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Cardiff Council Strategic Flood Consequences Assessment - The Manor, Druidstone Road (82)

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Contract

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This report describes work commissioned by Cardiff Council, by an instruction dated 23rd January 2026. The Client's representative for the contract was Stuart Williams of Cardiff Council. Bethany Adams of JBA Consulting carried out this work.

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The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between January and May 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by JBA has not been independently verified by JBA, unless otherwise stated in the Report.

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1 Introduction

JBA Consulting has been commissioned by Cardiff Council to prepare an independent Flood Risk Appraisal as part of a Stage 2 Strategic Flood Consequences Assessment (SFCA) for sites considered for allocation in its Replacement Local Development Plan.

This assessment will evaluate the risk of flooding from all sources to 'The Manor, Druidstone Road', the proposed development site, as well as the appropriateness of development at the site in accordance with Welsh Government policy, as outlined in Technical Advice Note 15 (TAN-15). Furthermore, recommendations will be provided, where appropriate, to mitigate the risk of flooding at the proposed development site as well as recommendations for further works.

2 Site Description

The key characteristics of the site are summarised in Table 2-1 and the location and site boundary are shown in Figure 2-1.

Table 2-1 Site Summary

Site name	The Manor, Druidstone Road
Site ID	82
Site area (ha)	0.44
Existing land use	Brownfield land
Purpose of Development	Employment use
OS NGR	ST 23215 82455
Access location	Druidstone Road



Figure 2-1 Proposed development site

2.1 Development proposals

The proposed development is for employment use and is classed as a Less Vulnerable Development. The site is brownfield land, currently used for residential purposes.

No indicative site layout is available for this assessment.

2.2 Topography

The Natural Resources Wales (NRW) Open Source 1m Light Detection and Ranging (LiDAR) data¹ across the site has been reviewed and is shown in Figure 2-2.

Levels across the site are gently sloping in a north-westerly direction. The highest ground levels are in the east of the site at around 46.45mAOD. Lowest levels are approximately 36.25mAOD along the western site boundary.

¹ <https://datamap.gov.wales/maps/lidar-data-download/>

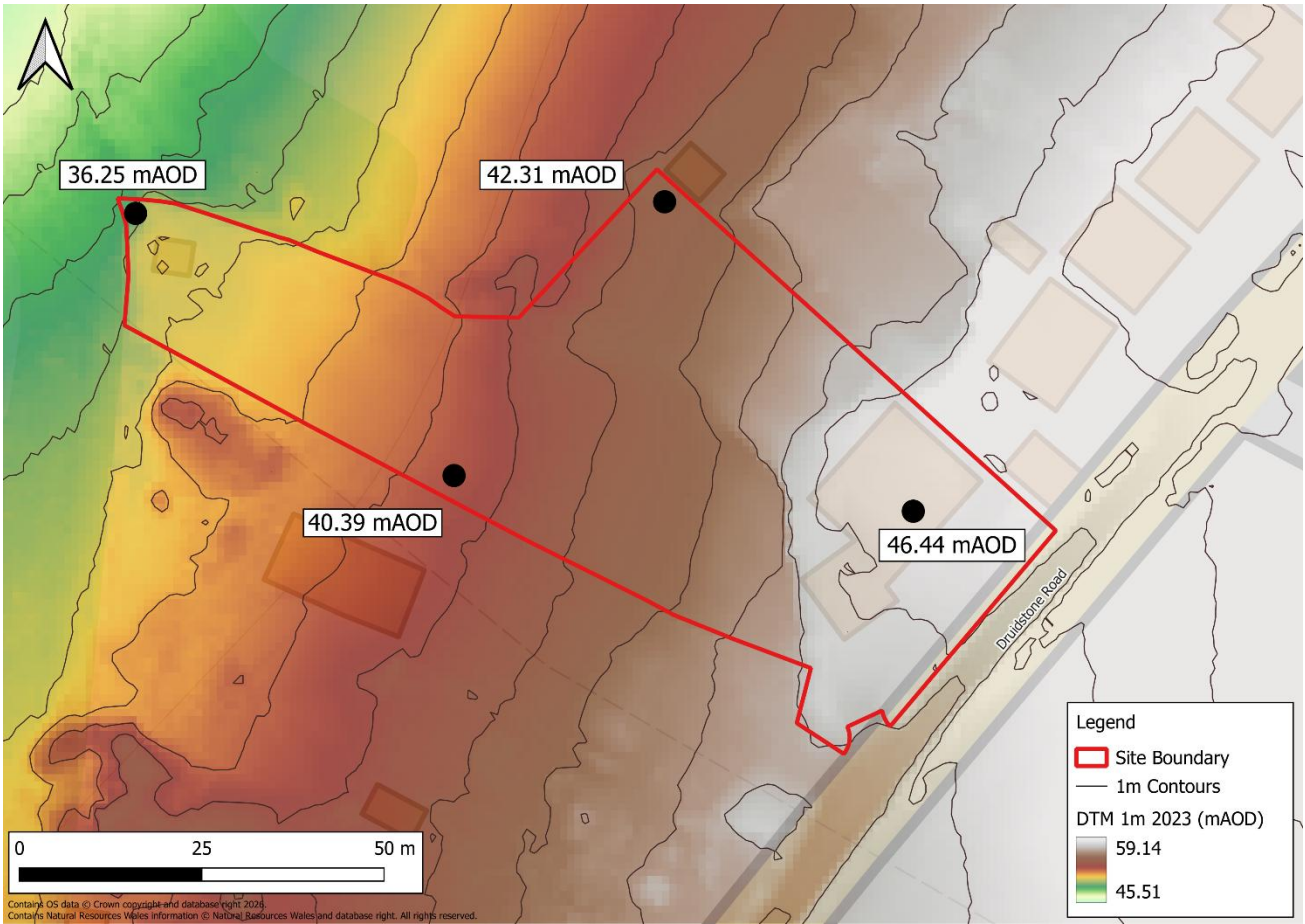


Figure 2-2 1m LiDAR

2.3 Watercourses and Flood Defences

Figure 2-3 shows the locations of the nearest watercourses to the site. An unnamed ordinary watercourse flows in a westerly direction approximately 100m north of the site. The watercourse flows into the Rhymney River, which is designated as an NRW Main River and is located approximately 1.05km to the west of the site.

The site is not within an area that benefits from flood defences.

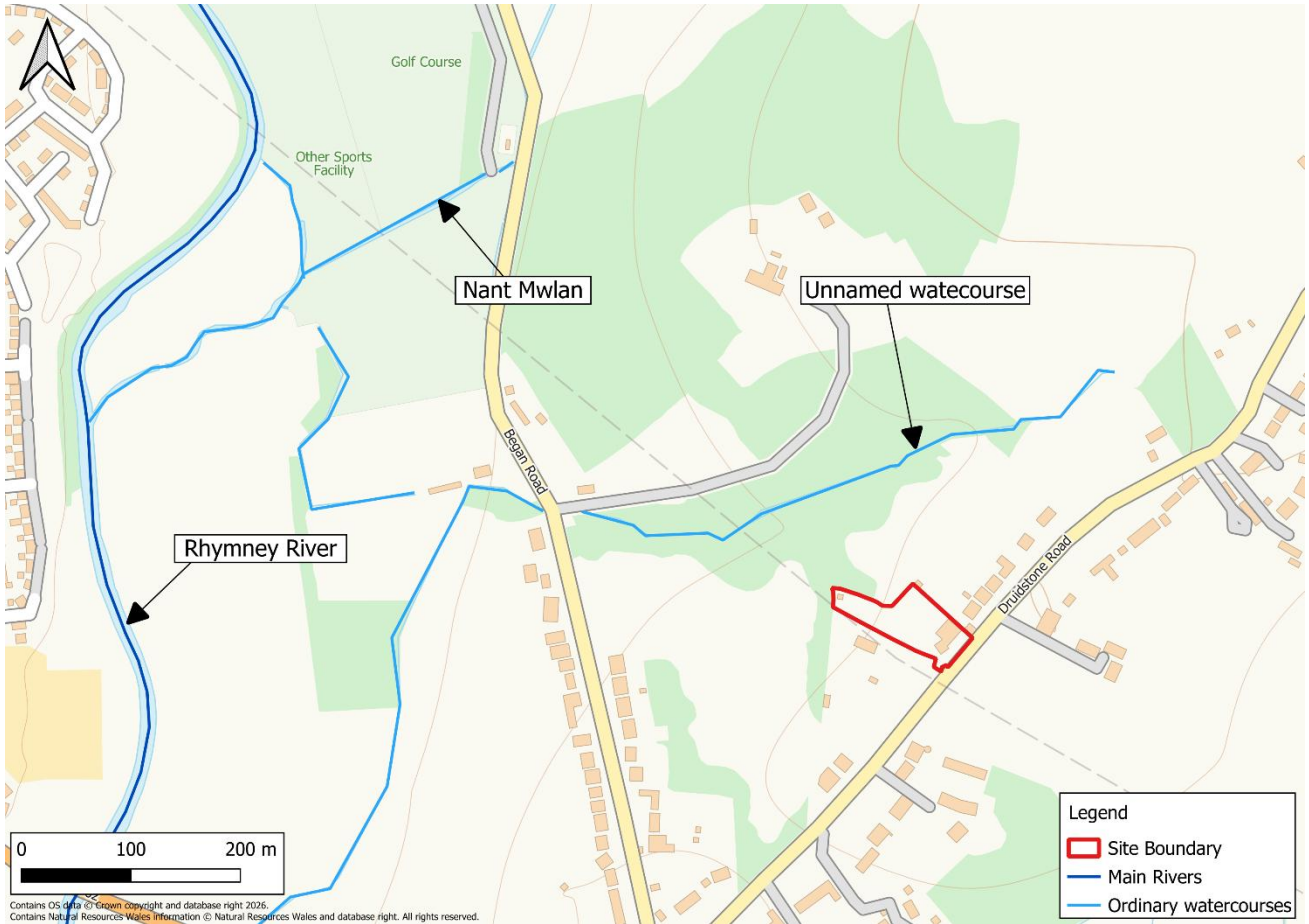


Figure 2-3: Watercourses

3 Planning Policy and Flood Risk

TAN-15 provides a framework within which flood risk arising from rivers, the sea, and surface water, as well as the risk of coastal erosion, can be assessed. TAN-15 adopts a risk-based approach, which emphasises the ability to avoid or minimise risk depending on the type of development proposed.

The following table identifies the form of development, vulnerability classification and Flood Map for Planning (FMfP) classification (as defined in TAN-15) for the proposed development site.

Table 3-1 TAN-15 Development classification summary

TAN-15 classification	Classification
Form of Development	Employment (B1, B2 and B8)
Vulnerability Classification	Less Vulnerable
Flood Map for Planning - Rivers	Flood Zone 1
Flood Map for Planning - Sea	Flood Zone 1
Flood Map for Planning - Surface Water and Small Watercourses	Flood Zone 1

4 Assessment of Flood Risk

The latest available information on flood risk at the site, published by Natural Resources Wales (NRW) and datasets used in the SFCA are summarised in Table 4-1.

Table 4-1 Summary of flood risk

Source of Flooding	Onsite Presence	Description
Flood Risk from Rivers	✘	The site's location within Flood Zone 1 of the FMfP for Rivers indicates that the site is at very low risk of fluvial flooding.
Flood Risk from the Sea	✘	The site's location within Flood Zone 1 of the FMfP for the Sea indicates that the site is at very low risk of tidal flooding.
Flood Risk from Surface Water and Small Watercourses	✘	The site's location within Flood Zone 1 of the FMfP for the Sea indicates that the site is at very low risk of tidal flooding.
Flood Risk from Groundwater	✘	JBA's Groundwater risk of emergence map shows that the site is at very low risk of groundwater emergence, and there are no nearby groundwater incidents. Therefore, it is concluded that the risk of flooding is very low .
Flood Risk from Reservoirs	✘	The NRW Flood Map for Planning shows that the site is not located in an area at risk of reservoir flooding. Therefore, it is concluded that the risk of flooding is very low .
Flood Risk from Sewers	✘	The Cardiff SFCA has identified that there have been no historical sewer flooding incidents within the Pontprennau and Old St Mellons electoral ward. Therefore, it is concluded that the risk of flooding is low .

5 Application of Flood Zones to Development Management Decisions

When considering a site for development, Sections 10 and 11 of TAN-15 outline the requirements for the type of development permitted in any given flood zone.

The site is located within Flood Zone 1 for rivers, sea, and surface water and small watercourses. Within Flood Zone 1 all forms of development are acceptable in principle and further assessment or justification is not typically required. As such, an FCA is not considered necessary for the proposed development of the site.

6 Summary and recommendations

The site located within Flood Zone 1 for river, sea, and surface water and small watercourse flooding. The site is at very low risk of flooding from groundwater, reservoir and sewer sources.

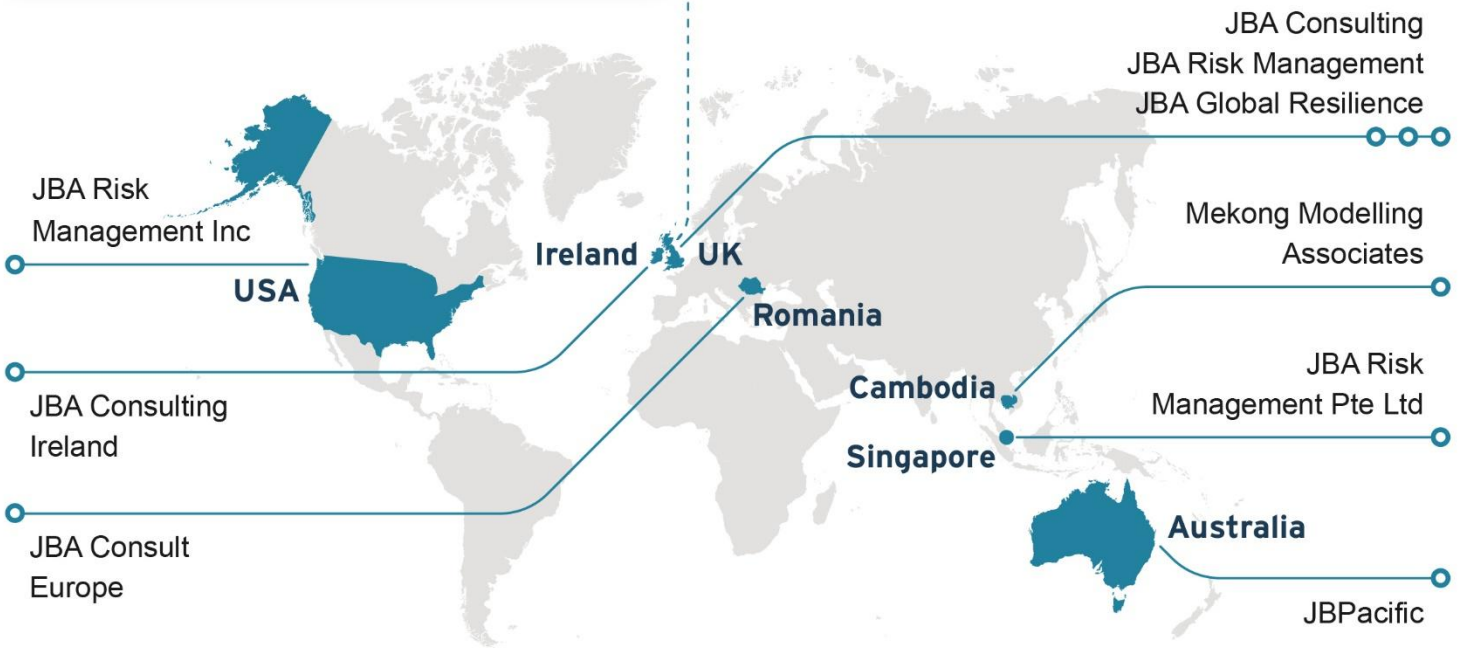
TAN-15 requires a Flood Consequences Assessment (FCA) where a site is located within Flood Zones 2 and 3 on the Flood Map for Planning, or the TAN-15 Defended Zone. As the site is located within Flood Zone 1 for all sources of flooding, an FCA is not considered necessary for the development proposals.

It is therefore considered that this site satisfies the requirements of TAN-15.



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