

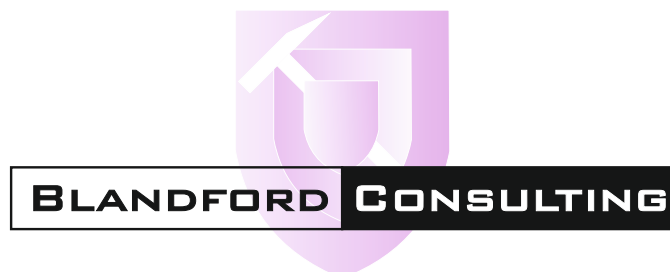
Report No. BC/MB/01.26.04.

**Flood Consequence Assessment:
Land at Compass Court,
Pentrebach Industrial Estate, Merthyr Tydfil**

Prepared on behalf of:

K Invest

By:



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Flood Consequence Assessment: Land at Compass Court, Pentrebach Industrial Estate, Merthyr Tydfil.

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<i>BC/MB/01.26.04.03.</i>	<i>Detailed Location Plan.</i>	<i>1:2,500.</i>

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Flood Consequence Assessment: Land at Compass Court, Pentrebach Industrial Estate, Merthyr Tydfil.

1 Introduction

This report has been prepared on behalf of our client:

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and relates to Units 2-4, Compass Court, Merthyr Tydfil Industrial Park, Pentrebach, Merthyr Tydfil where planning permission is being sought for change of use from vacant Industrial Unit (B1, B2, B3 to a Learning Unit (D1). The proposed use is for training of mature students by the University of Glamorgan as bricklayers. The hydrology was undertaken by Dr Paul Webster, Principal Hydrologist at Corylus Planning and Environmental Ltd.

The following sources of data were used in the compilation of this report:

- i) Published flood model extents from the NRW;*
- ii) LiDAR data downloaded from NRW site;*
- iii) Development proposals provided by the Applicant and*
- iv) Information on various internet sites.*
- v) the archive records of Blandford Consulting.*

The findings of this report are necessarily based upon the data used in its compilation and may be amended in the future in the light of additional material information. The report must only be used in its entirety for its stated purpose.

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2 Brief Description of the Site

The parcel of land that is the subject of this report ('the Site') is located on the Pentrebach Industrial Park, approximately 2.1 miles south-east of the centre of Merthyr Tydfil (see Figure 1 and *General Location Plan, drawing no. BC/MB/01.26.04.01*). The Site is a light industrial unit situated amongst other light industrial units and is presently unoccupied (see Figure 2). The national grid reference for the centre of the Site is SO 206286 203358.

Figure 1
Aerial View of the Site

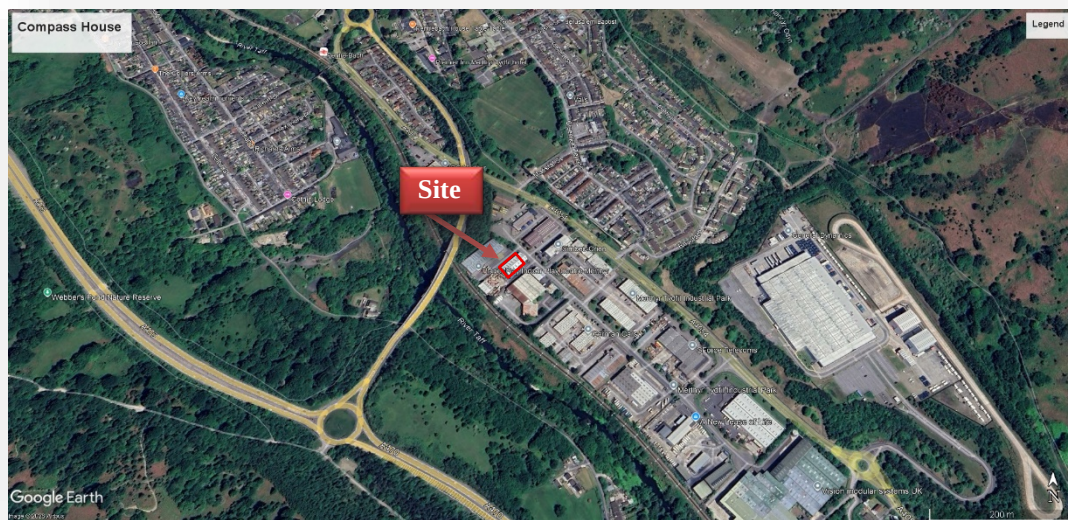


Figure 2
Street View of the Site



/Cont....

3 Geology of the Site

The Site is situated towards the northern margins of the South Wales Coalfield and is underlain at shallow depths with strata assigned to the Middle Coal Measures, a sub-division of the Upper Carboniferous Period. Locally, the Middle Coal Measures are comprised principally of silty mudstone, occasional sandstone and coal seams. (see *Geology Plan, drawing no. BC/MB/01.26.04.02*).

Published information indicates that the Site is not affected by landslip and the measures are covered with superficial deposits of River Alluvium with Made Ground (Colliery Spoil) above.

4 Main Findings of the Assessment

The proposed development comprises the change of use from Light Industrial to Learning (Teaching bricklaying). There will be no external changes to the building nor to the ground levels around the Site.

The Site is shown to be wholly within Flood Zone 2 on the published NRW flood extent maps, that is with an annual probability of flooding of between 1 in 100 and 1 in 1,000 years. An FCA is therefore required in line with TAN15. However, given that there will be no change in Vulnerability for the proposed usage and the fact that there are no external changes taking place to the built form, a “light-touch” FCA is warranted in this instance.

We have reviewed the flood mechanisms as represented by the modelled extents. These show that the flood risk is due to spill from the left bank of the River Taff in floods that are well above the 1 in 100 and close to the 1 in 1,000 annual probability. In this rare event, excess water would spill from the Taff, over the railway embankment and flow “past” the Site before accumulating in low-lying areas of Pentrebach. Flood depths at the Site are likely to be shallow, since they will be due to a wide area of shallow spill from the River Taff towards Pentrebach.

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The proposed FFL for the Site is over 0.8m above the rest water level in the adjacent area of Pentrebach – this for the 1 in 1,000 probability.

We have also reviewed the way that the railway embankment has been represented in LiDAR. It appears to show that the embankment, beneath the elevated section of the A4060, is lower than the rest of the embankment. This is implausible for a railway embankment which is characterised by only shallow gradients. There is a risk that the NRW flood maps have over-stated the flood spill volumes and therefore the flood risk for Pentrebach.

We have also reviewed the surface water flood extents for the Site which show that part of the parking area for the Site is in “surface water” flood zone 3. This is implausible, given the prevailing topography which shows land sloping down to the north-east. The flood extents are, in any case, external to the built form.

The proposed scheme does not have any flood risk impact on others since there will be no change to the external built form or to ground levels. There is accordingly, no requirement for any flood storage compensation nor runoff mitigation (SuDS).

The flood risk to the Site is only from a truly extreme event. This will be well publicised through NRW and Met Office warnings. It is likely that transport and working patterns will be adjusted to reflect these warnings and it is highly likely that any training would be cancelled for the duration of extreme flooding. Notwithstanding, a safe access/egress route is available using the normal access. The maximum depth of water along this route (for the 1 in 1,000 annual probability), would be 0.4 m of still water.

5 Summary of Main Conclusions

In summary, the risks to the proposed development are low provided that the measures described in this FCA are adhered to. It would thus be in accordance with the requirements of TAN15.

/Cont....

P Webster

**Dr Paul Webster,
Principal Hydrologist.**



**Dr Malcolm Blandford,
Consultant Geologist.**

Report Date: 28th January 2026.

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PLANS



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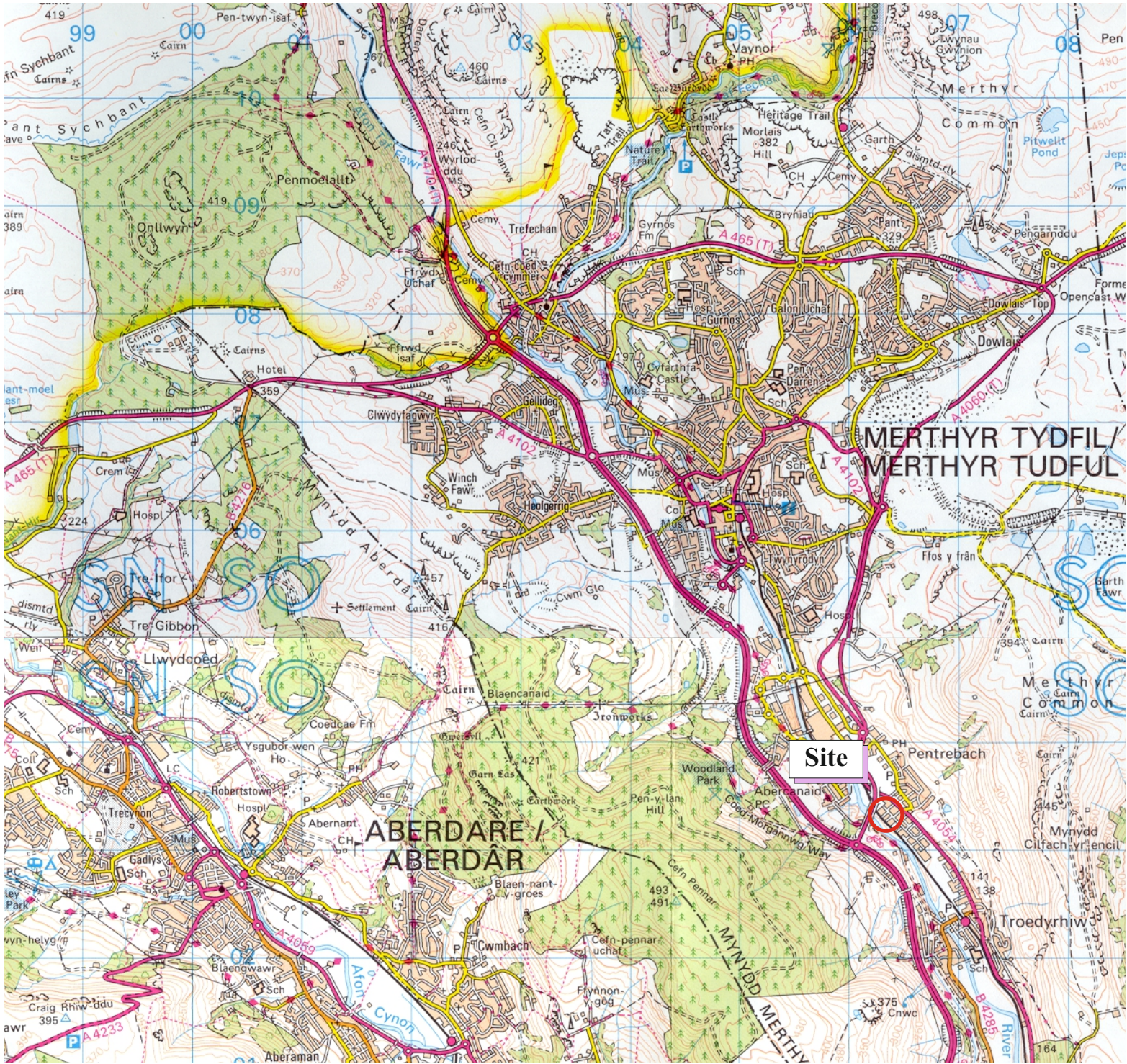
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FCA on Land at Compass Court, Pentrebach
Industrial Park, Merthyr Tydfil.

General Location Plan.

Plan Scale: 1:50,000.



Key to Symbols:
 Approximate Position of Site.

Note:
North is at top of plan.

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FCA on Land at Compass Court,
Pentrebach Industrial Park, Merthyr Tydfil.

Geology Plan.

Plan Scale: 1:10,560.

Key to Symbols:



Approximate Position of Site.

Note:
North is at top of plan.

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Drawing No: BC/MB/01.26.04.02.

FCA on Land at Compass Court,
Pentrebach Industrial Park, Merthyr Tydfil.

Detailed Location Plan.

Plan Scale: 1:2,500.

Key to Symbols:

 Approximate Site Boundary.

Note:
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APPENDIX I

SITE SPECIFIC FLOOD CONSEQUENCE ASSESSMENT TEMPLATE.



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Appendix I

Site Specific Flood Consequence Assessment Template.

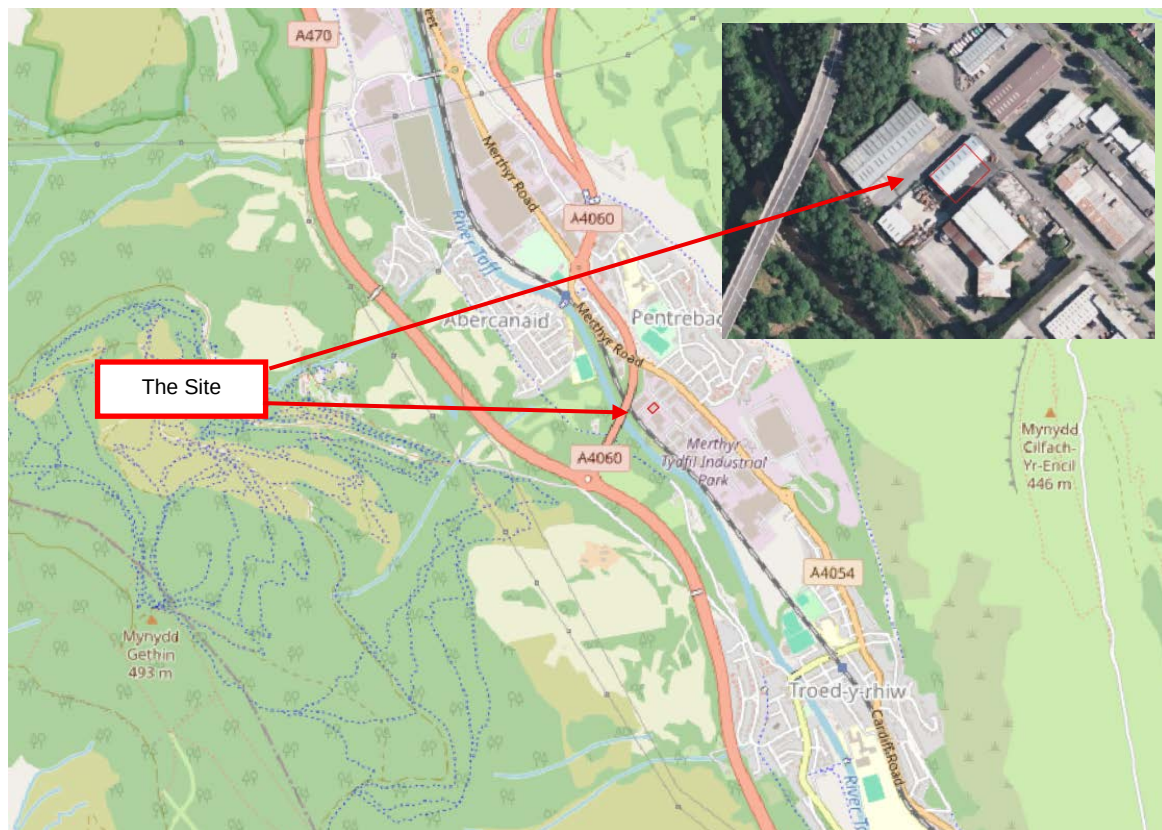
1 Development description and location

1a. What type of development is proposed and where will it be located?

- A location plan should be provided at an appropriate scale.

The Site is at 2-4 Compass Court, Merthyr Tydfil Industrial Park, Pentrebach, CF48 4DR as shown in Figure 1. The approximate National Grid Reference for the site is 306337, 203345 and what 3 words reference is insert.puns.discouraged.

Figure 1.1: General Location of the Site



The proposal, is for a change of use from Vacant Industrial (B1, B2, B8) to Learning Unit (D1). Images from Streetview of the Site are shown in Figure 1.2. The portion of the building covered by this application is demarcated by the red polygon.

Figure 1.1: The building with portion relevant to planning application shown in red

(a) View to West



(b) View to South



1b. What is its development category?

- Development categories are provided in Figure 2 of TAN15

The prior and proposed usage are classed as Less Vulnerable Development (LVD) as “General industrial, employment, commercial and retail development”. It is understood that the new users propose to use the facility for training bricklayers.

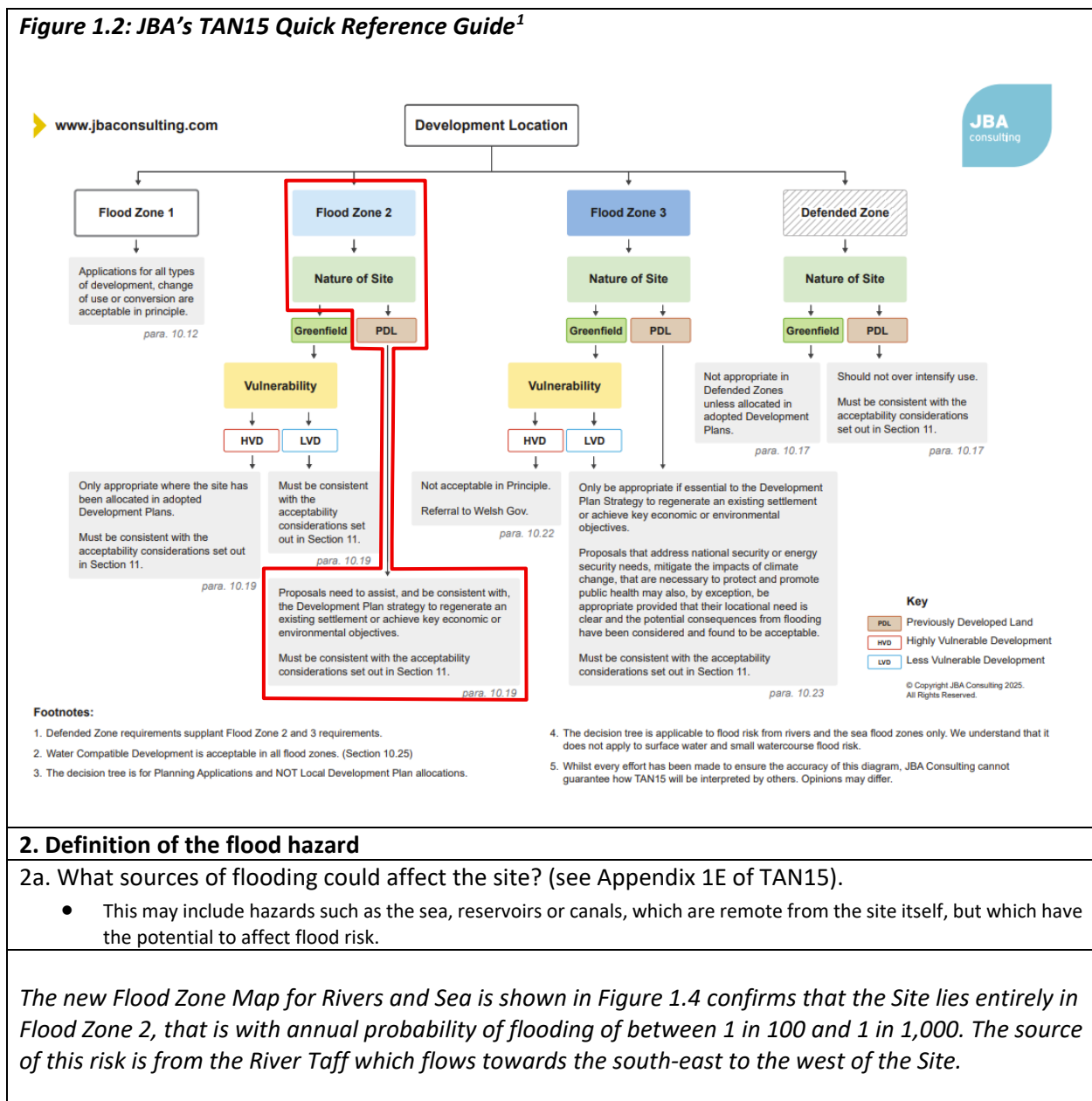
1c. Please provide evidence that the FCA has been informed by the Development Plans and Development Management Decisions:

- See Section 10 of TAN15.

The quick reference guide for TAN15 developed by JBA Figure 1.3 confirms that since the Site is in Flood Zone 2 (Figure 1.4) and is Previously Developed Land (PDL), then it must be consistent with the TAN15 Acceptability Criteria. These are reviewed in Table B-1.

This application is for a change of use, rather than redevelopment, so the requirement for compliance with Development Plans is not appropriate.

Figure 1.2: JBA's TAN15 Quick Reference Guide¹



¹ <https://www.jbaconsulting.com/wp-content/uploads/2025/06/TAN15-Quick-Reference-Guide-v1.1.pdf.pdf>

Figure 1.3: The Flood Zone Map for Rivers and Sea



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The NRW map for Surface water flooding (Figure 1.5) shows that the majority of the Site is in Flood Zone 1 at very low risk of flooding (lower than 1 in 1,000 annual probability). The southern corner of the Site is shown as being in Flood Zone 3 with greater than a 1 in 100 annual probability of flooding.

Figure 1.4: NRW Surface Water Flood Risk map



2b. For each identified source, describe how flooding would occur, with reference to any historic records wherever these are available.

- An appraisal of each identified source, the mechanisms that could lead to a flood occurring and the pathways that flood water would take to, and across, the site.
- Inundation plans, and textual commentary, for historic flood events showing any information available on the mechanisms responsible for flooding, the depth to which the site was inundated, the velocity of the flood water, the routes taken by the flood water and the rate at which flooding occurred.

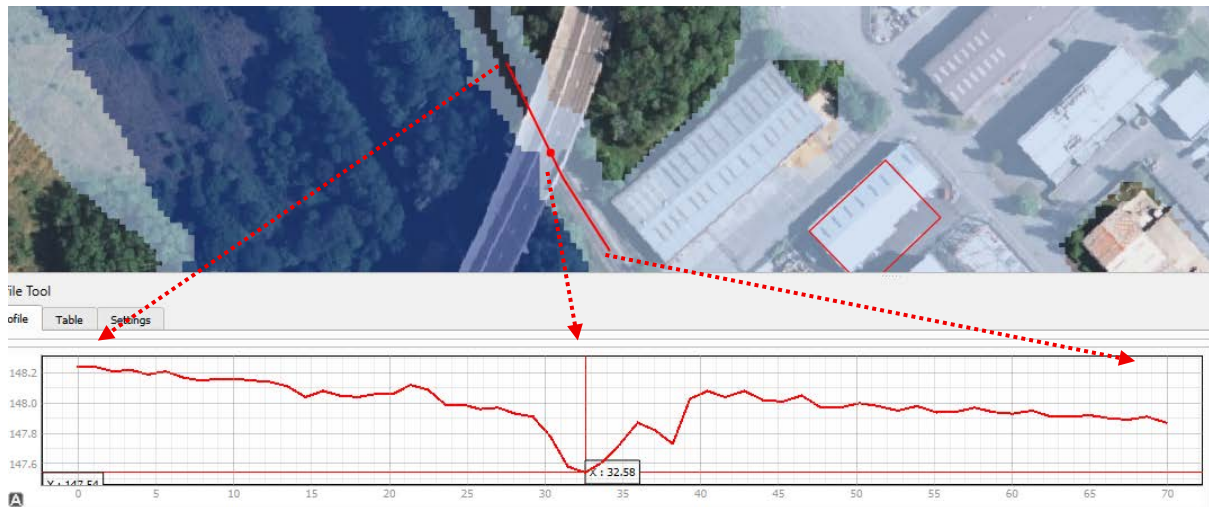
The flood extents in Figure 1.6 show how the flood zone 3 boundary (1 in 100 annual probability) with peak elevation of around 145.5m AOD is contained behind the railway embankment that runs parallel to the River Taff. The crest of the railway embankment is around 147.8m AOD and is just overtopped by the 1 in 1,000 annual probability flood whose peak is around 148m AOD. This results in a shallow spill across a length of over 100m, as shown by the orange arrows.

Figure 1.5: The Flood Zone Map for Rivers and Sea – Flood Mechanisms



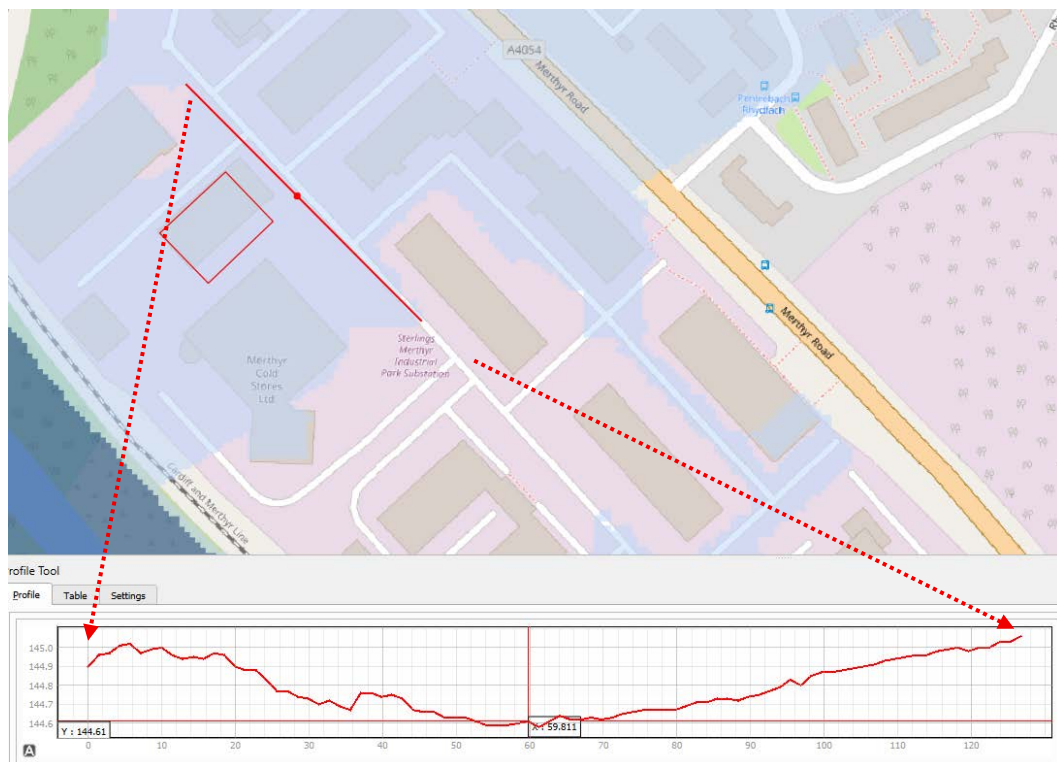
It is possible that the modelled extents are rather exaggerated, owing to the possible under-estimation of ground levels underneath the A4060. The ground levels beneath the bridge are “estimated” by the LiDAR algorithm and show a marked drop of up to 0.4m for a length of around 20m from the otherwise gentle grade of the railway (Figure 1.7). If this is correct, then this will have overstated the spill from the River Taff and into the Industrial Estate and more generally in Pentrebach. This in turn will have over-stated the extent of Flood Zone 2.

Figure 1.6: The Flood Zone Map for Rivers and Sea – embankment beneath the A4060



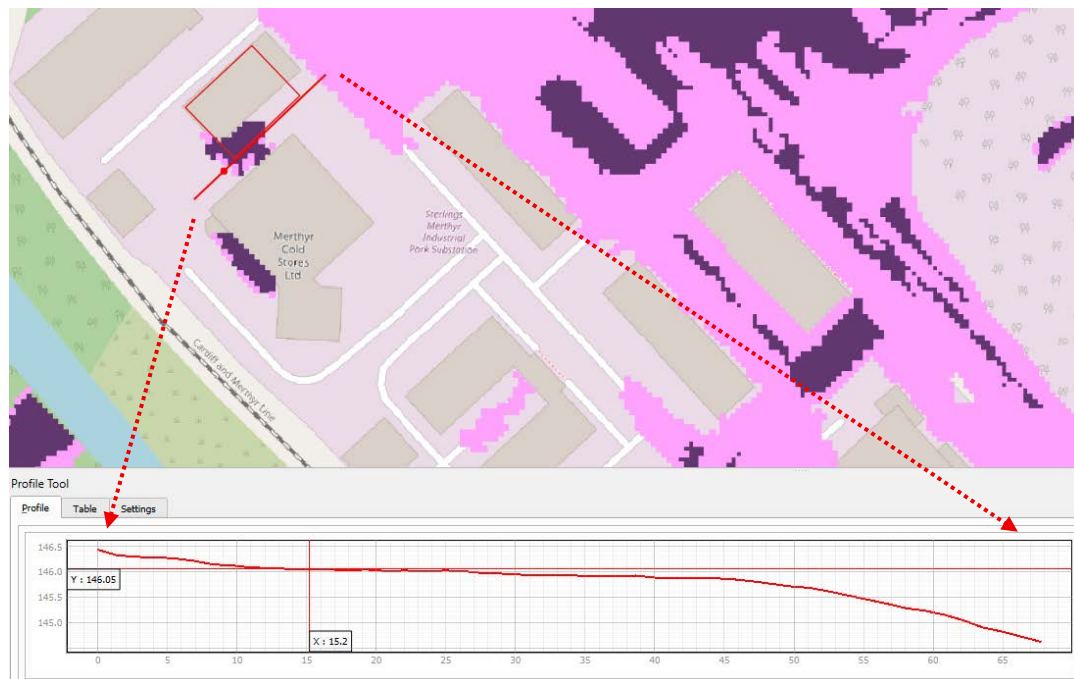
An indication of the 1 in 1,000 annual probability design flood level (DFL) within the Industrial Estate can be obtained by projecting the flood zone boundary onto a LiDAR base map in the vicinity of the Site. This has been done in Figure 1.8 which shows that the 1 in 1,000 DFL is around 145.0m AOD at the ends of the red line denoting the long section. The existing (and proposed) FFL is at 145.871m AOD (information provided by Applicant) which provides a freeboard of over 600mm above the 1 in 1,000 DFL. There is a risk of shallow spill from the River Taff flowing to the north-east as explained above. However, this is unlikely to have any material effect upon the building and the property is deemed safe for its intended usage.

Figure 7: The Flood Zone Map for Rivers and Sea & LiDAR



The Surface Water Flood Map extents have been compared with the LiDAR level in Figure 1.9. Although the flood maps suggest an area of Flood Zone 3 on the parking area adjacent to the building, this is inconsistent with the topography based on LiDAR. The ground shows a gentle gradient along the access road, downwards to the north east. As such, it would be impossible for flood water to be retained as shown on the flood map. The flood zoning appears spurious and in any case, would not affect the interior building which is set above the local ground level.

Figure 1.8: The Flood Zone Map for Surface Water & LiDAR



2c. What are the existing surface water drainage arrangements for the site?

- Details of any existing surface water management measures already in place, such as sewers and drains

None have been computed since there will be no external change to the building which is currently drained to public sewer.

3. Probability

3a Which flood zone is the site within?

- The flood zones are defined in Figure 1 of TAN15.

The map in Figure 4 shows that the entire Site lies in Flood Zone 2.

3b If there is a Strategic Flood Consequence Assessment (SFCA) covering this site, what does it show?

- The planning authority can advise on the existence and status of the SFRA.

The Site is covered within the SFCA by JBA (2019). The SFCA provides useful information and mapping but no specific reference to the proposed development site nor Industrial Park within which it is located. Interestingly, the flood zone mapping presented in the SFCA shows that the Site lies in Flood Zone 1 (Figure 1.10). The mapping has clearly been superseded by that shown in Figure 8.

Figure 1.9: The Flood Zone Map from the SFCA (JBA, 2018)



3c What is the probability of the site flooding taking account of the contents of the SFRA and of any further site-specific assessment?

This may need to include

- a description of how any existing flood risk management measures affect the probability of a flood occurring at the site FRA Pro-forma
- supporting evidence and calculations for the derivation of flood levels for events with a range of annual probability
- inundation plans of, and cross sections through, the existing site showing flood extents and levels associated with events with a range of annual probability
- a plan and description of any structures which may influence the probability of a flood occurring at the site. This may include bridges, pipes/ducts crossing a watercourse, culverts, screens, embankments or walls, overgrown or collapsing channels and their likelihood to choke with debris.
- details of any modelling studies completed to define the exiting degree of flood risk (Ref Chapter 3 of the PG)

The Site has a probability of river flooding of between 1 in 100 and 1 in 1,000 annual probability by virtue of it being in Flood Zone 2. However, it has been explained in Section 2b that mapped flood extents may well have over-stated the flood risk. Notwithstanding, the flood extent immediately adjacent to the Site results from shallow flow of excess water spilling from the River Taff. This excess is likely to accumulate in the low-lying area to the north-east of the Site with a rest water level that is around 145.0 mAOD; well below the FFL for the building.

3d What are the existing rates and volumes of run-off generated by the site?

- This should generally be accompanied by calculations of run-off rates and volumes from the existing site for a range of annual probability events (see Section 8 of TAN15).

None evaluated since the Application does not entail any external changes to the built form.

4. Climate change

4a How is flood risk at the site likely to be affected by climate change?

- Sections 2.4 to 2.9 and Appendix 2 of TAN15 provide guidance on how to assess the impacts of climate change.

The Site may be affected by climate change in so far as peak flows and associated spill may increase. However, as has been outlined above, the spill volumes may have been over-stated due to the way that the LiDAR has interpolated the elevation of railway embankment beneath the A4060. Furthermore, the rest water level of any spilled water from the River Taff is estimated to be around 145.0m AOD. The FFL for the Building is at 145.871m AOD providing over 800 mm freeboard above the 1 in 1,000 annual probability level. This is deemed adequate contingency for any climate change impacts.

5. Detailed development proposals

5a Please provide details of the development layout, referring to the relevant drawings.

- Reference should be made to Figure 2 of TAN15.

No Drawings

5b Where appropriate, demonstrate how land-uses most sensitive to flood damage have been placed in areas within the site that are at least risk of flooding.

N/a.

6. Flood risk management measures

6a. How will the site be protected from flooding, including the potential impacts of climate change, over the development's lifetime?

- This should include details of any proposed flood defences, access/egress arrangements, site drainage systems (including what consideration has been given to the use of SUDS) and how these will be accessed, inspected, operated and maintained over the lifetime of the development. This may need to include details of any modelling work undertaken in order to derive design flood levels for the development taking into account the presence of any new infrastructure proposed

None required.

7. Off-site impacts

7a How will you ensure that your proposed development and the measures to protect your site from flooding will not increase flood risk elsewhere?

This should be over the lifetime of the development taking climate change into account. The assessment may need to include:

- Details of the design basis for any mitigation measures (for example trash screens, compensatory flood storage works and measures to improve flood conveyance).
- A description of how the design quality of these measures will be assured and of how the access, operation, inspection and maintenance issues will be managed over the lifetime of the development.
- Evidence that the mitigation measures will work, generally in the form of a hydrological and hydraulic modelling report.
- An assessment of the potential impact of the development on the river, estuary or sea environment and fluvial/coastal geomorphology. A description of how any impacts will be mitigated and of the likely longer-term sustainability of the proposals.

No off-site impacts.

7b How will you prevent run-off from the completed development causing an impact elsewhere?

- Evidence should be provided that drainage of the site will not result in an increase in the peak rate or in the volumes of run-off generated by the site prior to the development proceeding.

No external changes to built form so no change in runoff.

8. Residual risks

8a What flood-related risks will remain after you have implemented the measures to protect the site from flooding?

- Designing for event exceedance on site drainage systems is covered in Chapter 4 of the Practice Guide. Guidance on other residual risks is provided in Chapter 6.

The flood risk to the Site and indeed the Industrial Estate in general is from a rare, extreme flood event with annual probability of lower than 1 in 100. The conditions leading to such an event will be widely publicised and will likely have given rise to multiple weather warnings. It is highly likely that the training function of the building, being non-essential, would be postponed for the duration of any elevated flood risk. The requirement for the building to be evacuated is considered to be very low.

Notwithstanding, the maximum depth for the 1 in 1,000 annual probability flow on the access/egress route from the Site is around 400mm (Figure 1.8). This water is likely to be static and to pose a very low risk to all.

8b How, and by whom, will these risks be managed over the lifetime of the development?

- Reference should be made to flood warning and evacuation procedures, where appropriate, and to likely above ground flow routes should sewers or other conveyance systems become blocked or overloaded. This may need to include a description of the potential economic, social and environmental consequences of a flood event occurring which exceeds the design standard of the flood risk management infrastructure proposed and of how the design has sought to minimize these – including an appraisal of health and safety issues.

The Site Owner/Operator.

APPENDIX II

SITE SPECIFIC FLOOD CONSEQUENCE ASSESSMENT CHECKLIST.



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Appendix II

Site Specific Flood Consequence Assessment Checklist.

Table B-1: Conditions of Acceptability Criteria (Section A1.12 of TAN15 - 2004)

No	Condition	Response
1	Flood defences must be shown by the developer to be structurally adequate particularly under extreme overtopping conditions (i.e. that flood with a probability of occurrence of 0.1%)	<i>No flood defences present.</i>
2	The cost of future maintenance for all new/approved flood mitigation measures, including defences must be accepted by the developer and agreed with the Natural Resources Wales	<i>N/a</i>
3	The developer must ensure that future occupiers of development are aware of the flooding risks and consequences	<i>Through provision of this FCA.</i>
4	Effective flood warnings are provided at the site	<i>Since the Site is at risk from a truly extreme flood in the River Taff, it will be sufficient to rely upon general Met Office weather and NRW flood warnings.</i>
5	Escape/evacuation routes are shown by the developer to be operational under all conditions	<i>A safe escape/evacuation route is available along normal access roads to land that is wholly outside flood zones 2 and 3.</i>
6	Flood emergency plans and procedures produced by the developer must be in place	<i>None needed.</i>
7	The development is designed by the developer to allow the occupier the facility for rapid movement of goods/ possessions to areas away from the floodwaters	<i>N/a</i>
8	Development is designed to minimise structural damage during a flooding event and is flood proofed to enable it to be returned to its prime use quickly in the aftermath of the flood	<i>The building is only exposed to a limited depth of flooding in an extreme event and for which it is suitably built.</i>
9	No flooding elsewhere	<i>No external changes are proposed.</i>

Table B-2: Technical Requirements Checklist (Section 6/Fig 2 of TAN15)

Nr	Description	Cross Reference
1	A location plan identifying all possible sources of flooding including overtopping and/or breach of existing defences and any in-channel structures that may be prone to blockage.	<i>The flood risk is primarily due to fluvial flooding from the River Taff as shown in Figure 1.4 and Figure 1.6 to Figure 1.8 .</i>
2	A plan of the site showing existing and proposed levels related to Ordnance Datum.	<i>No external changes in built form or ground levels. Existing ground levels shown on LiDAR imagery.</i>
3	A plan identifying any flood alleviation measures already in place.	<i>None present.</i>
4	An assessment of all sources of potential flooding including, but not confined to rivers, tidal, coastal, groundwater, surface flow or any combination of these.	<i>See Section 2.</i>
5	Existing and proposed cross-sections of the site showing proposed development and site levels relative to the source of flooding, and to anticipated water levels and associated probabilities.	<i>See Section 2.</i>
6	An assessment of peak flood depth and velocities at which various parts of the site might flood, the likely duration of flood events and impacts of flooding.	<i>See Section 2.</i>
7	Information regarding the extent and depth of past flood events and future predictions.	<i>Current extent and depth based on published NRW modelling. Equivalent maps are not available for climate change allowances. However, the proposed development is for a “Less” Vulnerable Development with over 0.8m freeboard above the rest water level for the 1 in 1,000 annual probability, which provides adequate contingency for climate change over the design life.</i>
8	A plan of the area to show overland flow routes and appropriate access/evacuation routes from the proposed development site that are operational under all conditions.	<i>Overland flow routes on Figure 1.6, with the access/evacuation route following the normal site access.</i>

9	A plan and description of any structures which may influence local hydraulics, including bridges, pipes/ducts crossing the watercourse, culverts, screens, embankments or walls, overgrown or collapsing channels.	<i>None present.</i>
10	An assessment of the implications of any drains or sewers, existing or proposed, on the site during flood events.	<i>N/a.</i>
11	An assessment of the flood storage volume that would be lost and/or displaced from the site.	<i>There is no loss of floodplain storage.</i>
12	An assessment of the run-off likely to be generated from the development.	<i>No changes to the external built form.</i>
13	Details of flood avoidance, mitigation and resilience measures to be implemented.	<i>N/a.</i>
14	Details to demonstrate that the development will not cause or exacerbate the nature and frequency of flood risk elsewhere.	<i>No changes to external built form and no change for others.</i>
15	An assessment of the risks after the construction of any necessary mitigation measures.	<i>N/a</i>
16	A clear and comprehensive summary of the assessment describing the outcomes and recommendations.	<i>Main body of this Report.</i>

References

- 1 BGS, 1972, Sheet SO 00 SW, 1:10,560 Geology Sheet.
- 2 CIRIA, 2015, The SUDS Manual – CIRIA Report C753.
- 3 JBA, June 2018, Merthyr Tydfil Strategic Flood Consequence Assessment for Merthyr Tydfil County Borough Council.
- 4 Welsh Assembly, 2004, Technical Advice Note 15. Development and Flood Risk, July 2004.
- 5 Welsh Assembly, 2025, Planning Policy, Wales - Technical Advice Note 15. Development, flooding and coastal erosion, 2025.



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