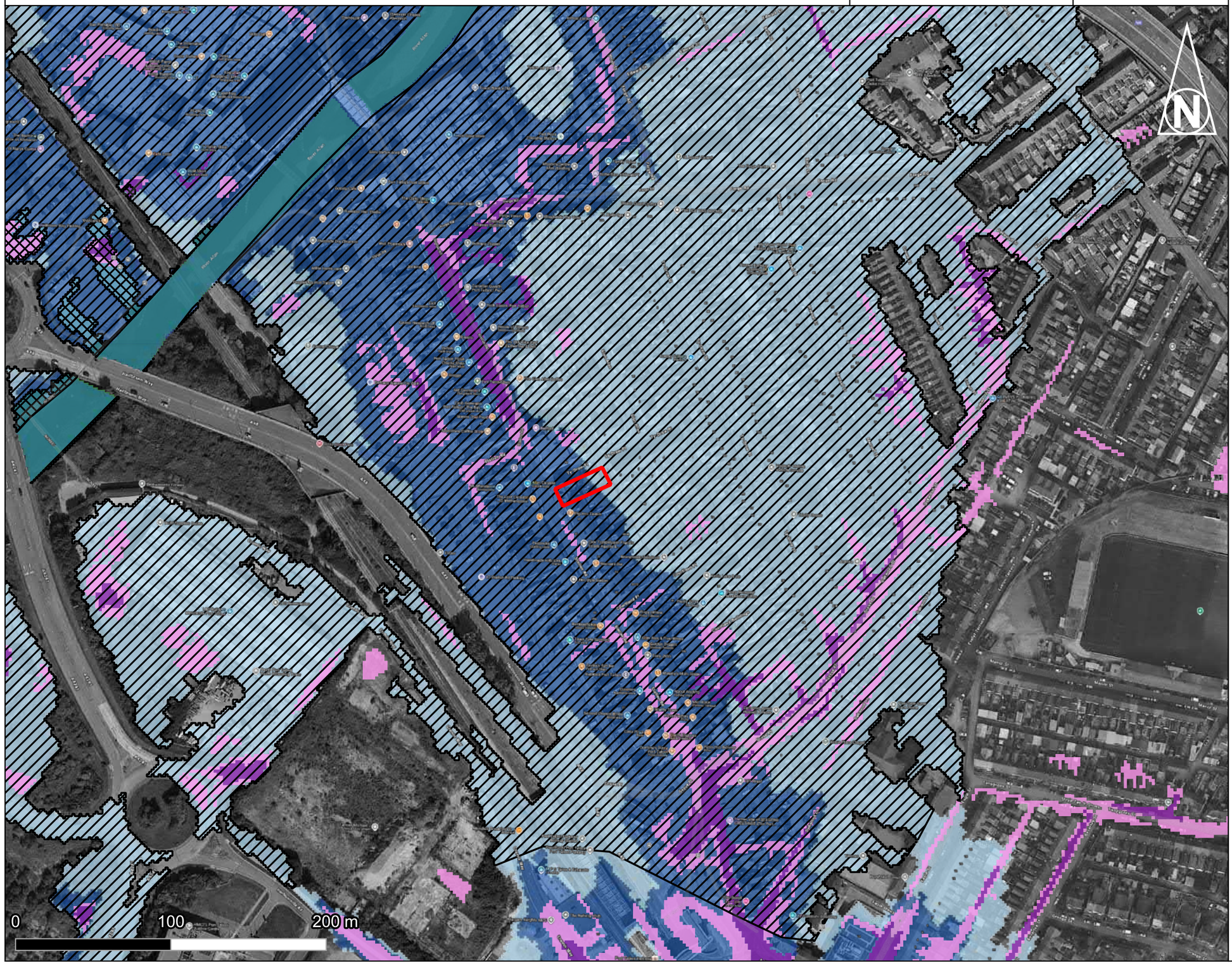

Key

Application Boundary

Flood Map for Planning

Rivers

Flood Zone 2

Flood Zone 3

Seas

Flood Zone 2

Flood Zone 3

Surface Water and Small Watercourses

Flood Zone 2

Flood Zone 3

TAN15 Defended Zones

Rivers

Sea

Flood Zone 3 displays the extent of flooding from:

- rivers with a 1% (1 in 100) chance or greater of happening in any given year, including an allowance for climate change.
- the sea with a 0.5% (1 in 200) chance or greater of happening in any given year, including an allowance for climate change.
- Surface water & small watercourses with a 1% (1 in 100) chance or greater of happening in any given year, including an allowance for climate change.

Flood Zone 2 displays the extent of flooding from:

- Rivers with less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance of happening in any given year, including an allowance for climate change.
- the Sea with less than 0.5% (1 in 200) but greater than or equal to 0.1% (1 in 1,000) chance of flooding in any given year, including an allowance for climate change.
- Surface water & small watercourses with less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance of happening in any given year, including an allowance for climate change.

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Appendix C Title Plan

HM Land Registry
Official copy of title plan

Title number **WA649818**
Ordnance Survey map reference **SS7689NE**
Scale **1:1250**
Administrative area **Neath Port Talbot / Castell-nedd Port Talbot**

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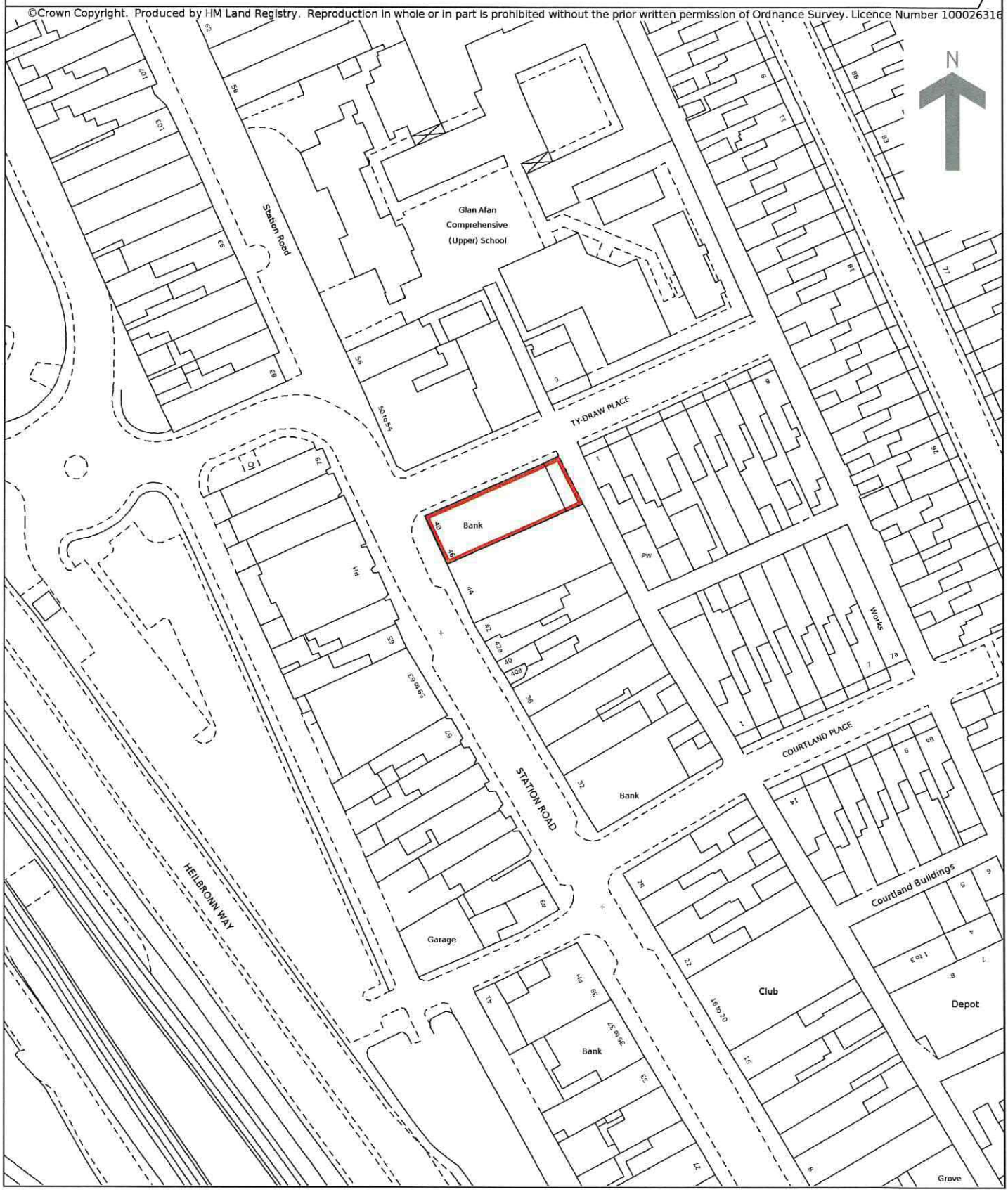


This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Appendix D Architect Drawings

01 EXISTING SITE LAYOUT

02 EXISTING BUILDING

11_D PROPOSED GF LAYOUT

12 FIRST FLOOR

13 SECOND FLOOR

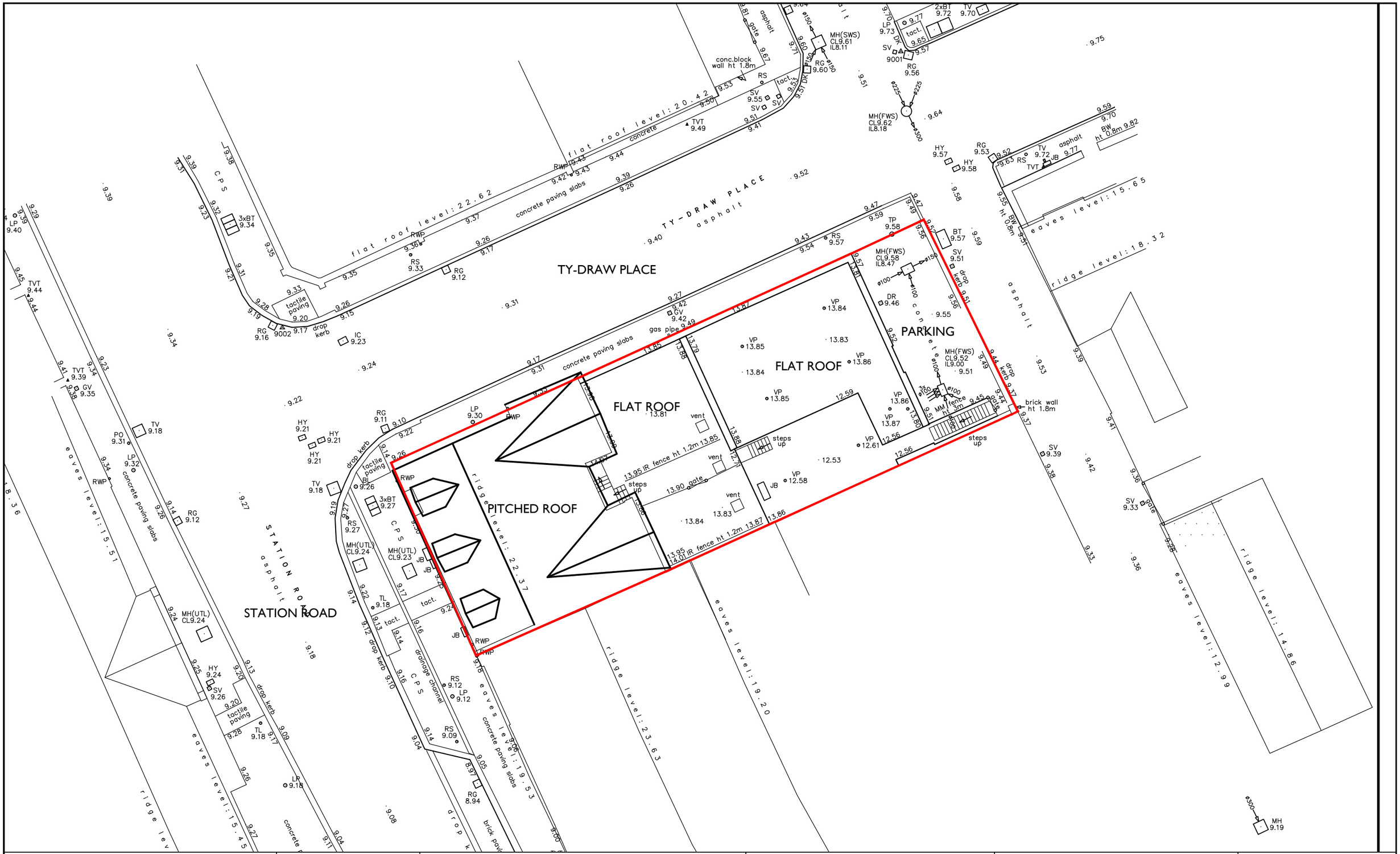
14 THIRD FLOOR

15 ROOF PLAN

16_E PROPOSED ELEVATIONS

18 PROPOSED SECTIONS

20 OFFICE AMENDMENTS



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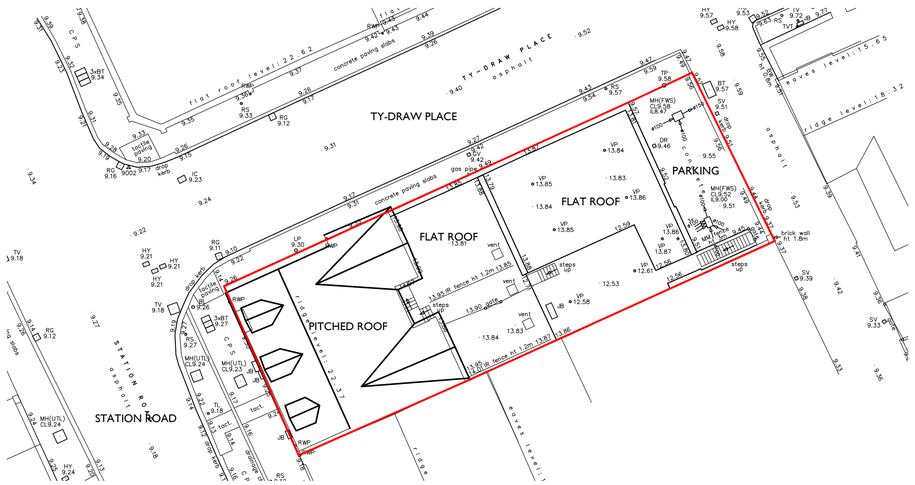
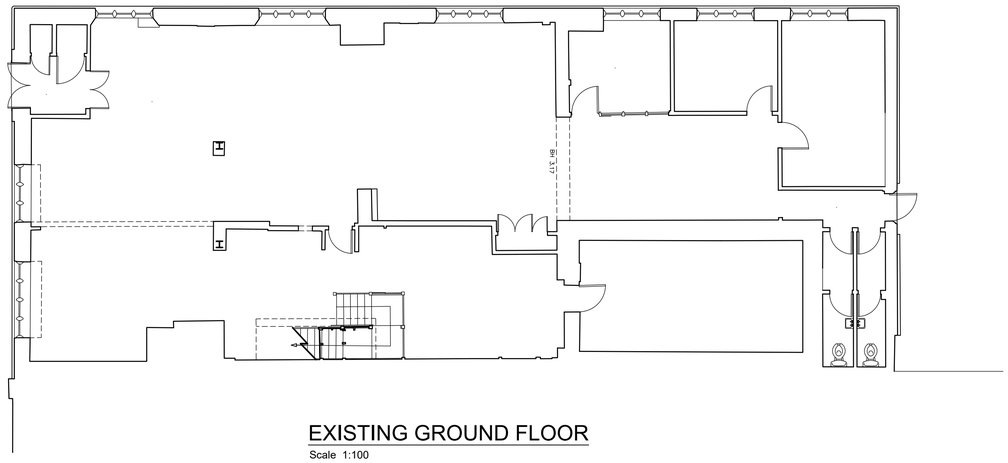
NOTES	REVISIONS	PROJECT NAME	DRAWING TITLE	DETAILS	
		PROPOSED RE-DEVELOPMNT OF FORMER BANK, STATION ROAD PORT TALBOT	EXISTING SITE LAYOUT	Job No.	2404
				Drawing No.	01
				Revision	-
				Scale	1:200
				Date	APR 25



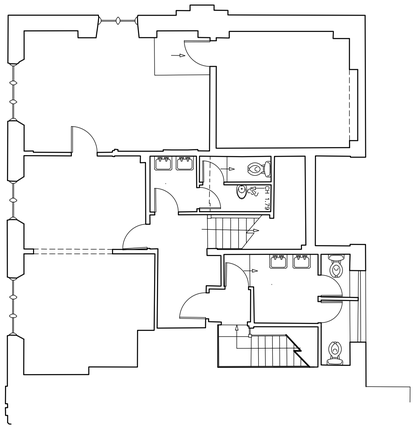
EXISTING SITE LAYOUT / ROOF PLAN

Scale 1:100



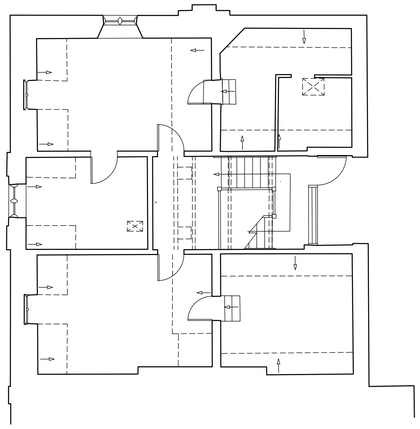
EXISTING GROUND FLOOR

Scale 1:100



EXISTING FIRST FLOOR

Scale 1:100

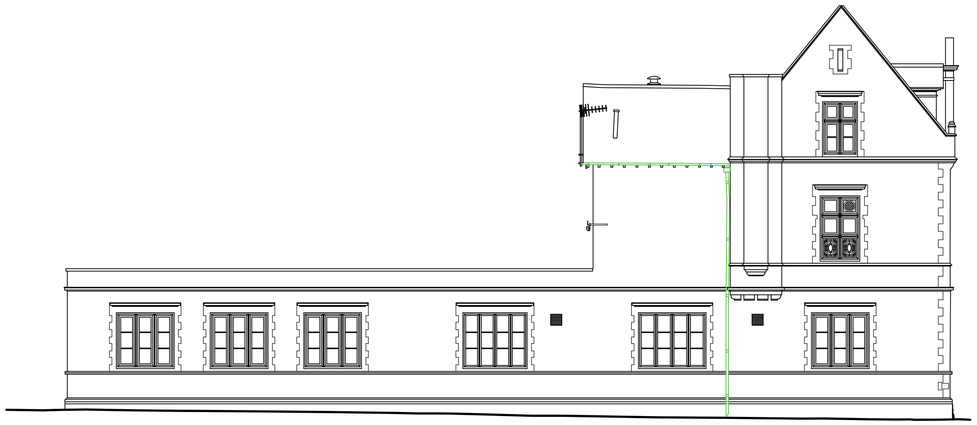


EXISTING SECOND FLOOR

Scale 1:100

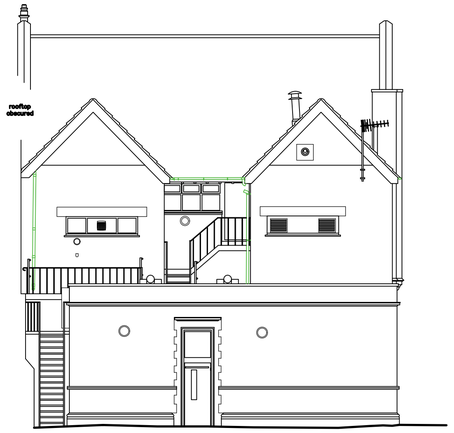
EXISTING FRONT ELEVATION

Scale 1:100



EXISTING SIDE ELEVATION

Scale 1:100



EXISTING REAR ELEVATION

Scale 1:100

NOTES

1) All dimensions in millimeters Unless otherwise noted.
2) Drawings intended for purposes as described.
3) Any discrepancies to be brought to the attention of RPD Building Consultants immediately.
4) Do not scale off this drawing for construction purposes
5) This drawing is to read in conjunction with RPD Building Consultants construction notes.

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REVISION	DATE	DESCRIPTION
A	Jun 2025	Generally amended

PROJECT

PROPOSED DEVELOPMENT
FORMER BANK, STATION ROAD
PORT TALBOT

DRAWING TITLE

EXISTING LAYOUTS

DETAILS

Scales	As shown @ A1	Date	JUN 25
Drawn	RP	Checked	-
Job No.	2404	Drawing No.	20
Status	Prelim	Revision	A

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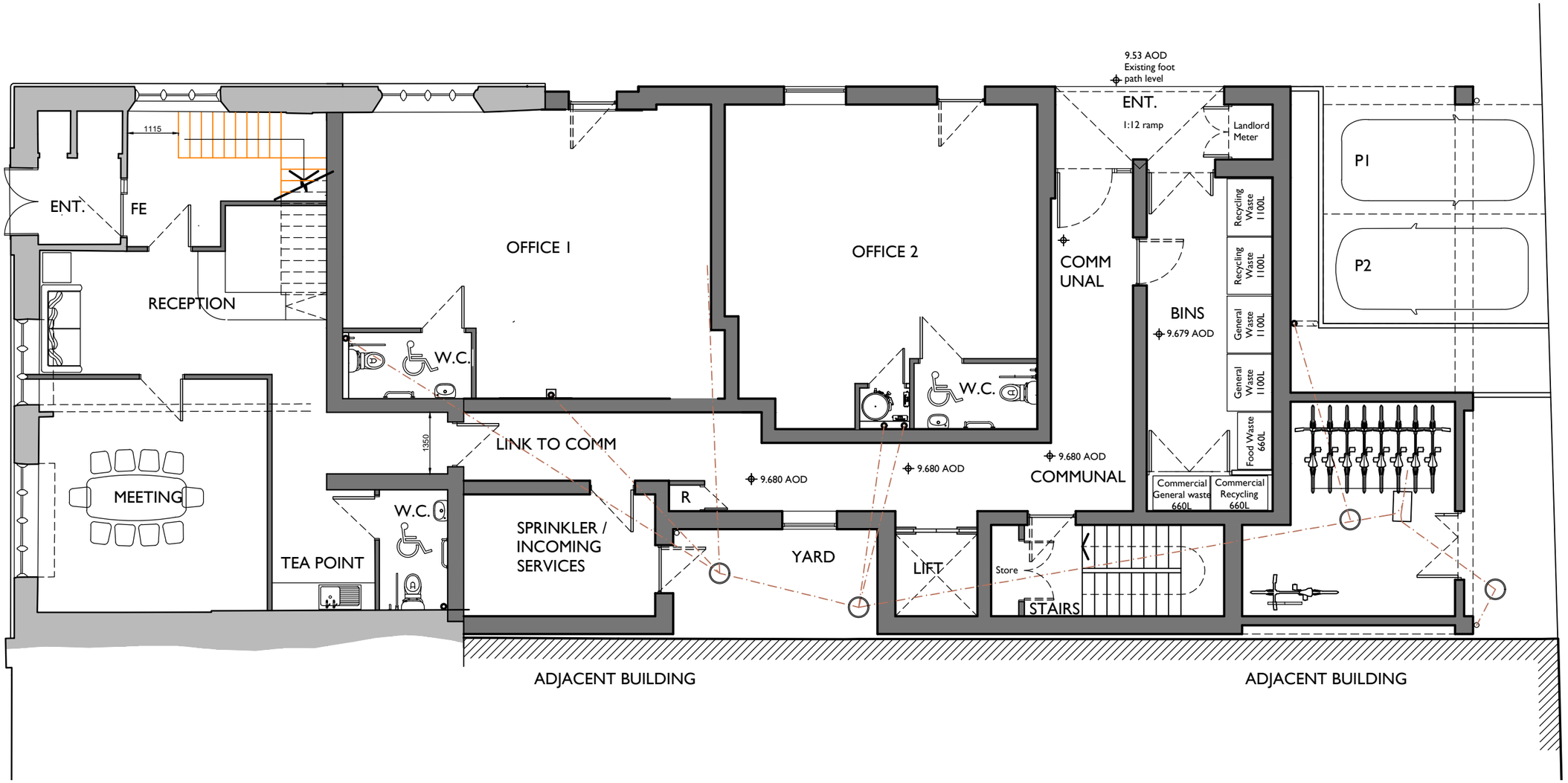

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NOTES

REVISIONS	
A	GENERALLY AMENDED 03.26
B	GENERALLY AMENDED 03.26
C	FFL LEVELS UPDATED 03.26
D	BIKE STORAGE AMENDED 06.26
E	FLATS REPLACED W. OFFICES 08.26

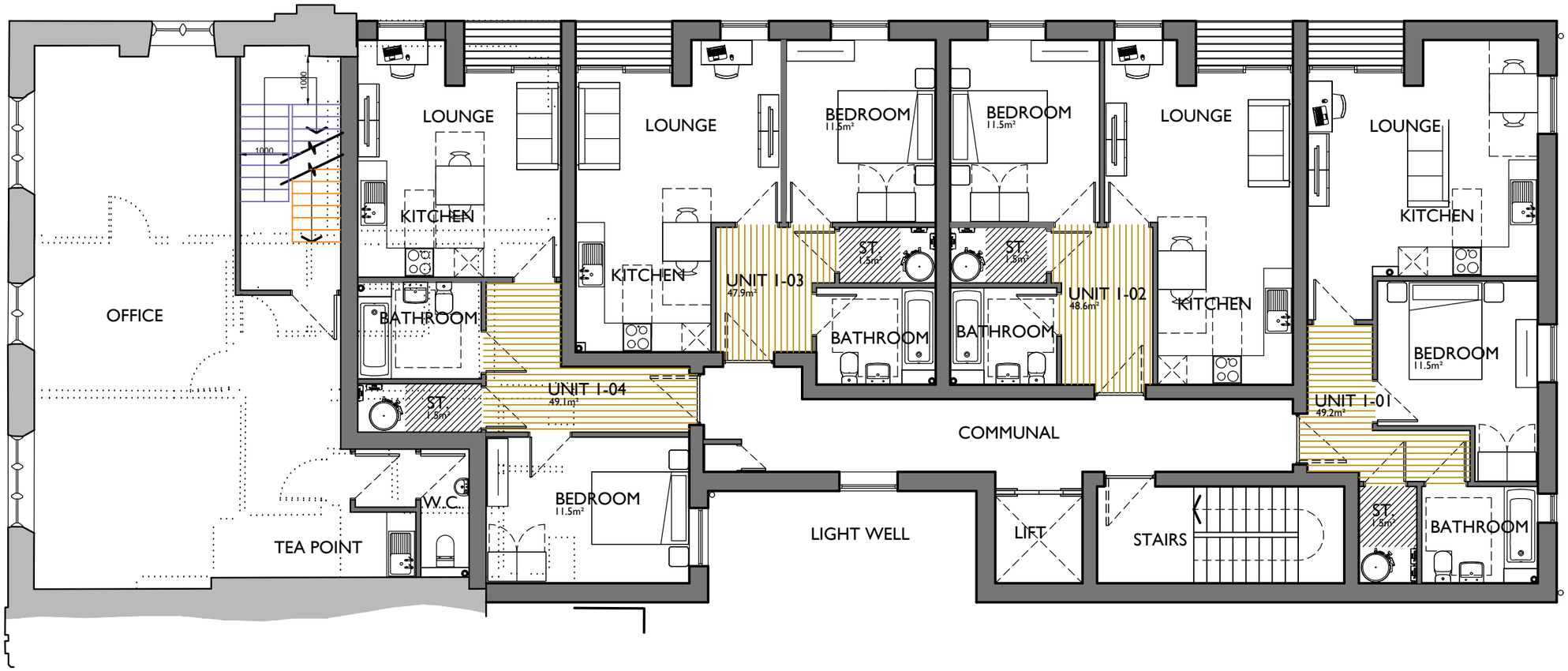
PROJECT NAME

PROPOSED RE-DEVELOPMNT OF
FORMER BANK, STATION ROAD
PORT TALBOT

DRAWING TITLE

PRPOSED GROUND FLOOR LAYOUT

DETAILS	
Job No.	2404
Drawing No.	11
Revision	E
Scale	1:100
Date	AUG 26



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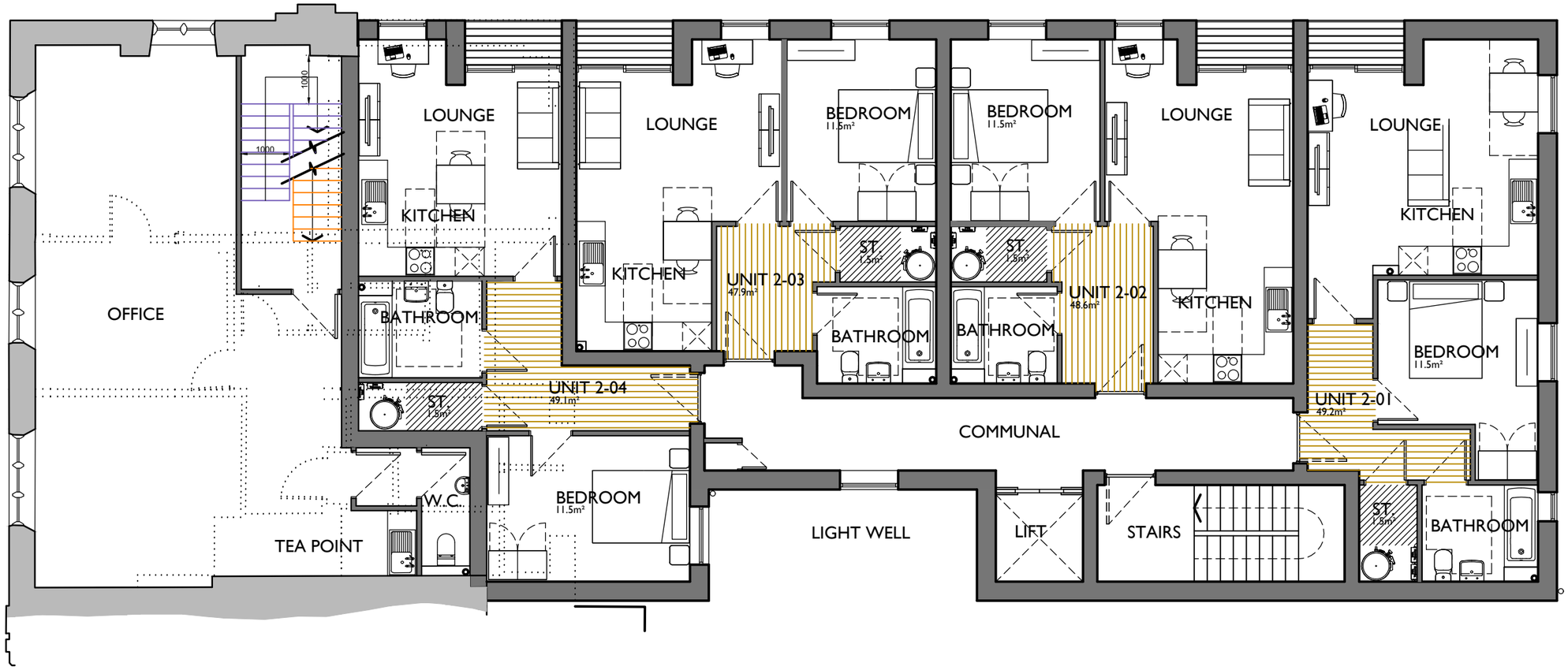
LIFE PROPERTY GROUP LTD 65 STATION ROAD PORT TALBOT SA13 1NW T - 01792 546666 W - www.lifepropertygroup.com			PROPOSED RE-DEVELOPMNT OF FORMER BANK, STATION ROAD PORT TALBOT	PRPOSED FIRST FLOOR LAYOUT	Job No.	2404
					Drawing No.	12
					Revision	-
					Scale	1:100
					Date	APR 25



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NOTES	REVISIONS	PROJECT NAME	DRAWING TITLE	DETAILS	
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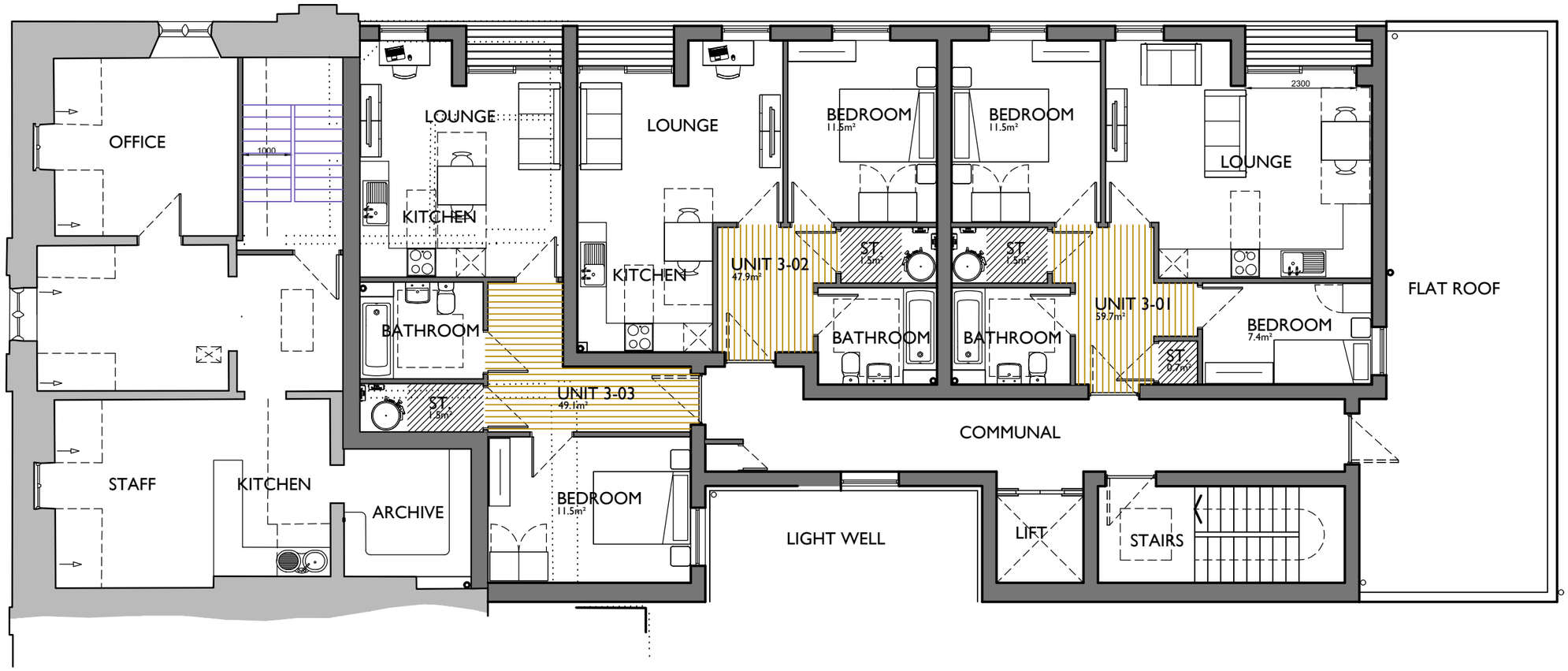
				Date	APR 25



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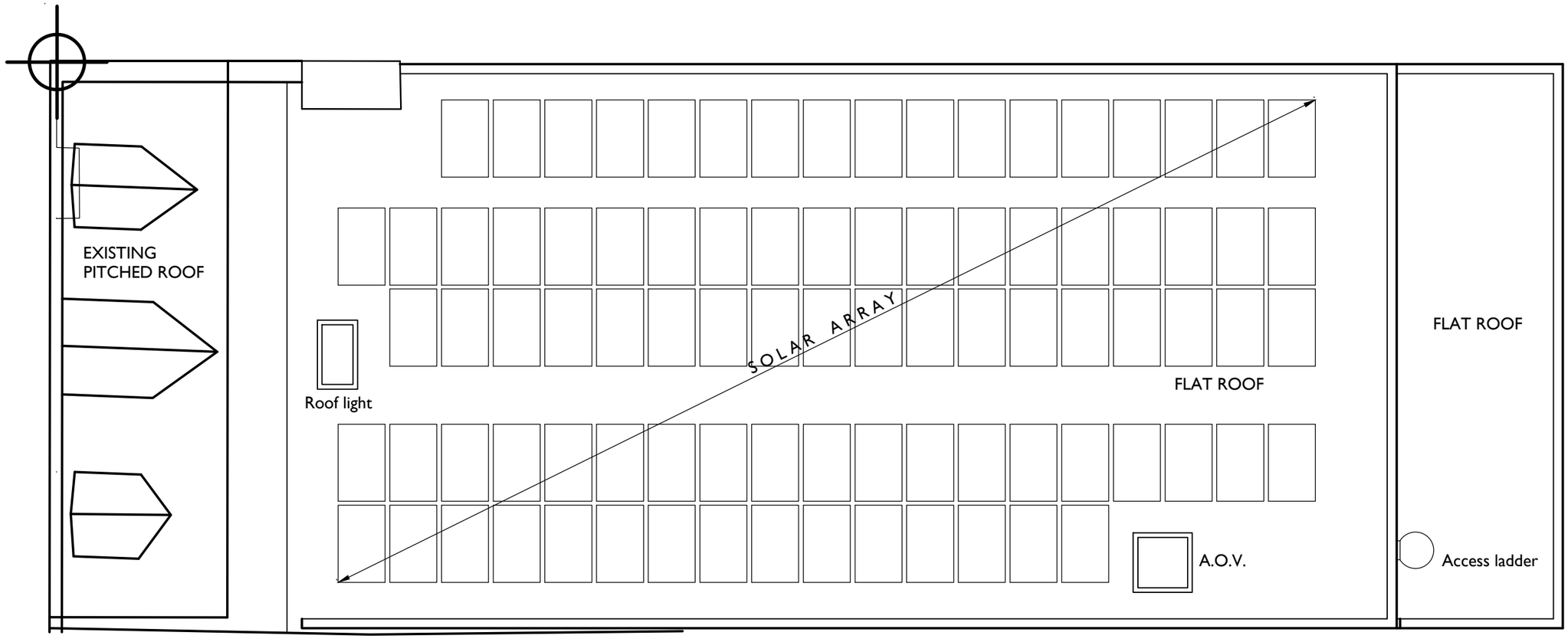
NOTES	REVISIONS	PROJECT NAME	DRAWING TITLE	DETAILS	
		PROPOSED RE-DEVELOPMNT OF FORMER BANK, STATION ROAD PORT TALBOT	PRPOSED THIRD FLOOR LAYOUT	Job No.	2404
				Drawing No.	14
				Revision	-
				Scale	1:100
				Date	APR 25



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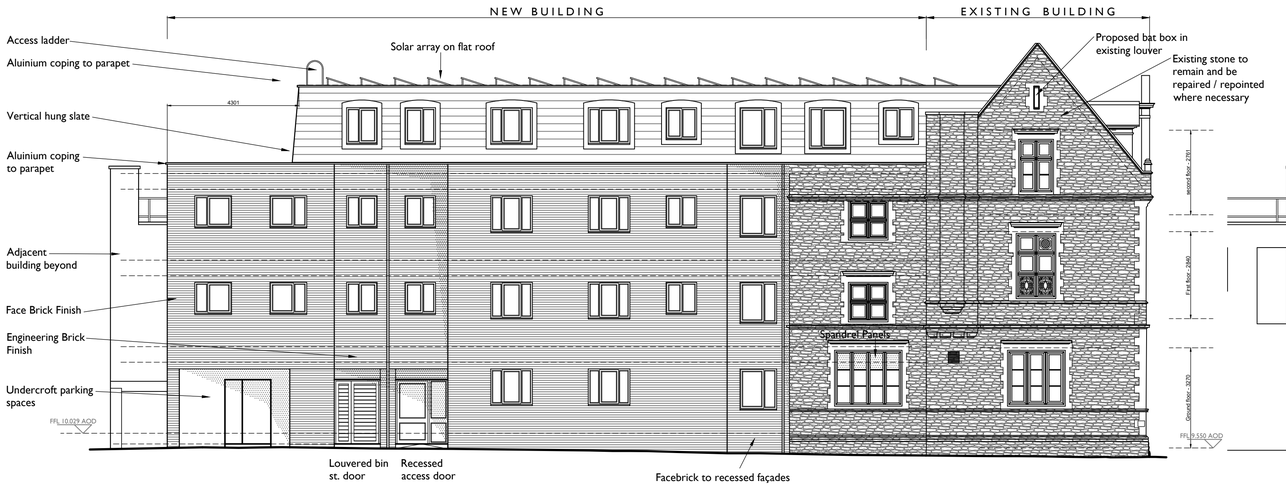
NOTES	REVISIONS	PROJECT NAME	DRAWING TITLE	DETAILS	
		PROPOSED RE-DEVELOPMNT OF FORMER BANK, STATION ROAD PORT TALBOT	PRPOSED ROOF PLAN	Job No.	2404
				Drawing No.	15
				Revision	-
				Scale	1:100
				Date	APR 25

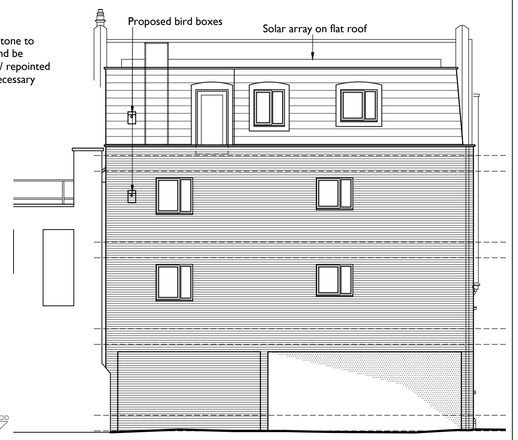
PROPOSED FRONT ELEVATION

Scale 1:100



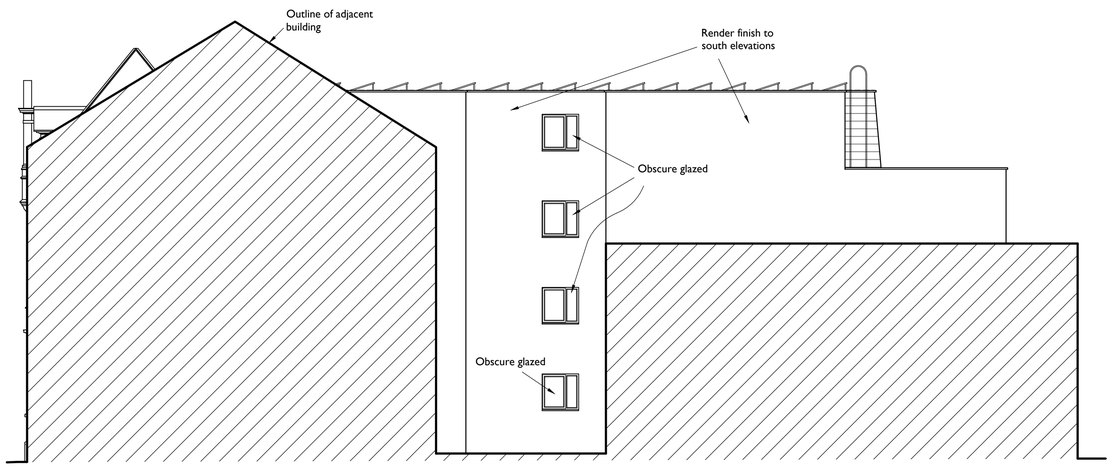
PROPOSED SIDE ELEVATION

Scale 1:100



PROPOSED REAR ELEVATION

Scale 1:100



PROPOSED SIDE ELEVATION

Scale 1:100

NOTES

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REVISION	DATE	DESCRIPTION
C	02.26	Side elevation indicated
D	03.26	Further detail added
E	03.26	Adjacent building added for context

PROJECT

PROPOSED DEVELOPMENT
FORMER BANK, STATION ROAD
PORT TALBOT

DRAWING TITLE

PROPOSED ELEVATIONS

DETAILS

Scales	As shown @ A1	Date	APR 25
Drawn	RP	Checked	-
Job No.	2404	Drawing No.	16
Status	Prelim	Revision	E

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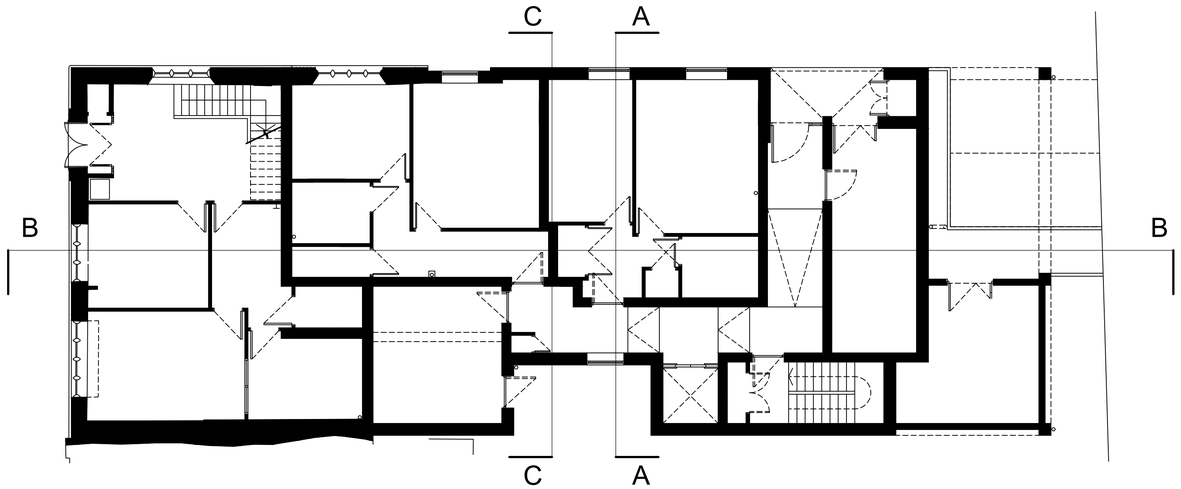
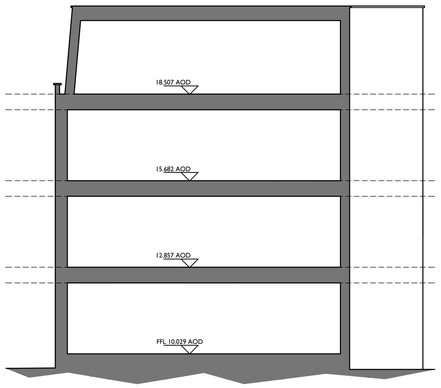


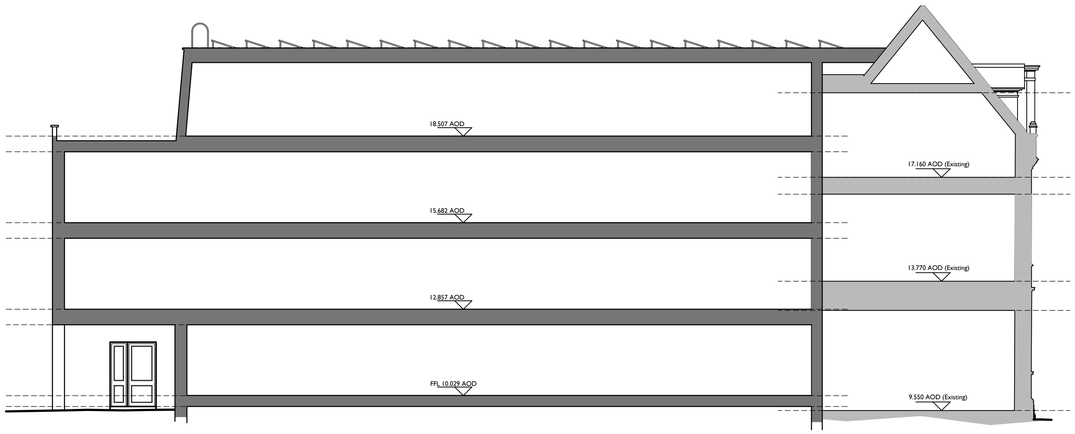
SECTION LEGEND LAYOUT

Scale 1:100



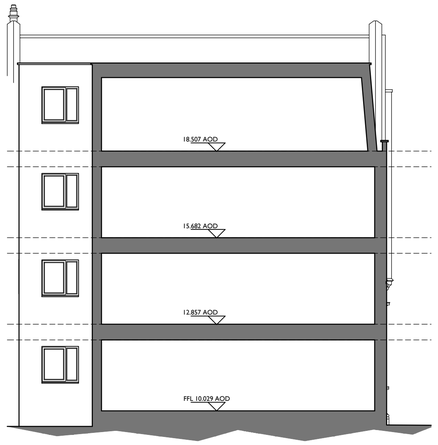
PROPOSED SECTION

Scale 1:100



PROPOSED SECTION

Scale 1:100



PROPOSED SECTION

Scale 1:100

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REVISION	DATE	DESCRIPTION
-	-	-

PROJECT

PROPOSED DEVELOPMENT
FORMER BANK, STATION ROAD
PORT TALBOT

DRAWING TITLE

PROPOSED SECTIONS

DETAILS

Scales	As shown @ A1	Date	MAR 26
Drawn	DLD	Checked	-
Job No.	2404	Drawing No.	18
Status	Prelim	Revision	-

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Appendix E Flood Evacuation Route

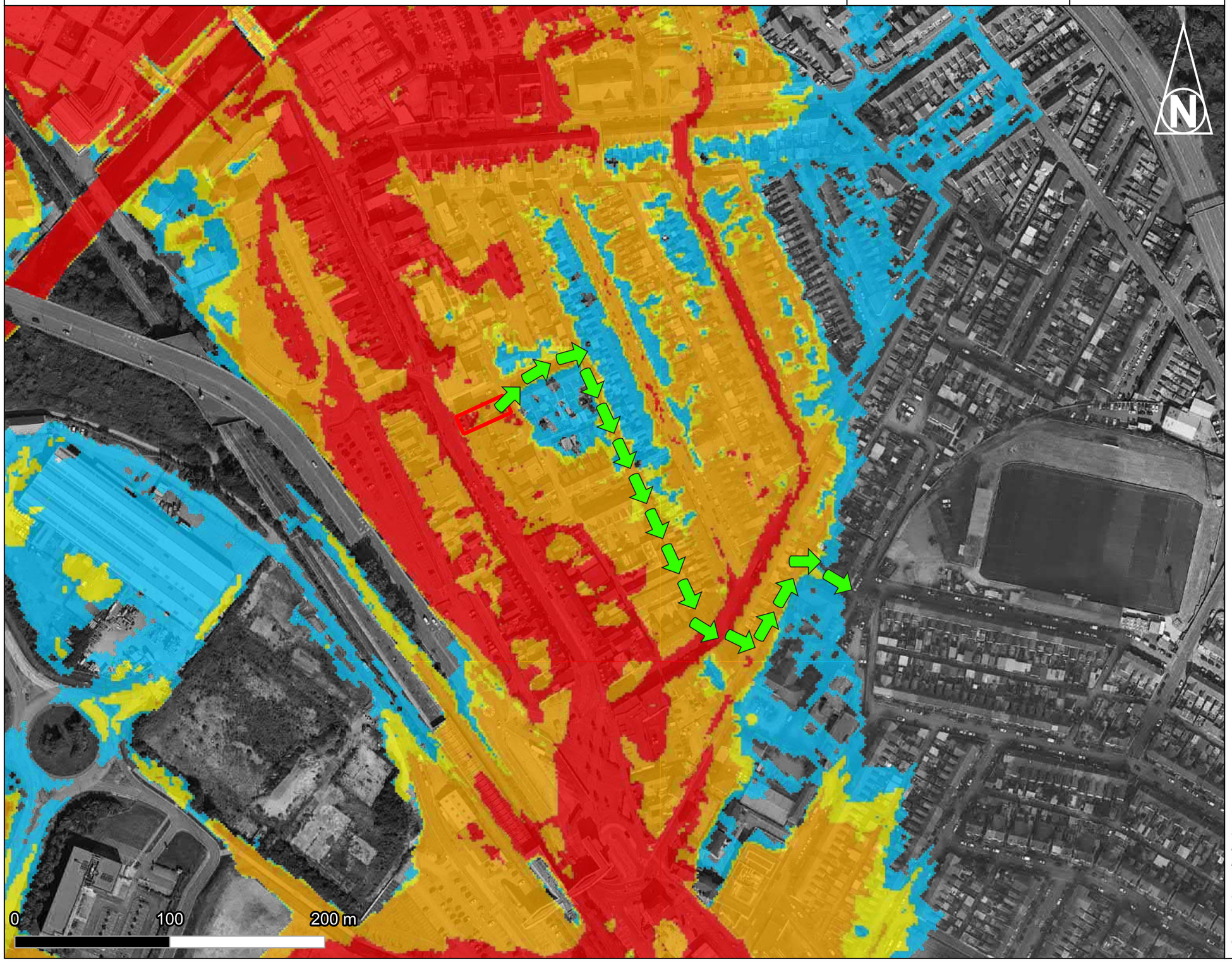
Port Talbot_5_V3.2 - 0.1% AEP +CC - Hazard Rating & Potential Evacuation Route

Port Talbot_5_V3.2 - 0.1% AEP +CC - Hazard Rating & Potential Evacuation Route

1 in 2500 @ A4

Project:	2511 - Station Road, Port Talbot	Local Authority:	Neath Port Talbot
Produced by:	Pat Obermajer	OS Grid Reference:	SS766899
Printed on:	07.08.2025	Nearest Postcode:	SA13 1JZ
Client:	Life Property Group		

PHG Consulting
107 Cowbridge Rd East,
Cardiff
CF11 9AG



Key

Application Boundary

PTH_DEF_2116_Q1000_MHWS 057_FL_ZUK0_Max

Hazard Rating

Low Hazard

Danger for Some

Danger for Most

Danger for All

Potential Evacuation Route

Data obtained from Port Talbot_5_V3.2 dataset provided by NRW.

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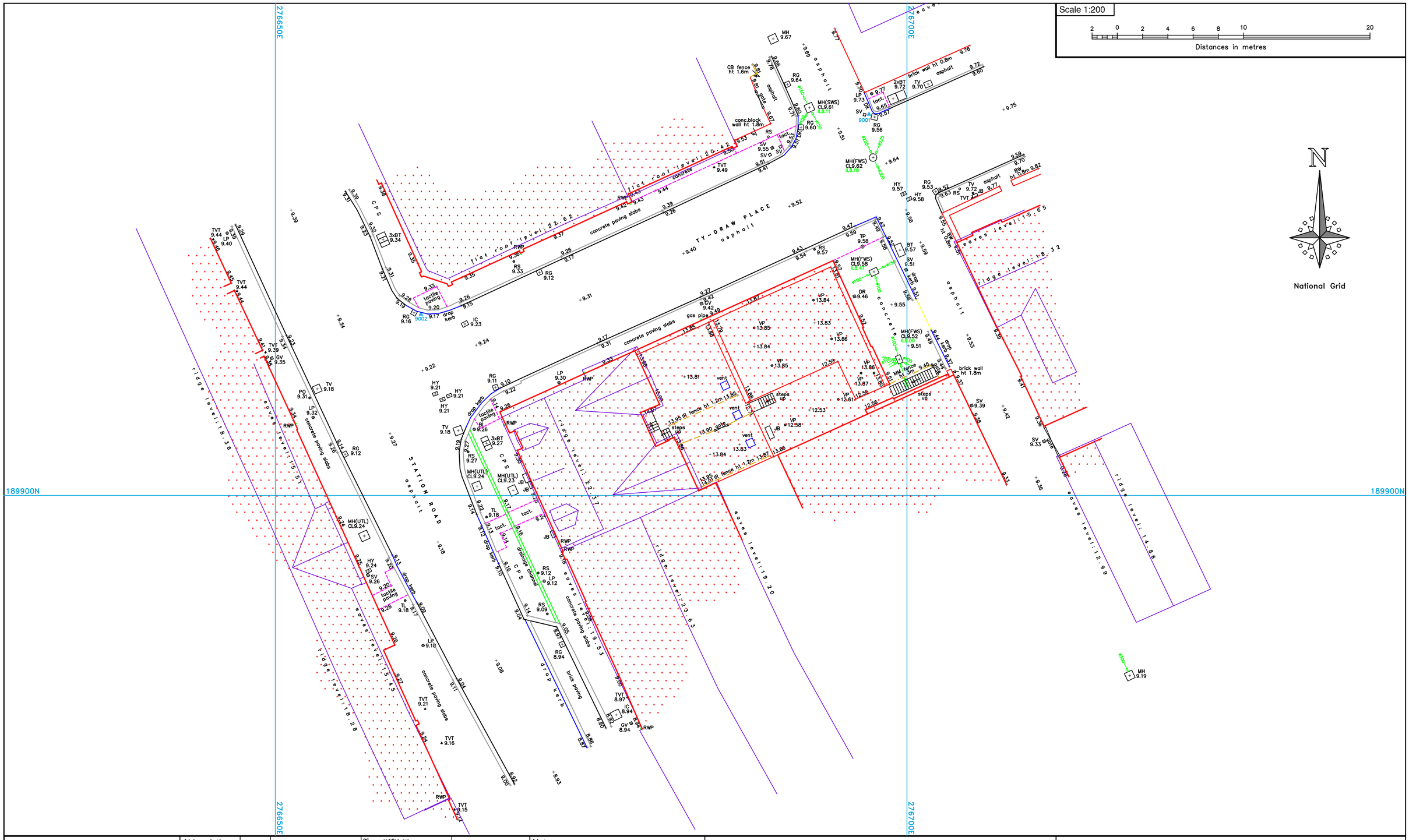
Appendix F Topographical Survey

LP4530-01

LP4530-02



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Abbreviations:

B/RW	brick retaining wall
BB	Bellsha beacon
BI	bollard (illuminated)
BL	bollard
BT	telecom inspection cover
BW	brick wall
C/RW	concrete retaining wall
CATV	cable television cover
CB	close boarded
CM	corrugated metal
conc.	concrete
CP/BW	concrete post & barbed wire
CP/CL	concrete post & chain link
CP/CP	concrete post & panel
CP/W	concrete post & wire mesh
CPS	concrete paving slabs
DC	drainage channel
DK	drop kerb
DR	drain
EP	electricity pole
ER	earthing rod
FB	flower bed
FFL	finished floor level
FS	flagstaff
G/W	gabion wall
GP	gate post
GV	gas valve
HR	handrail
HY	fire hydrant
IC	inspection cover (general)
IR	metal railings
Iwn	interwoven wood slat
JB	junction box
KO	kerb outlet
LP	lamp post
MH	manhole
MK	marker
MM	metal mesh
MP	mile post
NB	name board
O/H	overhead
OB	open boarded
OHC	overhead cable/wire
P/C	post & chain fence
PA	paling
PO	post
RE	rodding eye
RG	road gully
RP	reflector post
RS	road sign
RSJ	rolled steel joist
RWP	rain water pipe
S/RW	stone retaining wall
Sap.	sapling
SP	sign post
SPS	stone paving slabs
stay	stay wire
STN	survey control station
SV	water stop valve
SVP	soil vent pipe
tact.	tactile paving
THL	threshold level
TL	traffic light
TP	telephone pole
TV	cable tv
VP	vent pipe
Wap	wood lap
WM	water meter
WP/BW	wood post & barbed wire
WP/R	wood post & rail
WP/W	wood post & wire
ht	height (of feature)
↑	arrow indicates up (unless otherwise stated)
▲9002	survey control point

Drainage features:

CL	cover level
ID	invert depth
IL	invert level
FWS	foul water sewer
SWS	storm water sewer
CWS	combined water sewer
UTD	unable to determine
UTL	unable to lift
ø	pipe diameter (mm)
SL	soffit level
←—	arrow indicates direction of flow

Notes:

Revisions:

- Topographical Surveys
- Engineering Surveys
- Measured Building Surveys
- Boundary Surveys
- OS Mapping and Data Centre
- Underground Utility Surveys

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Tel: 01633 263575 Fax: 01633 213767

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Former Bank, Station Road, Port Talbot, SA13 1NW

Topographical Survey

Client	Life Property Group						
Coord Grid	Plane Grid based on National Grid			Level Datum	Level Datum via Active GPS Network		
Scale	1:200@A2	Date	Nov 2023	Status	Final	Job No.	LP4530
Surveyed	A. Jolliffe	Drawn	L. Rajnohova	Checked	R. Williams	Dwg. No.	LP4530

Scale 1:100

1 0 1 2 3 4 5 10

Distances in metres

Abbreviations:

BH	beam height
CH	ceiling height
CSU	ceiling slopes up
DC	dropped ceiling height
HH	door height
RAD	radiator
SH	sill height
ht	height (of feature)
↑	arrow indocates up (unless otherwise stated)

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Measured Building Survey - Ground Floor

Client	Life Property Group.						
Coord Grid	N/A			Level Datum	OS Datum via Active GPS		
Scale	1:100@A0	Date	Nov. 2023	Status	Final	Job No.	LP4530
Surveyed	A. Jolliffe	Drawn	G. Lazelle	Checked	R. Williams	Dwg. No.	LP4530-02