



**CIVIL ENGINEERING  
SOLUTIONS**

# **FLOOD CONSEQUENCE ASSESSMENT ABERYSTWYTH TOWN FOOTBALL CLUB**

*Date October 2024*

*Version Final*

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## Revision History

<b>Revision Reference</b>	<b>Date Issued</b>	<b>Amendments</b>	<b>Issued to</b>
Draft Report	27/08/2024		Client
Final Report	14/10/2024	Status updated to final	Client

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## 1 Summary

The proposed development is considered potentially acceptable in terms of flood consequences under the requirements of the TAN15 (2004).

Proposal	Proposed mixed use commercial and residential development at Aberystwyth Town Football Club.
Address	Aberystwyth Town Football Club, Park Avenue, Aberystwyth, Ceredigion, SY23 1PG.
NGR:	258500, 281190
Planning Application reference:	Ceredigion
Flood Zone FMfP:	FZ3 Tidal and Fluvial
DAM Vulnerability Classification:	C1
Flood Risk Assessment Standing Advice Followed:	TAN15 (2004)
Ground level at the development site.	3.98m OD (LiDAR 2015)
Assessment of FZ2 Stage level:	4.98n OD (T200yCC Defended Tidal Model DMax grid)
Proposed FFL:	Set to 5.28mOD
Access and Egress	Access/Egress is currently acceptable but will require flood defence infrastructure improvements to ensure future access/egress remains acceptable.
Surface water drainage:	SuDS drainage design will be required.
Assessment Date:	22nd August 2024

## 2 Introduction

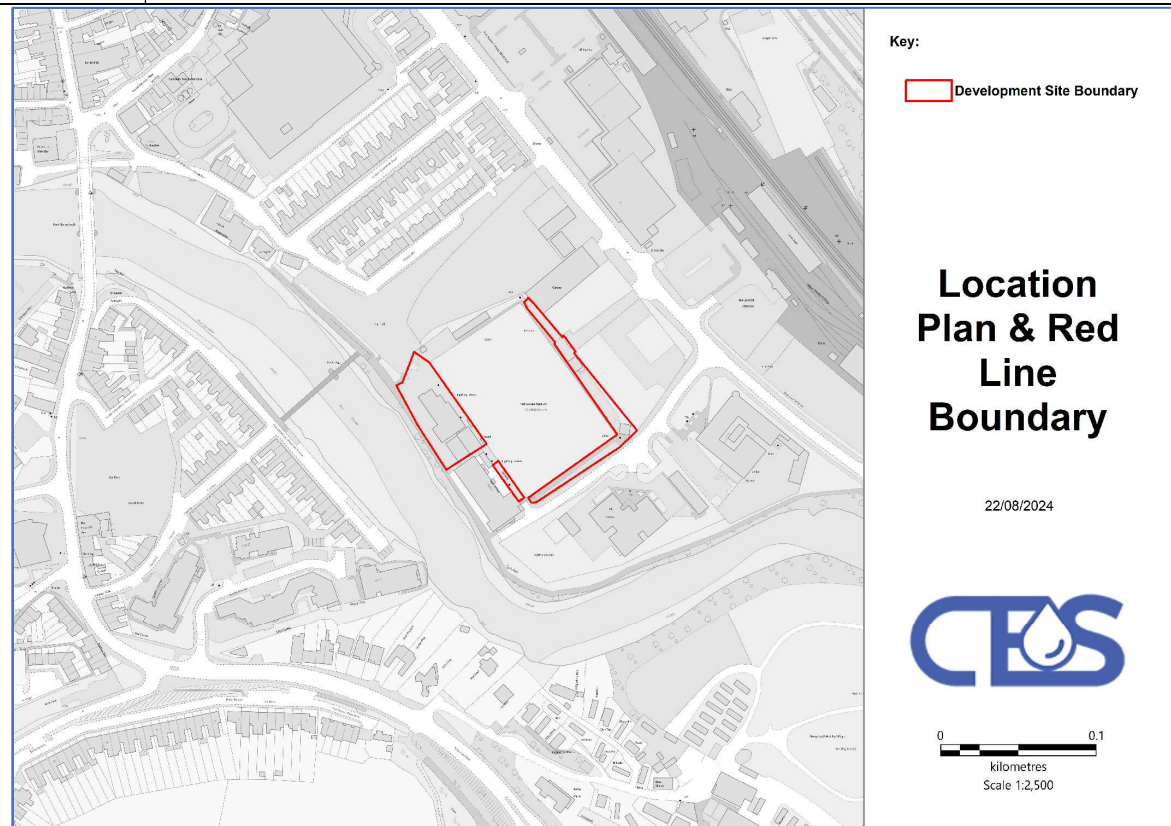
Civil Engineering Solutions Ltd has been commissioned to prepare a Flood Consequence Assessment (FCA) Report complying with the requirements of Technical Advice Note 15 (TAN15) 2004 for a proposed mixed use commercial and residential development at Aberystwyth Town Football Club, Park Avenue, Aberystwyth, Ceredigion SY23 1PG.

### 2.1 Client Details

Client:	Mr. Donald Kane, Aberystwyth Town Football Club
Client Address:	Aberystwyth Town Football Club, Park Avenue, Aberystwyth, Ceredigion, SY23 1PG.

### 2.2 Site Details

Site Address:	Aberystwyth Town Football Club, Park Avenue, Aberystwyth, Ceredigion, SY23 1PG.
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**Figure 1: Location Plan.**

Site NGR:	258500, 281190
Grid Ref.:	SN585811
What three words:	inched.headboard.reckoned
Total Site Area:	0.338Ha
Planning Authority:	Ceredigion

### 3 Description of Development

The proposed development is for a mixed use commercial and residential development at Aberystwyth Town Football Club.

The proposal consists of:

- Demolition of existing covered stand and existing clubhouse and erection of new residential flats.
- New roof over safe standing terrace.
- New Stand.
- New changing and function room building.
- Changing room building.
- Turnstile and changing room building.
- New roof over existing terrace.

Copies of the proposed development plans are provided in Appendix A.

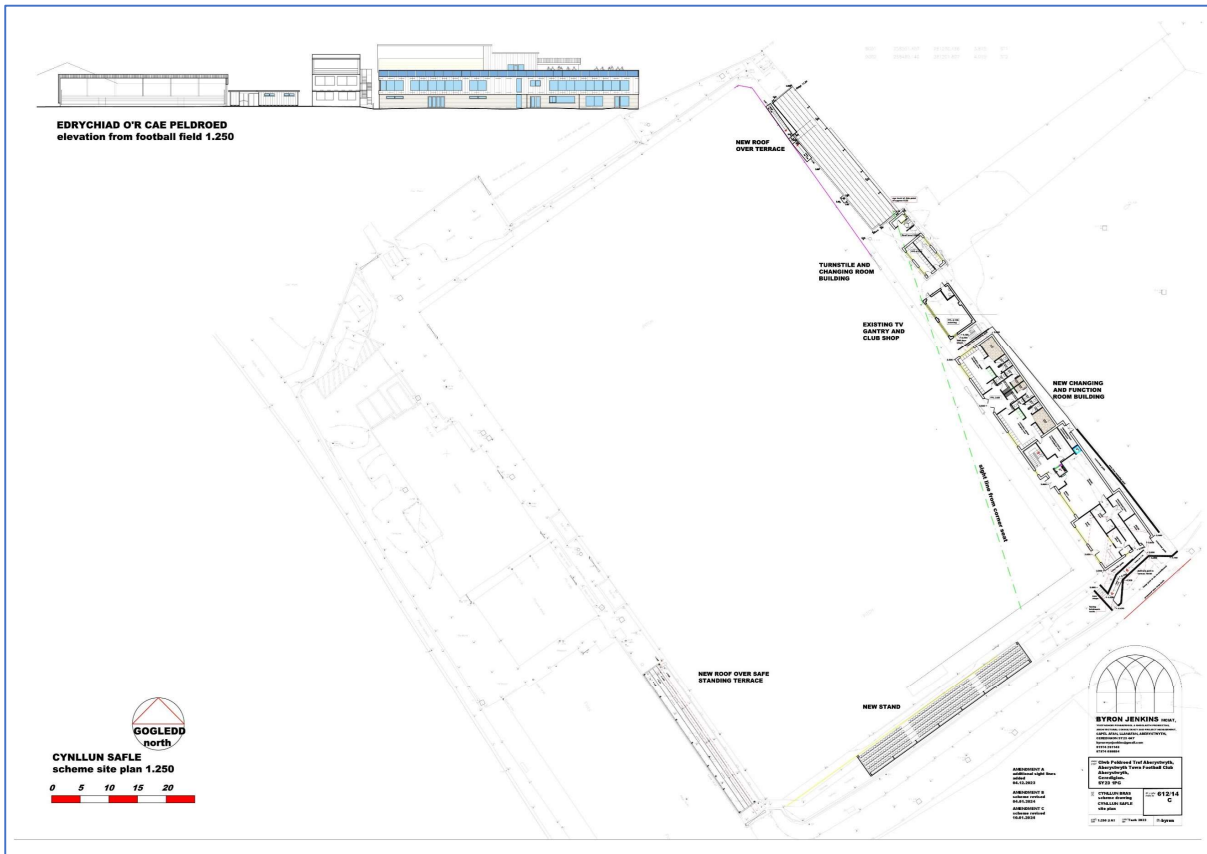


Figure 2: Proposed Terrace Improvements, New Stand, Changing Facilities and Turnstile Building.

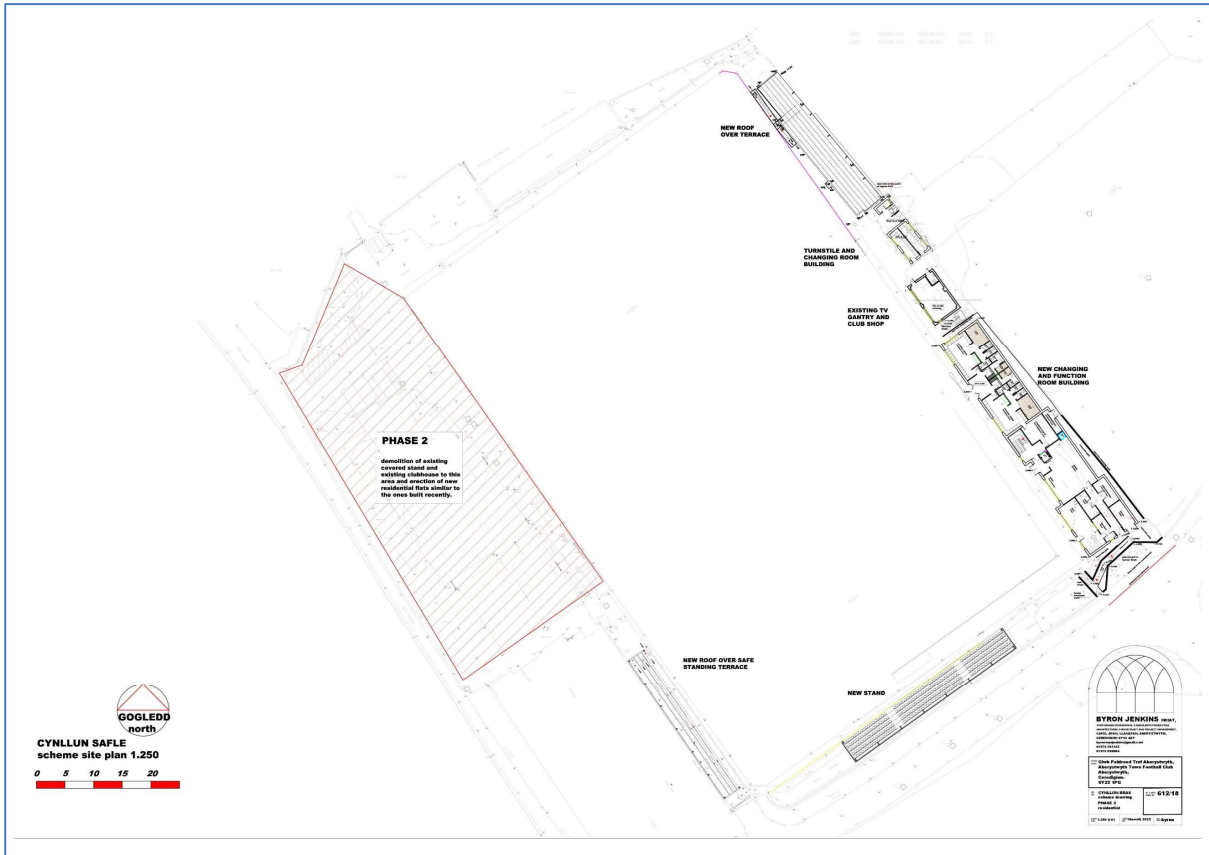


Figure 3: Demolition of Existing Clubhouse and Construction of Proposed New Residential Flats.

## 4 Existing Flood Risk

The existing known flood risks associated with this development site will be reviewed based on the following datasets.

- Development Advice Mapping site flood classifications.
- Flood Map for Planning classifications.
- Historical Flood Mapping.
- Flood Warning/Alert areas published by Natural Resources Wales (NRW).

This section will also consider consultations with NRW and assess the Groundsure Flood Report published by Centremaps for the immediate area of the subject site. If required, site specific flood modelling prepared for this assessment will also be considered.

When considering flood risk, the most vulnerable land use must be considered.

### 4.1 Development Advice Mapping

Development Advice Mapping (DAM) defines the current flood zone classification area for a development site under Technical Advice Note 15 (TAN15) 2004.

Figure 4 below identifies the proposed development site's DAM<sup>1</sup> flood zone classification as being partially located within a flood zone C1 classified area

<sup>1</sup> WMS data accessed via DataMap Wales 22/08/2024.



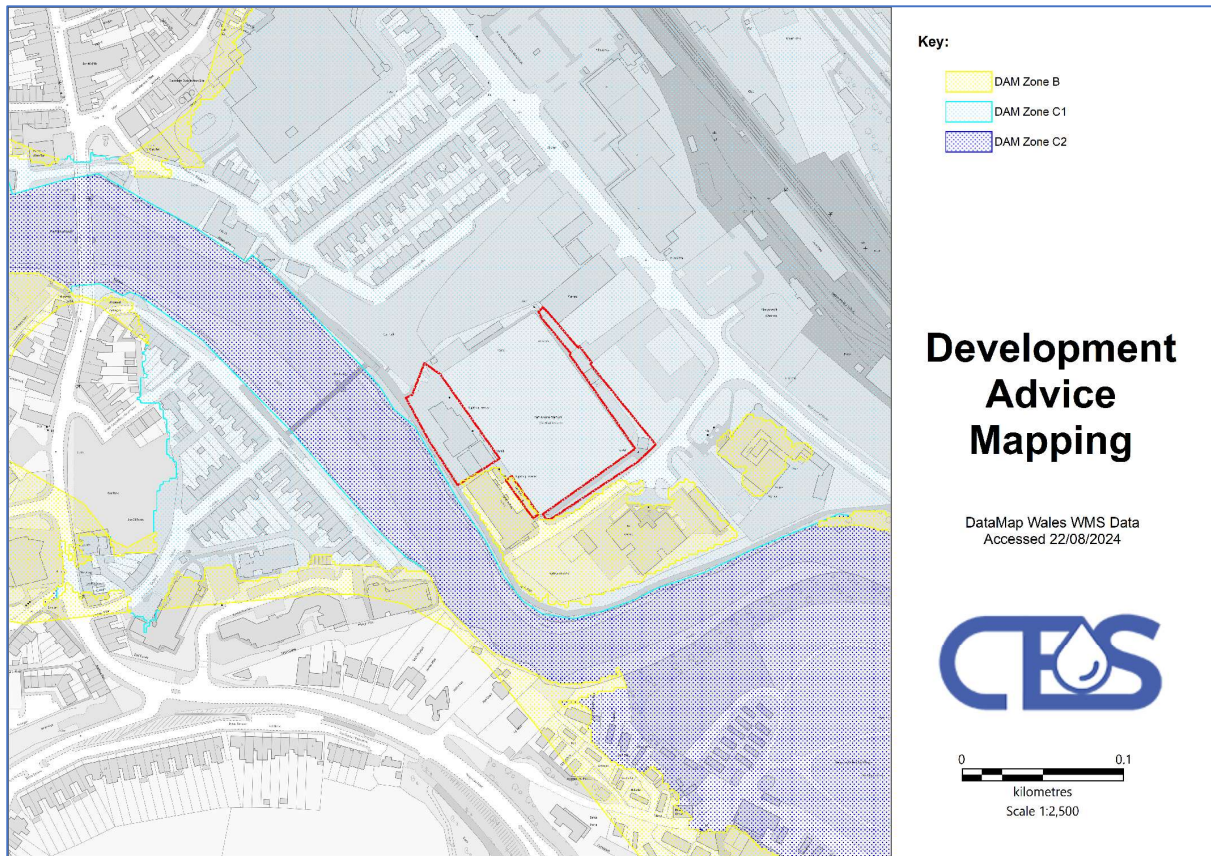


Figure 4: Development Advice Mapping Data - Flood Zone Classifications.

Description of Zone		Use within the precautionary framework
Considered to be at little or no risk of fluvial or tidal/coastal flooding.	A	Used to indicate that justification test is not applicable and no need to consider flood risk further.
Areas known to have been flooded in the past evidenced by sedimentary deposits.	B	Used as part of a precautionary approach to indicate where site levels should be checked against the extreme (0.1%) flood level. If site levels are greater than the flood levels used to define adjacent extreme flood outline there is no need to consider flood risk further.
Based on Environment Agency extreme flood outline, equal to or greater than 0.1% (river, tidal or coastal).	C	Used to indicate that flooding issues should be considered as an integral part of decision making by the application of the justification test including assessment of consequences.
Areas of the floodplain which are developed and served by significant infrastructure, including flood defences.	C1	Used to indicate that development can take place subject to application of justification test, including acceptability of consequences.
Areas of the floodplain without significant flood defence infrastructure.	C2	Used to indicate that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences. Emergency services and highly vulnerable development should not be considered.

Description of Zone	Use within the precautionary framework
Remarks:	CES site specific assessment for this development is highlighted in gold.

## 4.2 Flood Map for Planning

The Welsh Government is in the process of updating requirements for FCAs in Wales, with revised guidance proposed to be implemented in December 2021, which was revised to June 2023. The implementation of the updated guidance has been further postponed by the Welsh Government, with no indication of revised dates for the new version of TAN15 to be implemented.

As part of the Welsh Government revisions, the Flood Map for Planning (FMfP) web-based GIS flood mapping system was introduced. This is considered to provide the latest information, in terms of flood classification areas, and may be used to inform FCAs for proposed development since December 2021. NRW has been granted authority by the Welsh Government to consider the FMfP data in addition to the DAM flood zone classifications when reviewing submitted FCA reports.

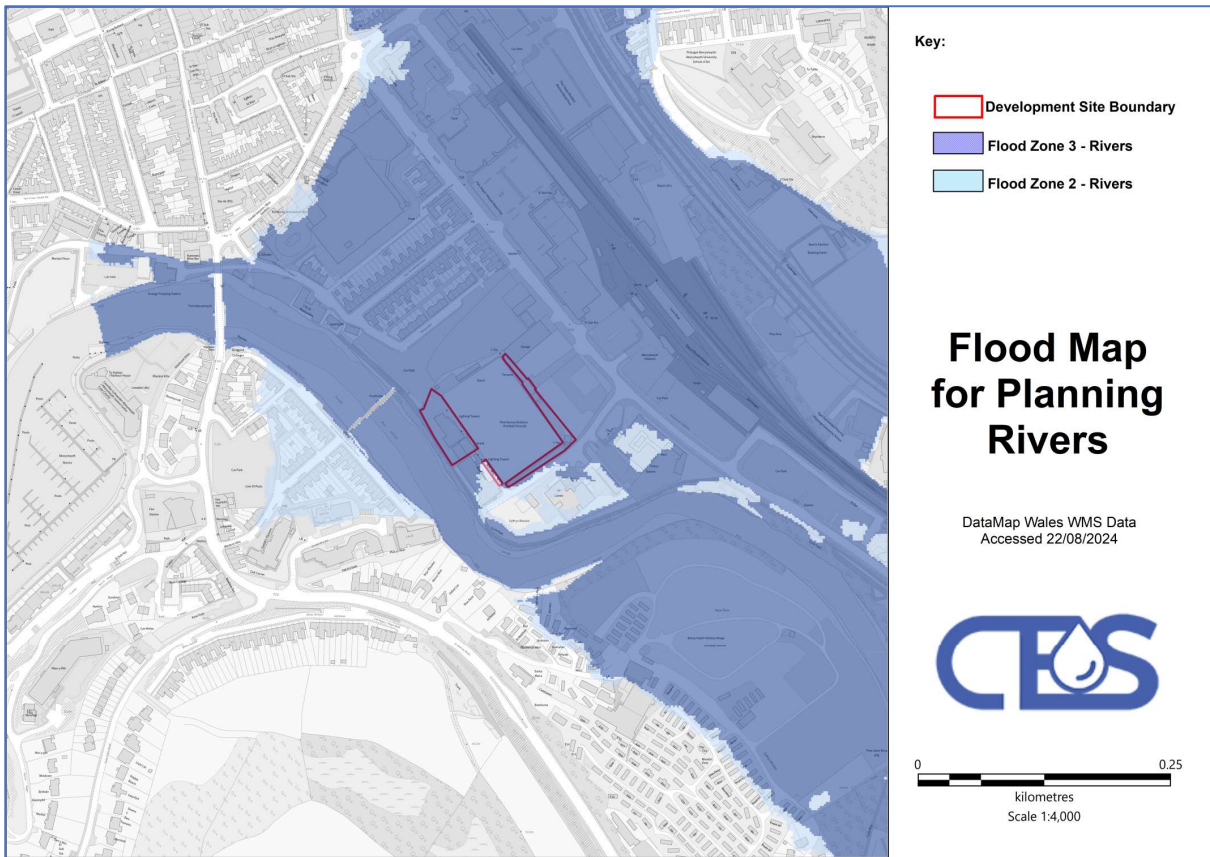


Figure 5: FMfP Flood Zone Classifications – Rivers

Flood Map for Planning: Assessment of Rivers Flood Zone Classification	
Flood Zone 2 (Rivers)	Areas with 0.1% to 1% (1 in 1000 to 1 in 100) chance of flooding from rivers in a given year, including the effects of climate change.
Flood Zone 3 (Rivers)	Areas with more than 1% (1 in 100) chance of flooding from rivers in a given year, including the effects of climate change.
Remarks:	CES site specific assessment for this development is highlighted in gold.

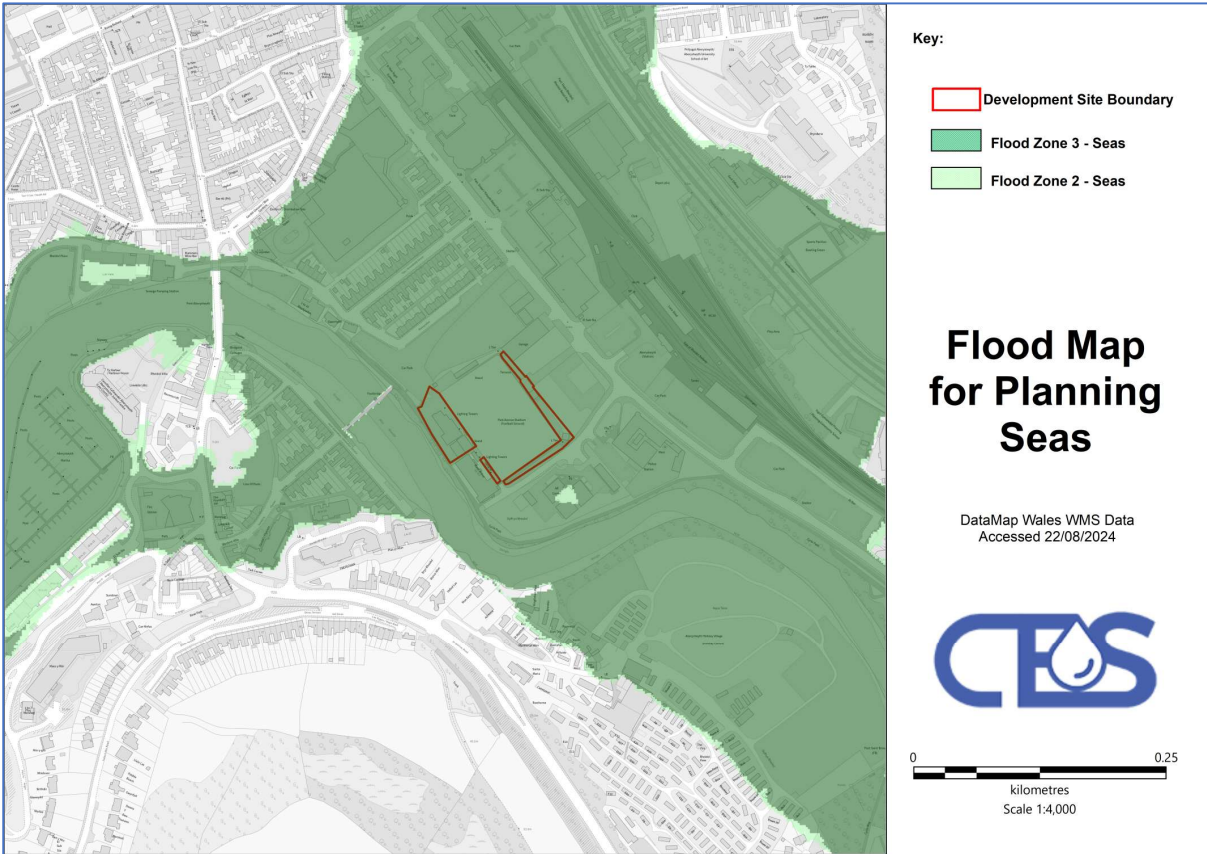


Figure 6: FMfP Flood Zone Classifications – Seas

Flood Map for Planning: Assessment of Seas Flood Zone Classification	
Flood Zone 2 (Seas)	Areas with 0.1% to 0.5% (1 in 1000 to 1 in 200) chance of flooding from the sea in a given year, including the effects of climate change.
Flood Zone 3 (Seas)	Areas with more than 0.5% (1 in 200) chance of flooding from the sea in a given year, including the effects of climate change.
Remarks:	CES site specific assessment for this development is highlighted in gold.

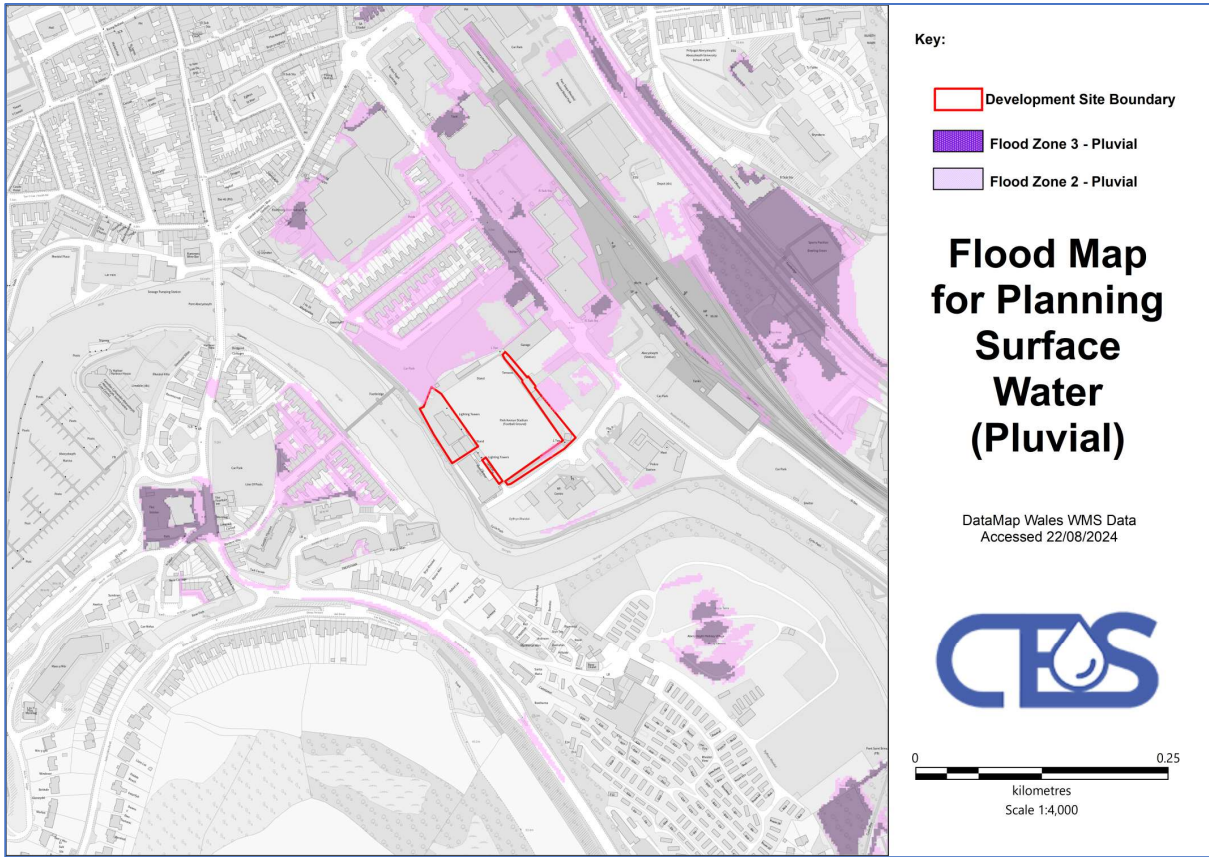


Figure 7: FMfP Flood Zone Classifications Surface Water

Flood Map for Planning: Assessment of Surface Water and Small Watercourses Flood Zone Classification	
Flood Zone 2 (Surface Water & Small Watercourses)	Areas with 0.1% to 1% (1 in 1000 to 1 in 100) chance of flooding from surface water and/or small watercourses in a given year, including the effects of climate change.
Flood Zone 3 (Surface Water & Small Watercourses)	Areas with more than 1% (1 in 100) chance of flooding from surface water and/or small watercourses in a given year, including the effects of climate change
Remarks:	CES site specific assessment for this development is highlighted in gold.

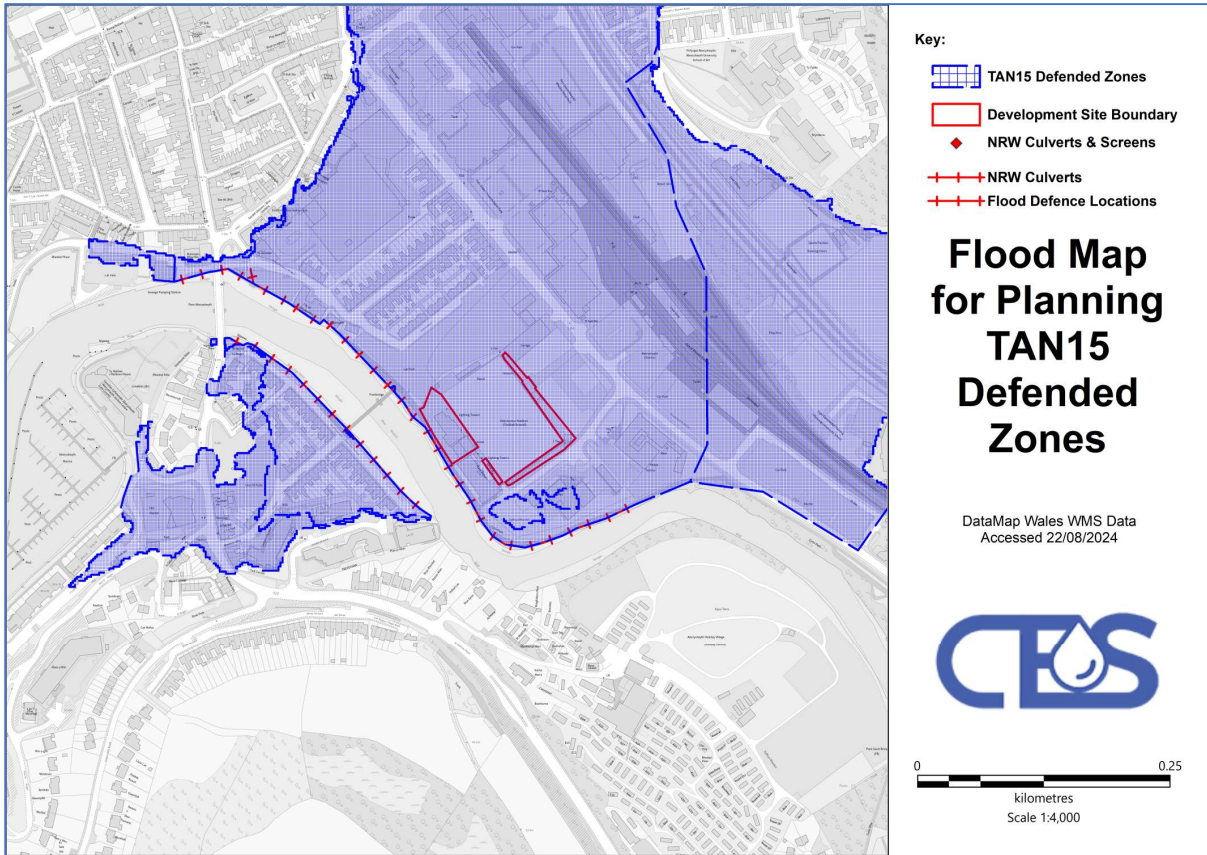


Figure 8: FMfP TAN15 Defended Zones and Flood Defence Infrastructure

Flood Map for Planning: Assessment of Surface Water and Small Watercourses Flood Zone Classification	
TAN15 Defended Zones	Area that benefit from Risk Management Authority flood defences with the following minimum Standard of Protection: 1 in 100 year (present day) for rivers 1 in 200 year (present day) for the sea For flood defences built from 2016 onwards there must be allowance for climate change and design freeboard.
Remarks:	CES site specific assessment for this development is highlighted in gold.

### 4.3 NRW Consultation & Modelling Data

A request for flood modelling outputs has been made to NRW, which has resulted in the supply of the following information:

#### 4.3.1 Aberystwyth\_5\_V1.0\_2013 Product 5 and 6

This data provision included flood modelling user reports for:

- 1) 2013s7013 – Afon Rheidol Model User Report\_FINAL\_v1.pdf
- 2) 2013s7013 – Plascrug Ditch Model User Report\_FINAL\_v1.pdf
- 3) 2013s7013 – Penglais Stream and Plascrug Ditch Model User Report\_FINAL\_v1.pdf

In addition, the Product 6 dataset included excel spreadsheets for One-Dimensional tabulated flood modelling node river levels, derived from an Estry-TuFLOW for the River Rheidol flood modelling. These included:

- a) River Rheidol – Model Results Defended Tidal.xlsx
- b) River Rheidol – Model Results Defended.xlsx
- c) River Rheidol – Model Results undefended Tidal.xlsx

No 2D maximum flood depth or height grids were included with the data provision by NRW from this dataset. The Excel files do not contain coordinates of the modelled node location making their interpretation difficult and less precise. The Product 5 modelling user report does contain some coordinate information for key structures such as Bridge Street Bridge (RHEI\_0127BM) and the Caravan Park Footbridge (RHEI\_0313B). When plotting these coordinates in our GIS system, the nodes appear to define the left extent of the 1D river section and are not located within the river channel. Nevertheless, the nodes do identify that the numerical portion of the node label relates to the modelled river section chainage, which increases upstream.

The proposed development area is located approximately 20 – 140m upstream of the Caravan Park Bridge. The closest open channel node contained within the modelling output spreadsheet upstream of the Caravan Park Bridge is at Reference RHEI\_0460L.1. This node provides the following reported water levels for the 2013 modelling representing the current best estimates of the T200 and T1000 year tidal flood risk as:

- RDL\_Def\_T0200\_37 at 3.901m OD
- RDL\_Def\_T1000\_37 at 4.080m OD

#### 4.3.2 Aberystwyth\_5\_V1.2\_2022 Product 6

This data includes updates to the flood modelling for the Afon Rheidol to consider the 100y and 1000y fluvial events with a 30% allowance for climate change. The data included maximum modelled stage grids for the defended and undefended scenarios.

#### 4.3.3 Aberystwyth\_5\_V1.3\_2023 Product 6

This data includes updates to the flood modelling for the Afon Rheidol to consider the 200y and 1000y tidal flooding events with an appropriate allowance for climate change. The data included maximum modelled stage grids for the defended scenario.

#### 4.3.4 LiDAR

LiDAR data has been obtained from DataMap Wales to determine the existing ground levels in the absence of site-specific topographic survey data. The latest version of LiDAR available for this site is dated 2015 and has been processed in MapInfo Professional to convert the raw datafile downloaded from DataMap Wales from mm to m units.

#### 4.3.5 Review of flood modelling.

The maximum modelled flood level grids have been imported into MapInfo Professional along with LiDAR information. This data has been point inspected for a number of locations within and adjacent to the proposed development site to determine the predicted maximum flood levels/depths affecting the site.

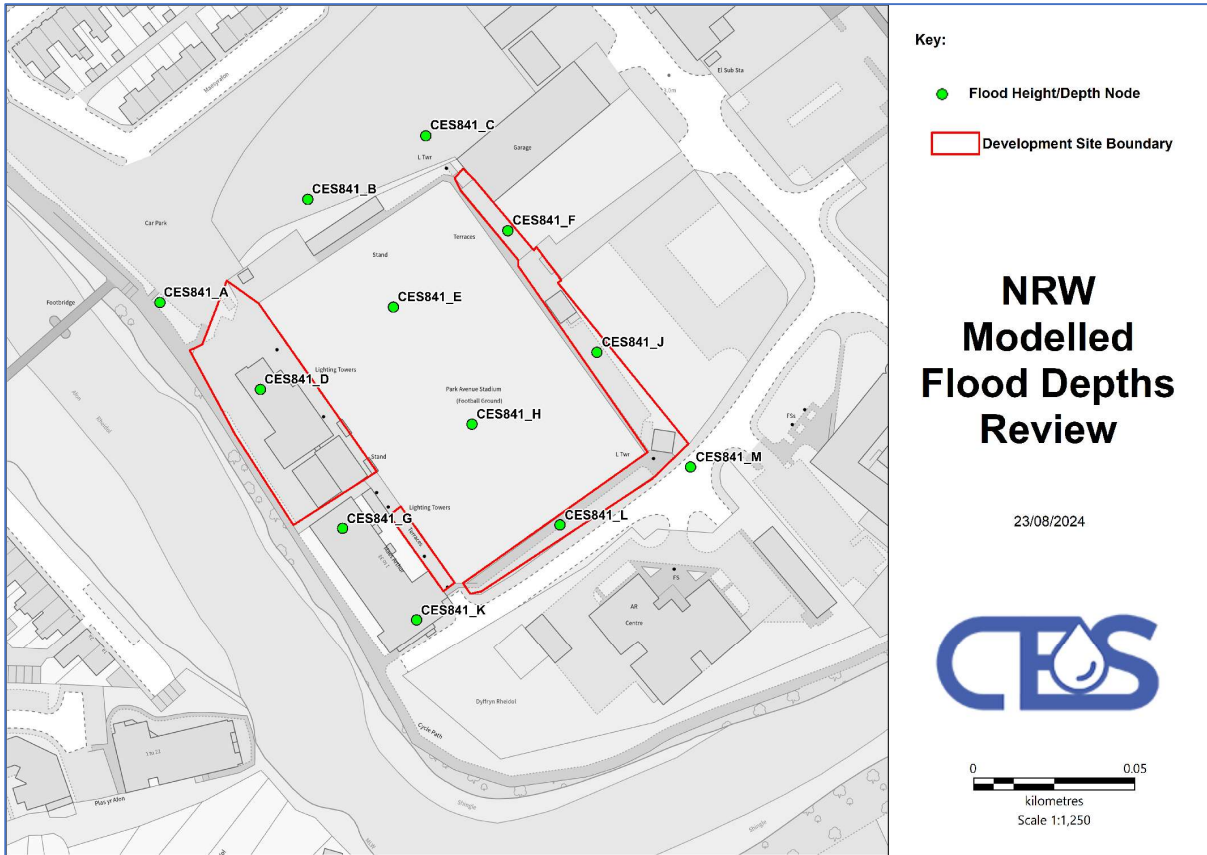


Figure 9: NRW Flood Depth Review - Point Inspection Nodes

Ref	LiDAR GL m(OD)	Fluvial Q100yCC Defended		Fluvial Q1000yCC Defended		Tidal T200CC Defended		Tidal T1000CC Defended	
		Max Flood Level	Flood Depth	Max Flood Level	Flood Depth	Max Flood Level	Flood Depth	Max Flood Level	Flood Depth
CES841_A	3.60	4.46	0.86	4.94	1.33	4.97	1.36	5.19	1.59
CES841_B	2.86	4.46	1.60	4.93	2.07	4.97	2.11	5.21	2.35
CES841_C	3.10	4.45	1.35	4.93	1.83	4.97	1.87	5.22	2.12
CES841_D	3.98	4.46	0.48	4.71	0.73	4.96	0.98	5.22	1.24
CES841_E	3.92	4.46	0.54	4.92	1.00	4.97	1.05	5.22	1.30
CES841_F	5.15	4.46	-0.69	4.87	-0.28	4.99	-0.16	5.23	0.08
CES841_G	4.49	4.46	-0.03	4.79	0.30	4.97	0.48	5.22	0.73
CES841_H	3.67	4.46	0.79	4.91	1.24	4.97	1.30	5.21	1.54
CES841_J	4.74	0.00	-4.74	4.90	0.16	4.97	0.23	5.22	0.48
CES841_K	4.62	0.00	-4.62	4.83	0.21	4.97	0.35	5.23	0.61
CES841_L	3.61	4.46	0.85	4.92	1.31	4.97	1.36	5.20	1.59
CES841_M	4.13	4.46	0.33	4.95	0.82	4.97	0.84	5.19	1.06

**Note:** Negative depths within this table are believed to result from a comparison of stage level against LiDAR. The original flood modelling grid is likely to have a coarser resolution than the 1m LiDAR grid which would result in a more generalized representation of the ground topography.

The point inspection identifies the site would be significantly affected by future tidal and fluvial flooding events with flood levels for the 1000-year climate change tidal event reaching 5.22m OD. The LiDAR DTM grid suggests ground levels at the proposed new residential flat development are circa 3.98m OD resulting in a potential flood depth of 1.24m.

The 2013 flood modelling data outputs identify the T200 and T1000 tide levels (without climate change) to be at 3.901m OD and 4.08m OD respectively. This would not result in significant flooding for the current day case and is consistent with the DAM mapping.

Predicted tidal and fluvial flood modelling for the climate change scenarios are believed to include existing flood defence heights. These defences are overwhelmed by the predicted flood levels and significant flooding is identified by NRW modelling. Flood depths greater than 1m are possible for large areas of developed Aberystwyth with some 35Ha of Aberystwyth currently within the TAN15 Defended boundary. It is not unreasonable to assume the formal flood defences would be improved as the effects of climate change are realised. As such, the predicted flood modelling grids do not necessarily represent the defended 2124 scenario. Whilst there is no guarantee the formal flood defence infrastructure would be improved over time, not doing so would render a large area of Aberystwyth undevelopable as well as placing significant sections of the local population in personal and financial jeopardy.

#### 4.4 Groundsure Flood Report

The Groundsure flood report purchased for this FCA, included in Appendix B, uses a variety of sources, some of which are inherently imprecise, to assess the flood vulnerability of the site. The main findings are:

- A High overall risk of flooding has been identified.
- A High risk of flooding from rivers and the sea.
- A Low-Moderate risk of pluvial flooding.
- The area is at a Moderate risk of groundwater flooding.
- Historical flooding at the site has not been identified.
- The property has been rated as very high by the Ambiental insurance FloodScore™.

#### 4.5 Site Specific Flood Modelling & Analysis

No site-specific flood modelling has been undertaken for this assessment.

#### 4.6 Summary of Development Site Flood Risk

The proposed development site is considered to be at risk of flooding under the DAM for between 100-year & 1000-year return period events. The FMfP identifies the site to be located within a Flood Zone 3 area for tidal and fluvial flooding but within an area benefiting from formal flood defences with a minimum current day standard of protection of 100 years for fluvial events and 200 years for tidal events.

The site is expected to flood during the 1000-year fluvial/tidal event with an allowance for climate change to depths of circa 1.24m.

On review of data associated with flood risk to the proposed development site, we consider the site flood zone classification to be C1 under TAN15 (2004) to be appropriate.



Table 1: Site Specific Comparison of DAM and FMfP Flood Zone Designations.

Development site	Development Advice Mapping (DAM) TAN15 (2004)	Flood Map for Planning (FMfP)
Flood Classification Zone	C1 - Areas served by significant infrastructure, including flood defences.	<p><b>Zone 3 – Rivers.</b> Areas with more than 1% (1 in 100) chance of flooding from rivers in a given year, including the effects of climate change.</p> <p><b>Zone 3 – Seas.</b> Areas with more than 0.5% (1 in 200) chance of flooding from the sea in a given year, including the effects of climate change.</p> <p><b>TAN15 Defended Zone.</b> Area that benefits from Risk Management Authority flood defences with the following minimum Standard of Protection:</p> <p>1 in 100 year (present day) for rivers 1 in 200 year (present day) for the sea</p>
Remarks	<i>The DAM identified the proposed development site is in a Flood Zone C1.</i>	<i>The FMfP is considered to be a more robust dataset in terms of flood classification and the inclusion of climate change allowances.</i>

## 5 TAN15 (2004) Requirements.

### 5.1 Vulnerability Classifications

TAN15 categorises development types into the following classifications based on the nature of the development or use.

**Table 2: TAN15 (2004) 5.1 Figure 2 – Nature of Development or Land Use.**

The following table identifies the proposed development category classification under TAN15 (2004).

Development category	Types
Emergency services	Hospitals, ambulance stations, fire stations, police stations, coastguard stations, command centres, emergency depots and buildings used to provide emergency shelter in time of flood.
Highly vulnerable development	All residential premises (including hotels and caravan parks), public buildings (e.g. schools, libraries, leisure centres), especially vulnerable industrial development (e.g. power stations, chemical plants, incinerators), and waste disposal sites.
Less vulnerable development	General industrial, employment, commercial and retail development, transport and utilities infrastructure, car parks, mineral extraction sites and associated processing facilities, excluding waste disposal sites.
Remarks:	CES site specific assessment for this development is highlighted in gold.

The proposed residential flat development would classify the development into the Highly Vulnerable category.

### 5.2 TAN15 Acceptability Criteria/Policy

Based on our site-specific flood risk review and the proposed development classification, Table 3 below identifies the relevant policy requirements.

**Table 3: TAN15 (2004) Section 9 Policy Extract.**

DAM	Development Type	Planning Requirements	Acceptability Criteria	Development Advice
C1	Highly Vulnerable Development	Application of acceptability of consequences. Refer to surface water requirements.	Acceptable consequences for nature of use. Occupiers aware of flood risk. Desirable if effective flood warning and evacuation routes/procedure provided depending on nature of proposal. No increase in flooding elsewhere.	Plan allocations and applications for development should only be made if considered acceptable in accordance with TAN15 section 7 and appendix 1.

## 6 Site Specific Assessment

The proposed improvements to the football ground include general improvements to the football-related infrastructure in addition to a residential flat development in place of the existing club house. When considering the vulnerability classification under TAN15, the proposed development is classified as being Highly Vulnerable.

The current DAM classification for the site is Zone C1. The Flood Map for Planning identified the development site to be located in a FZ3 or both fluvial and tidal flood risk. This is believed to result from flood modelling undertaken by NRW in 2022 and 2023, which considers 100 years of climate change and sea level rise to fluvial and extreme tidal conditions. The site is protected by formal flood defences alongside the Afon Rheidol, as such the C1 TAN15 DAM classification is considered to be appropriate for this FCA report/assessment.

Highly Vulnerable development classifications are permissible under TAN15 subject to justification and acceptability criteria under A1.14 and A1.15 of TAN15.

TAN15 (2004) A1.14 identifies the flooding threshold frequency acceptability criteria for the development. Residential classes of development identify the development should be flood free during the 1% (100y) return period fluvial event and 0.5% (200y) tidal event.

The flood modelling data provided by NRW for the future fluvial and tidal flooding events is believed not to include improvements to the existing formal flood defence levels. As such, significant flooding is predicted. To comply with the requirements of A1.14, the ground floor Finished Floor Levels (FFL) for the residential development should be set at the tidal 200-year (with climate change) flood level plus an acceptable freeboard allowance of 300-600mm. In this case, the T200CC tidal flood level is 4.96m OD requiring a ground floor FFL to be set at between 5.26-5.56m OD. Similar FFLs should be adopted for other proposed buildings within the development where appropriate.

**Table 4: TAN15 (2004) A1.14 Frequency Acceptability Criteria.**

Type of Development	Threshold Frequency (Years)	
	Fluvial	Tidal
Residential	1%	0.5%
Commercial/Retail	1%	0.5%
Industrial	1%	0.5%
Emergency Services	0.1%	0.1%
General Infrastructure	1%	0.5%
Remarks:	CES site specific assessment for this development is highlighted in gold.	

TAN15 (2004) A1.15 identifies tolerable criteria for flooding during the 1000-year fluvial event as being a maximum flood depth of 600mm. The NRW modelled T100cc tide flood level is 5.22m OD. If the ground floor level is set to 5.26m OD, the residential flat development would remain flood free and in compliance with all requirements under A1.15

Table 5: TAN15 (2004) A1.15 Tolerable Criteria and Indicative Conditions.

Type of development	Maximum depth of flooding (mm)	Maximum rate of rise of floodwaters (m/hr)	Maximum speed of inundation of flood risk area (hrs)	Maximum velocity of floodwaters (metres/sec)
	Property Access			Property Access
Residential (habitable rooms)	600 600	0.1	4	0.15 0.3
Commercial & Retail	600 600	0.3	2	0.15 0.3
Industrial	1000 1000	0.3	2	0.3 0.45
Emergency Services	450 600	0.1	4	0.15 0.3
General Infrastructure	600 600	0.3	2	0.3 0.3
Remarks:	CES site specific assessment for this development is highlighted in gold.			

Setting FFLs to 1.2m above existing ground levels could potentially displace floodwater and floodable voids under the building or an equivalent volume scrape to the playing surface could provide mitigative compensatory storage for displaced floodwaters.

Access and egress routes are available from the development site under current day fluvial and tidal flood conditions. If flood defences are not improved to account for changes in predicted flood levels under climate change and sea level rise, large areas of Aberystwyth will be subject to tidal and fluvial flood risk, without a safe means for egress. Tidal flood risk is generally predictable up to four days in advance of an event, which would provide sufficient time for a precautionary evacuation of the site and surrounding areas. Fluvial flooding however offers less notice and evacuation under such conditions would be more problematic.

Improvements to formal flood defence infrastructure are likely to improve safe access and egress routes for the local community as a whole.

The proposed development site is located within a Flood Alert and Flood Warning Area.

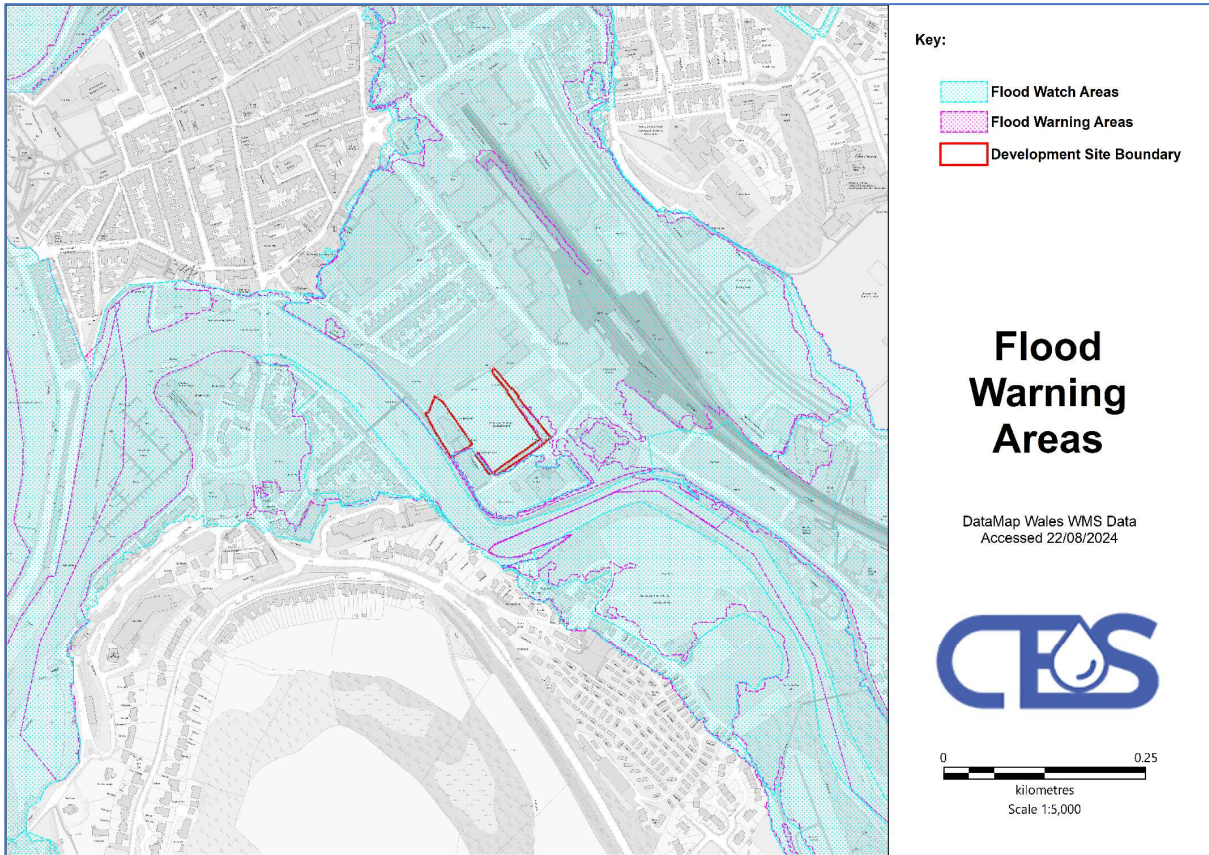


Figure 10: Flood Warning Areas

## 7 Justification Test

The purpose of a justification test under TAN15 (2004) is to direct development away from flood zone C and towards suitable land in zone A, the proposed development is contained in a DAM flood zone C1. As such a justification test would be necessary to comply with the requirements of TAN15 Section 6 and 7 and Appendix 1.

The proposed improvements to the football club infrastructure will ensure continued success of the football club as a focal point within the community. The residential development contributes to housing targets for Ceredigion and provides high quality living accommodation. The proposal meets the definition of previously developed land.

Requirements of TAN15 Section 7 in terms of the Justification Test can only be met if formal flood defences are improved to account for climate change and sea level rise.

## 8 Recommendations

This report assesses that the proposed development is located in fluvial flood zone C1 (DAM) and FZ3 (FMfP).

The proposed development falls within the “Highly Vulnerable” classification of TAN15 and as such may be permissible subject to the acceptability of flood consequences. This FCA report has considered the proposals which generally comply with the requirements of TAN15 except for the future tidal and fluvial flood risk. The site, like most of Aberystwyth, cannot comply with the access/egress and permissible flooding threshold limits set by TAN15 A1.15 without future improvements to the formal flood defences serving the community.

The development may be considered acceptable on the basis of current compliance with TAN15 A1.14 and potentially compliance with the requirements of TAN15 A1.15 if formal flood defences are improved serving the community. The following recommendations are proposed.

- FFL's set above the T200cc tidal flood level of 4.96mOD.
- A bespoke flood evacuation plan should be considered.
- Compensatory storage should be considered for the displaced volume by the footprint of the residential development.
- Owners/operators should sign up for flood warning services.

## Appendices

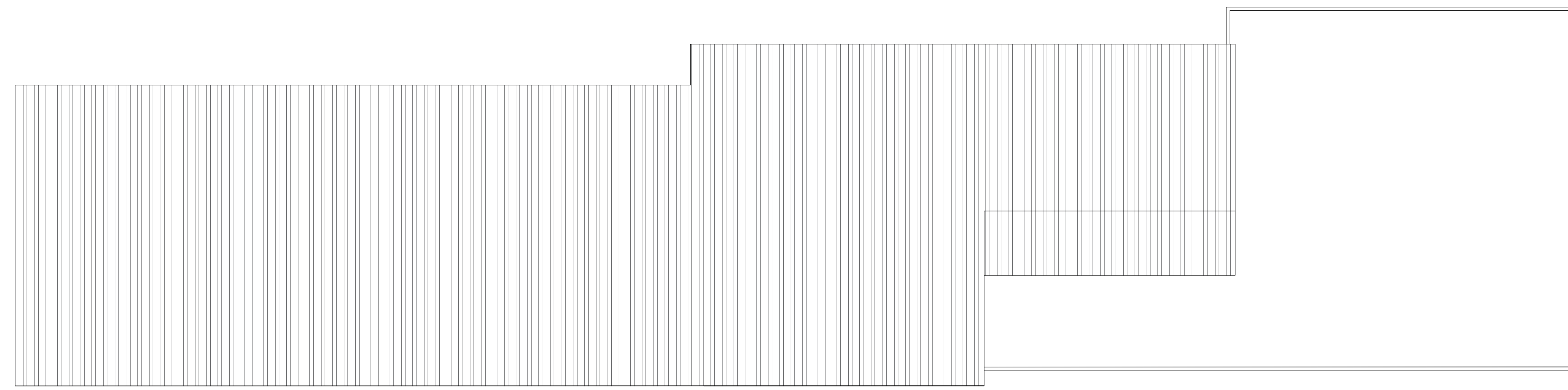
Appendix A: Development Proposal

Appendix B: Groundsure Flood Report

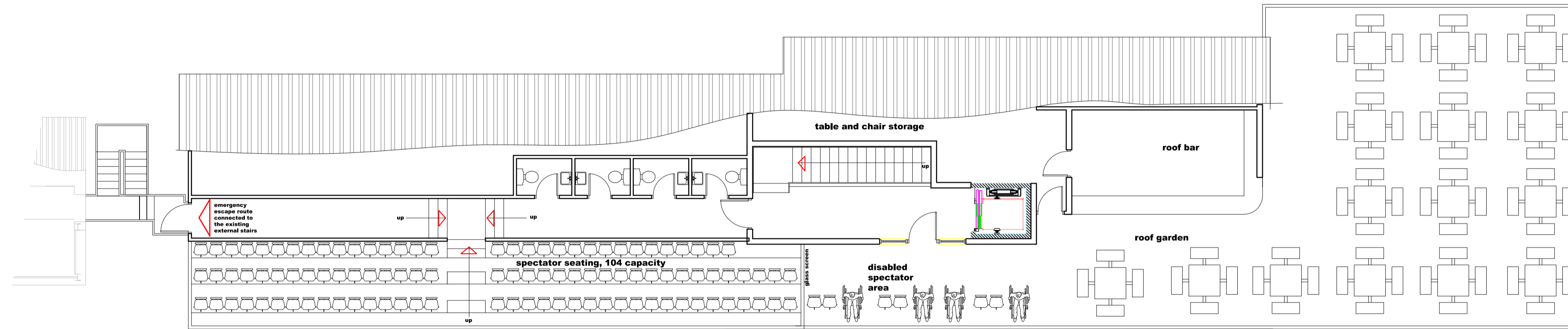
Appendix C: NRW consultation.

## **APPENDIX A: DEVELOPMENT PROPOSAL**

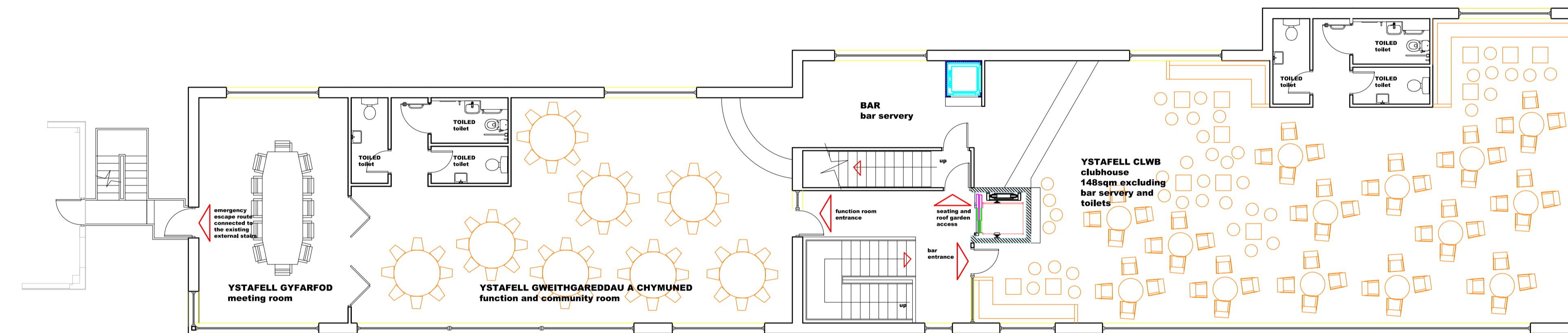




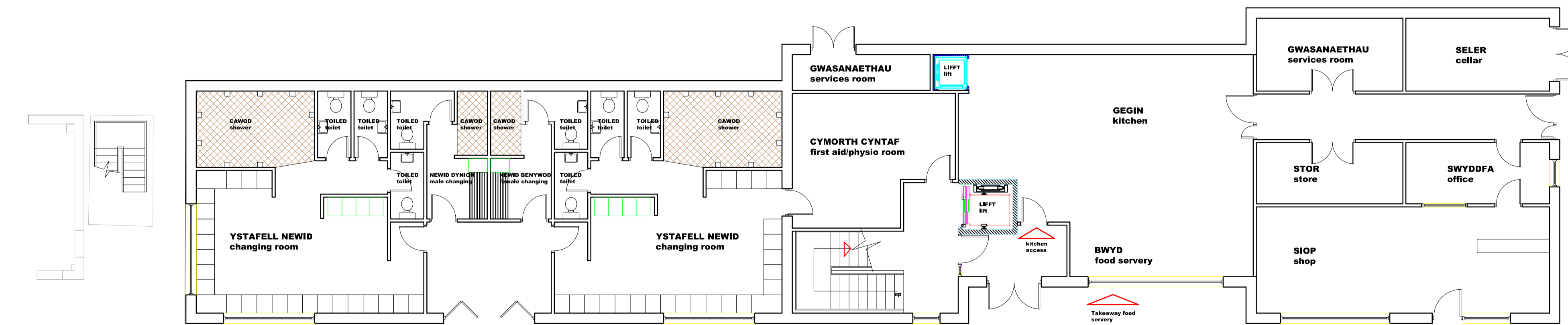
**CYNLLUN Y TO**  
roof plan 1.100



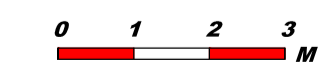
**CYNLLUN YR AIL LAWR**  
second floor plan 1.100  
area 306sqm including roof garden and stand.



**CYNLLUN Y LLAWR CYNTAF**  
first floor plan 1.100, 369 sqm



**CYNLLUN Y LLAWR GWAELOD**  
ground floor plan 1.100, 363 sqm

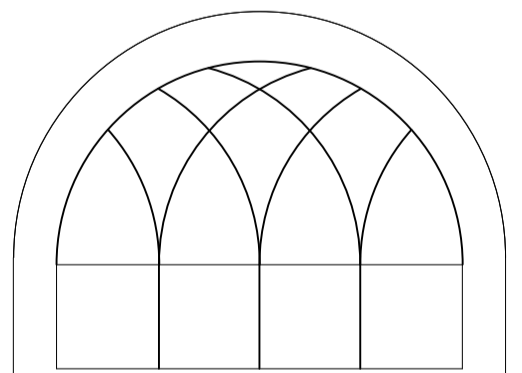


# SCHEME 3

AMENDMENT C  
minor revisions made  
21.02.2024

AMENDMENT B  
Escape stairs added  
10.01.2024

AMENDMENT A  
Scheme revised  
04.01.2024



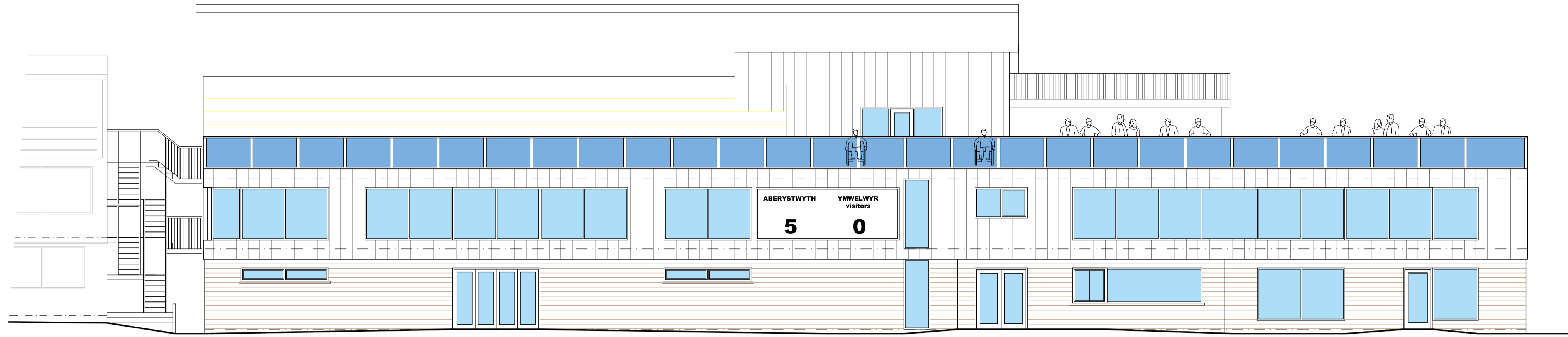
**BYRON JENKINS** MCIAT,  
ARCHITECTURAL CONSULTANCY AND PROJECT MANAGEMENT,  
CAPEL AFAN, LLANAFAN, ABERYSTWYTH,  
CEREDIGION SY23 4AY  
byronwynjenkins@gmail.com  
01974 261145  
07874 09884

PROJECT  
**Clwb Peldroed Trof Aberystwyth,**  
Aberystwyth Town Football Club  
Aberystwyth,  
Ceredigion,  
SY23 1PG

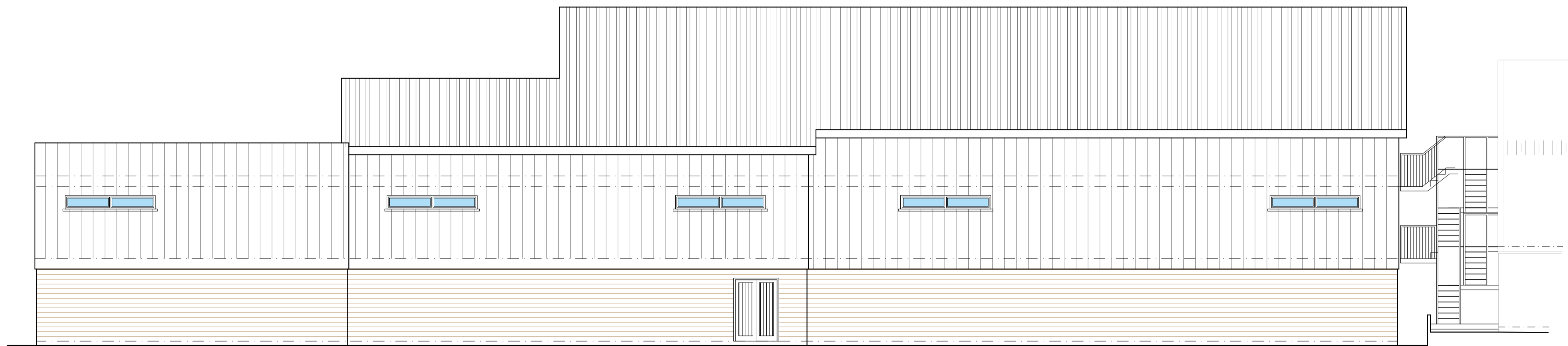
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CYNLLUN BRAS  
scheme drawing  
CYNLLUNIAU  
floor plans,  
scheme 3

REF. CODE  
**612/08**  
C

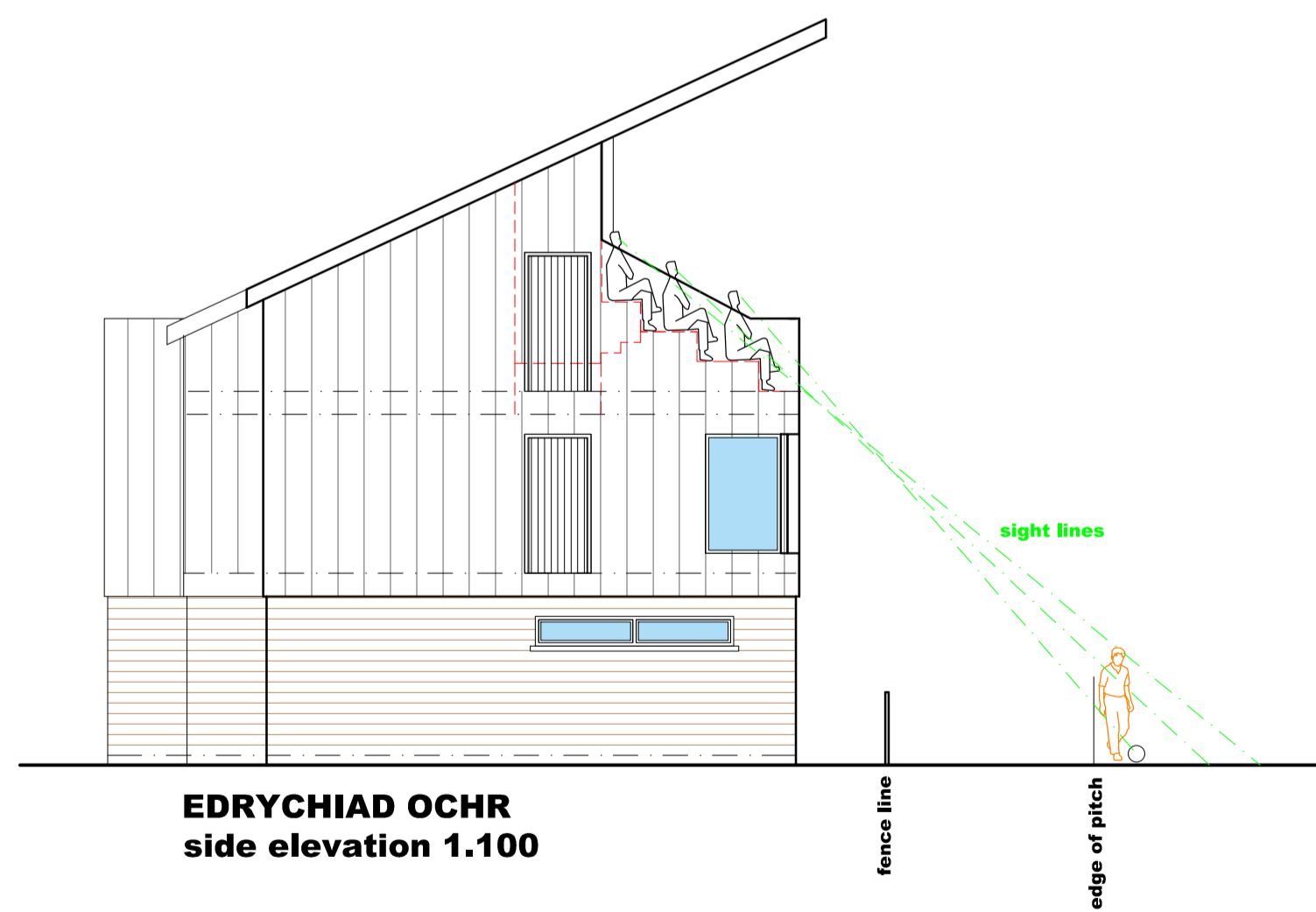
DATE  
1.100 @ A1  
TACH  
Tach 2023  
BY  
byron



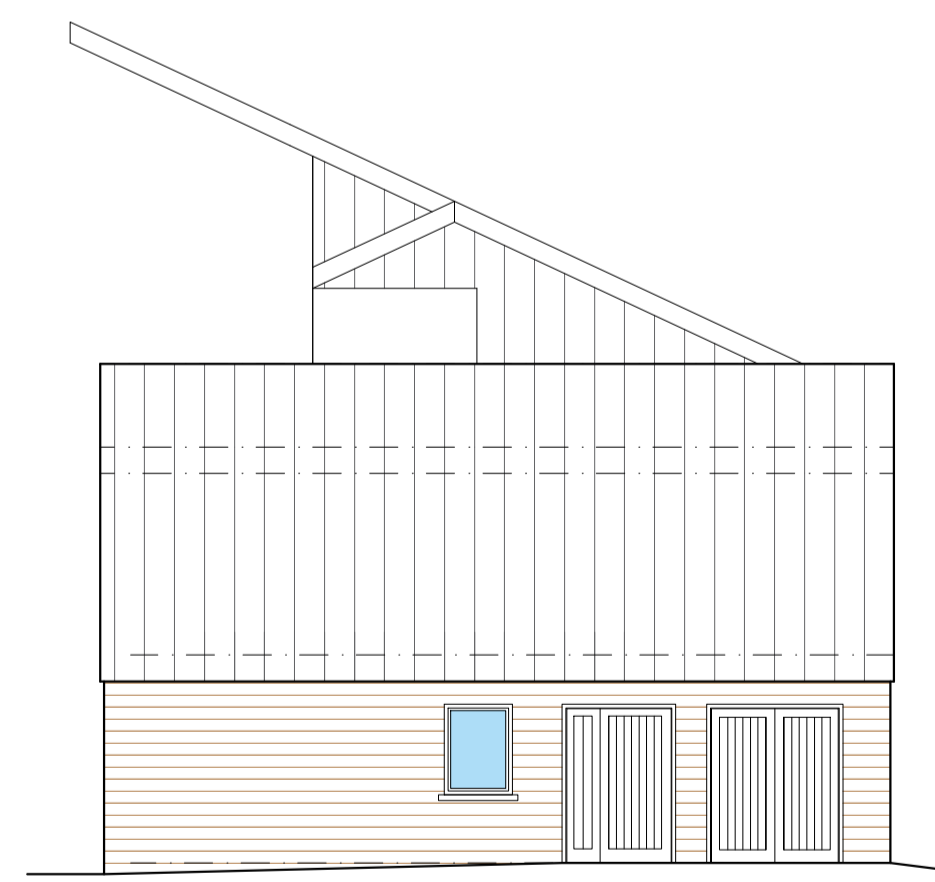
**EDRYCHIAD BLAEN**  
front elevation 1.100



**EDRYCHIAD CEFN**  
rear elevation 1.100



**EDRYCHIAD OCHR**  
side elevation 1.100



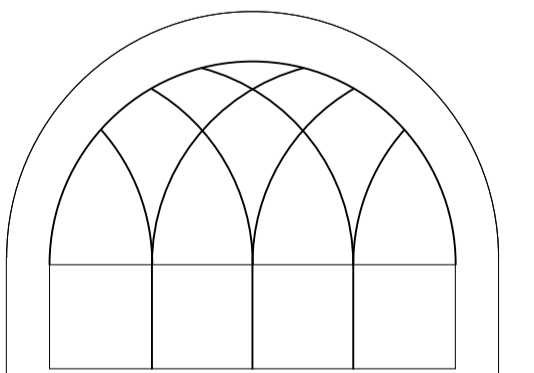
**EDRYCHIAD OCHR**  
side elevation 1.100

# SCHEME 3

AMENDMENT C  
minor revisions made  
21.02.2024

AMENDMENT B  
scheme revised  
10.01.2024

AMENDMENT A  
scheme revised  
04.01.2024



**BYRON JENKINS** MCIAT,  
YMWYNGHORI PENSAERNIGOL A BHEOLAETH PROSECTAL,  
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07874 090884

PROJECT  
**Clwb Peldroed Trof Aberystwyth,**  
**Aberystwyth Town Football Club**  
Aberystwyth,  
Ceredigion,  
SY23 1PG

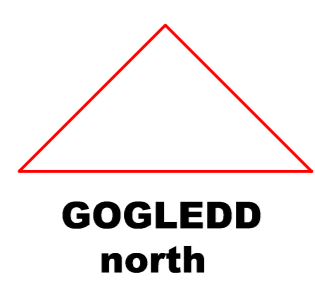
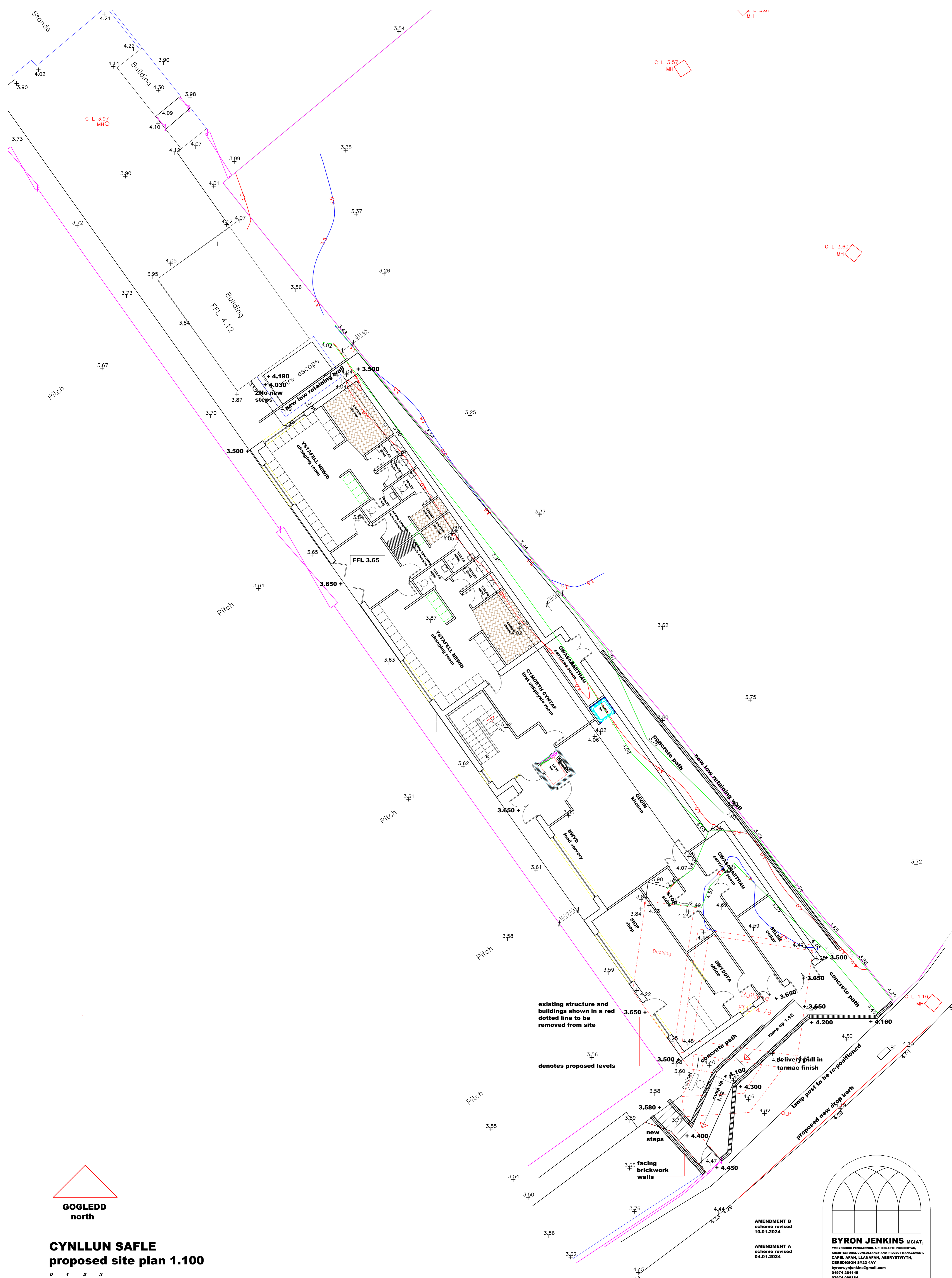
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CYNLLUN BRAS  
scheme drawing  
EDRYCHIADAU  
elevations,  
scheme 3

REF. CODE  
612/09  
C

SCALE  
1:100 @ A1

DATE  
Tach 2023

BY  
byron



**CYNLLUN SAFLE**  
**proposed site plan 1.100**



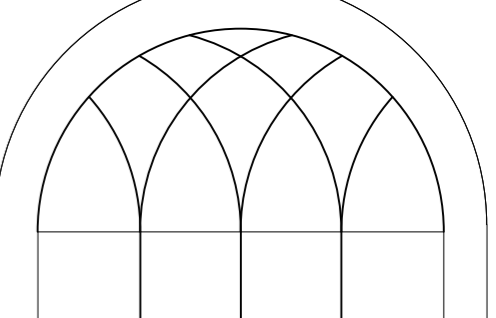
**SCHEME 3**

existing structure and buildings shown in a red dotted line to be removed from site

denotes proposed levels

AMENDMENT B  
 scheme revised  
 10.01.2024

AMENDMENT A  
 scheme revised  
 04.01.2024



**BYRON JENKINS** MCIAT,  
 THE PRINCIPAL PARTNER, A REGULATED PROFESSIONAL  
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 CEREDIGION SY23 4AY  
 byronjenkins@gmail.com  
 01974 261145  
 07974 098884

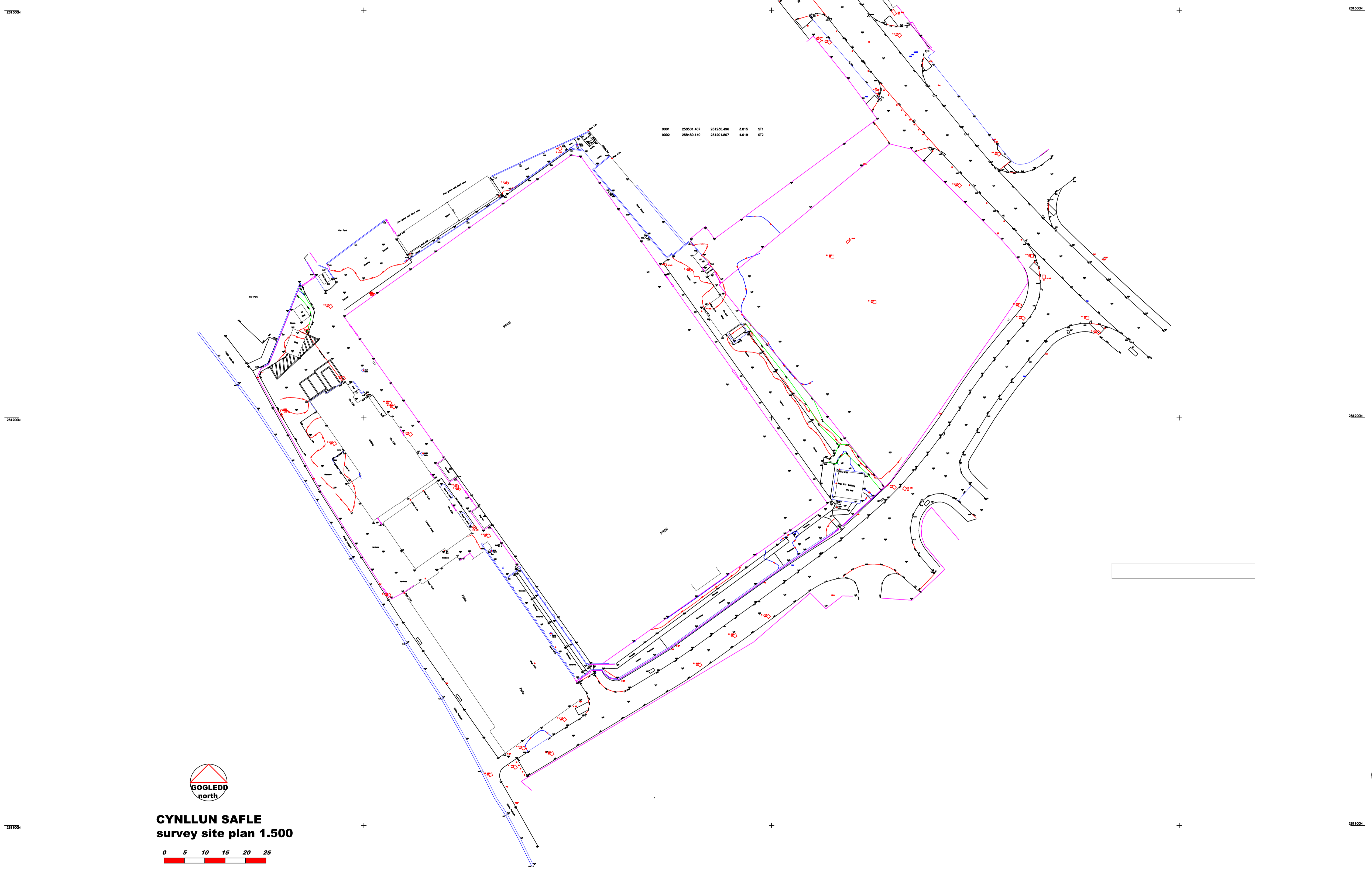
client: **Clwb Peldroed Tref Aberystwyth, Aberystwyth Town Football Club Aberystwyth, Ceredigion, SY23 1PG**

drawn: **CYNLLUN BRAS** scheme drawing  
 CYNLLUN SAFLE site plan, scheme 3

sheet: **612/10**  
 of: **B**

date: 1.100 @ A1  
 date: Tach 2023  
 by: byron

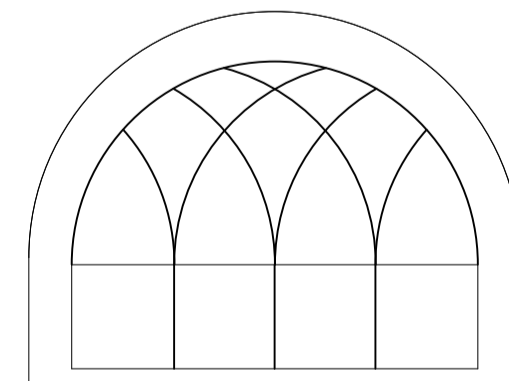
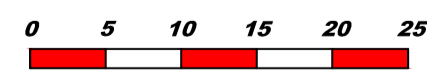




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**CYNLLUN SAFLE**  
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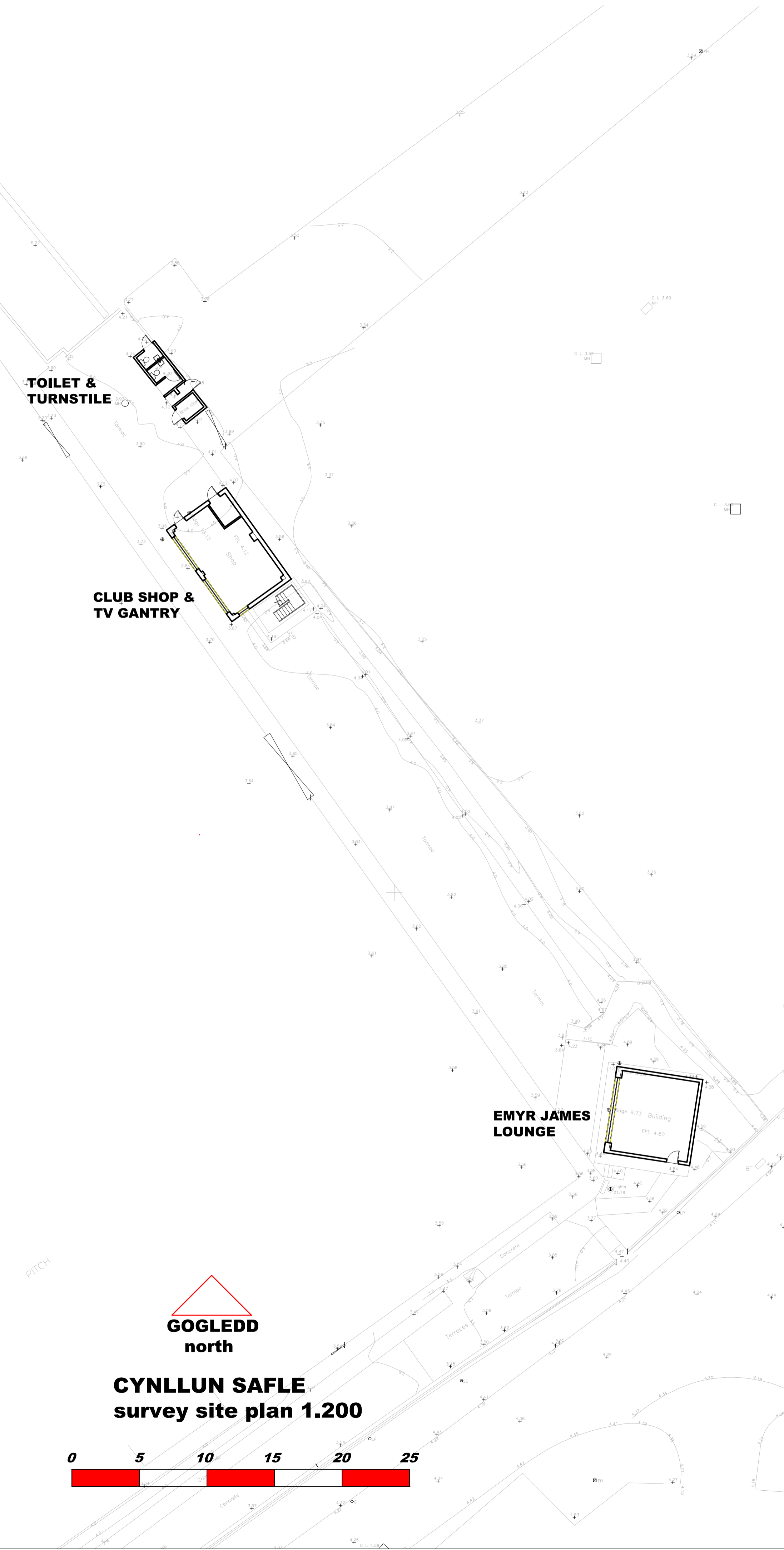


**BYRON JENKINS** MCIAT,  
 YSGYNSHORI FENSBARNOL, A BREDIARTH PROFFESIOLAU,  
 ARCHITECTURAL CONSULTANCY AND PROJECT MANAGEMENT,  
 CAPEL AFAN, LLANAFAN, ABERYSTWYTH,  
 CEREDIGION SY23 4AY  
 byronwynjenkins@gmail.com  
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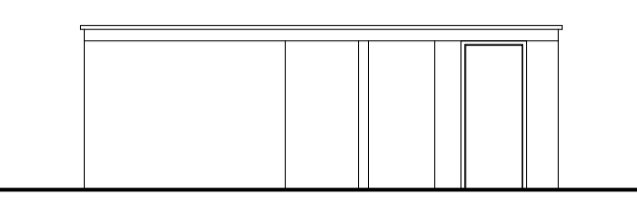
Client: **Clwb Peldroed Tref Aberystwyth,**  
**Aberystwyth Town Football Club**  
 Aberystwyth,  
 Ceredigion.  
 SY23 1PG

Project: **CYNLLUN MESUR** 612/12  
 survey drawing  
 CYNLLUN SAFLE  
 site plan

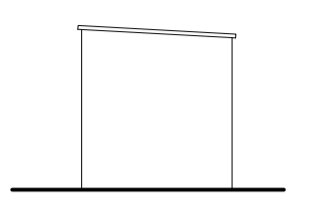
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 Date: Tach 2023  
 Logo: byron



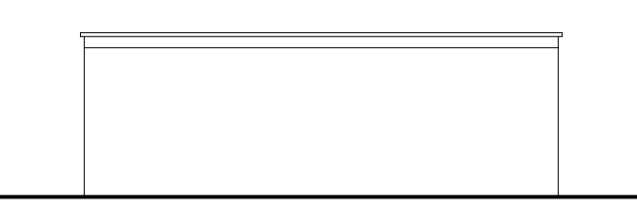
**TOILET BLOCK AND TURNSTILE**



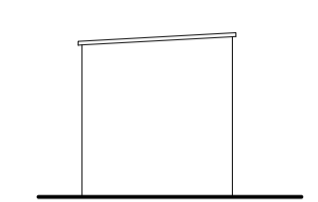
**EDRYCHIAD BLAEN**  
front elevation 1.100.



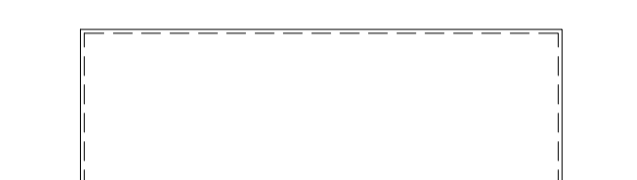
**EDRYCHIAD OCHR**  
side elevation 1.100.



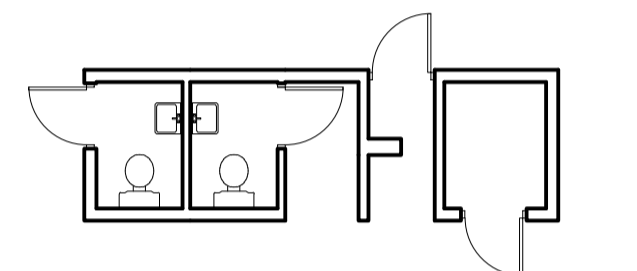
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rear elevation 1.100.



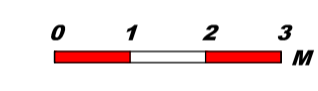
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side elevation 1.100.



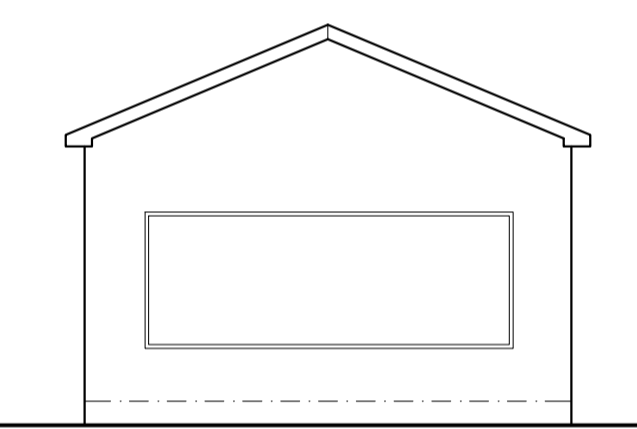
**CYNLLUN Y TO**  
roof plan 1.100.



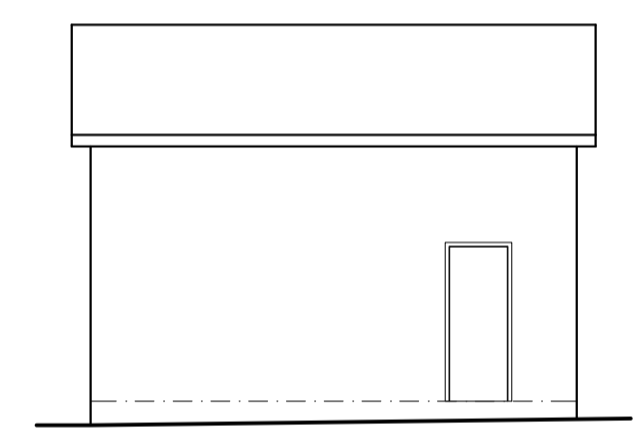
**LLAWR GWAELOD**  
ground floor plan 1.100.



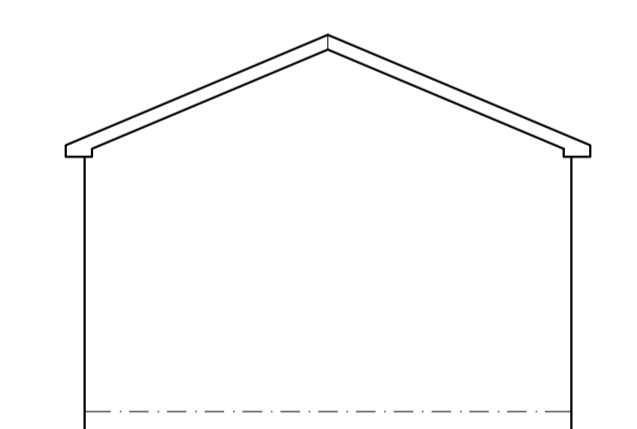
**EMYR JAMES LOUNGE**



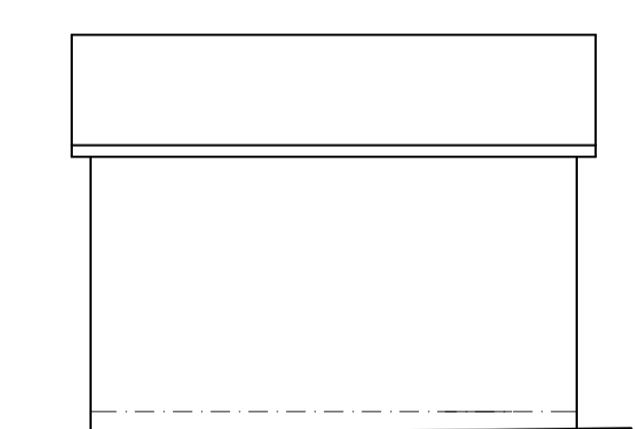
**EDRYCHIAD BLAEN**  
front elevation 1.100.



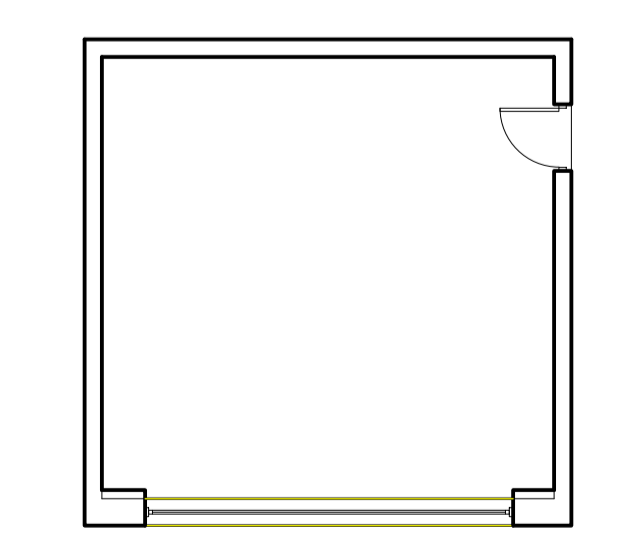
**EDRYCHIAD OCHR**  
side elevation 1.100.



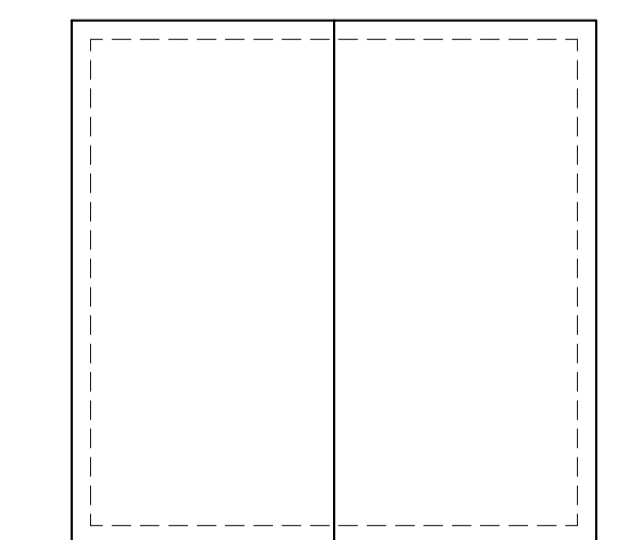
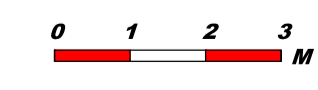
**EDRYCHIAD CEFN**  
rear elevation 1.100.



**EDRYCHIAD OCHR**  
side elevation 1.100.

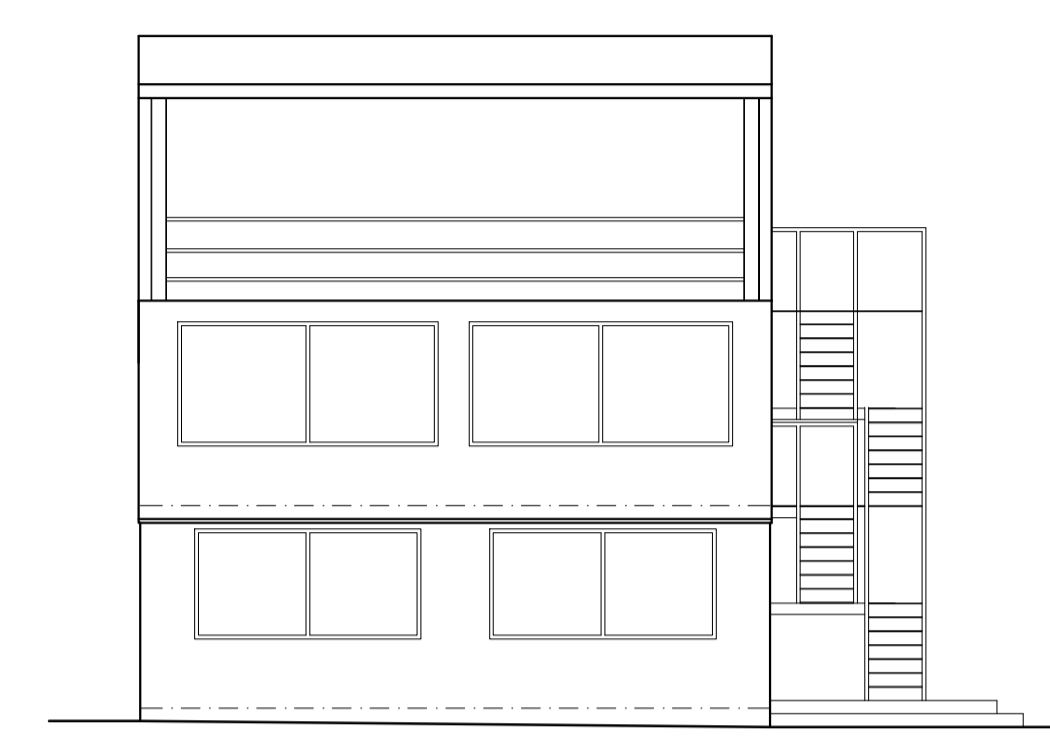


**LLAWR GWAELOD**  
ground floor plan 1.100.

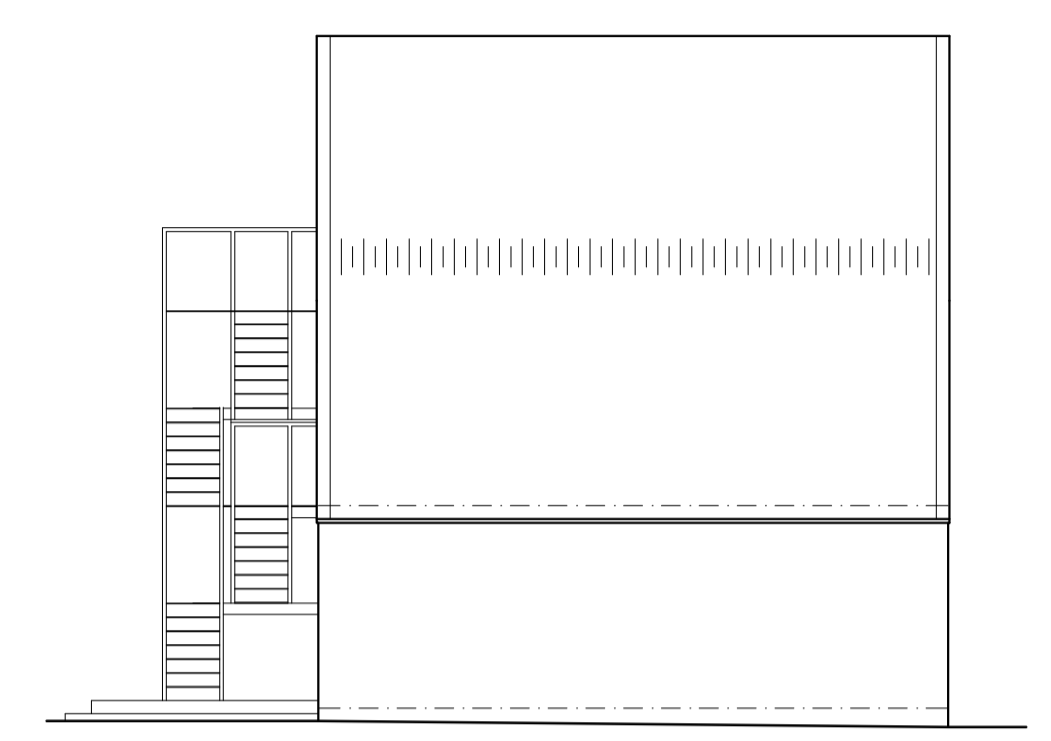


**CYNLLUN Y TO**  
roof plan 1.100.

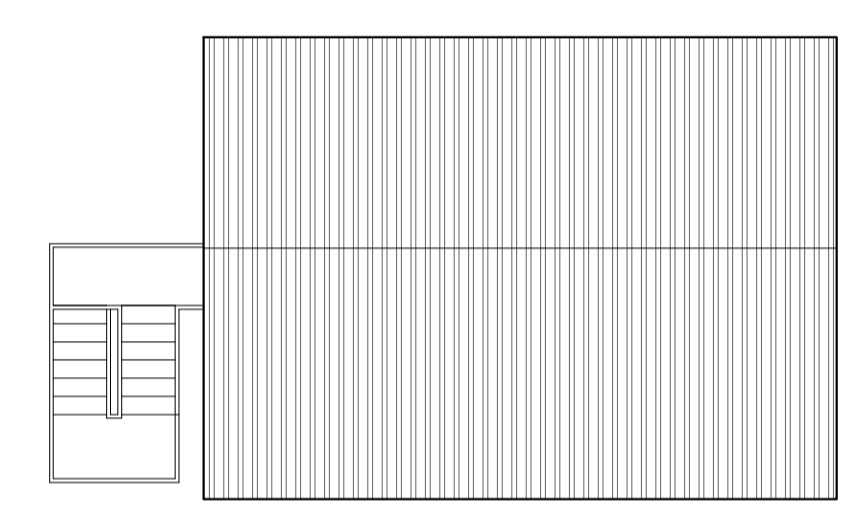
**CLUB SHOP AND TV GANTRY**



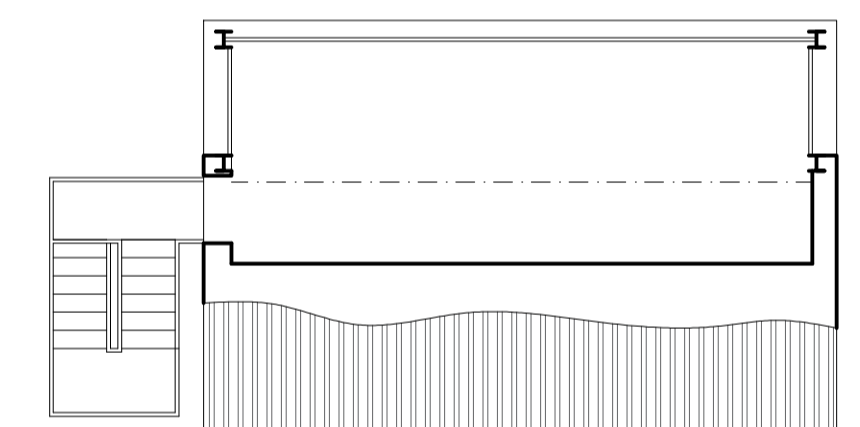
**EDRYCHIAD BLAEN**  
front elevation 1.100.



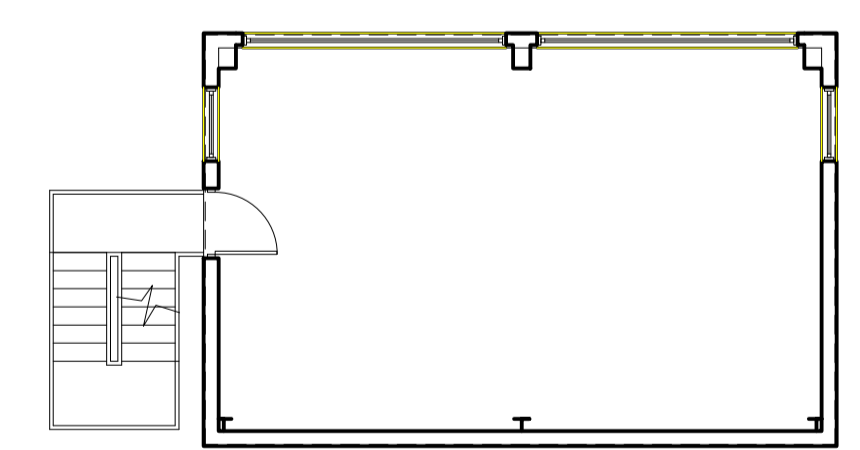
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rear elevation 1.100.



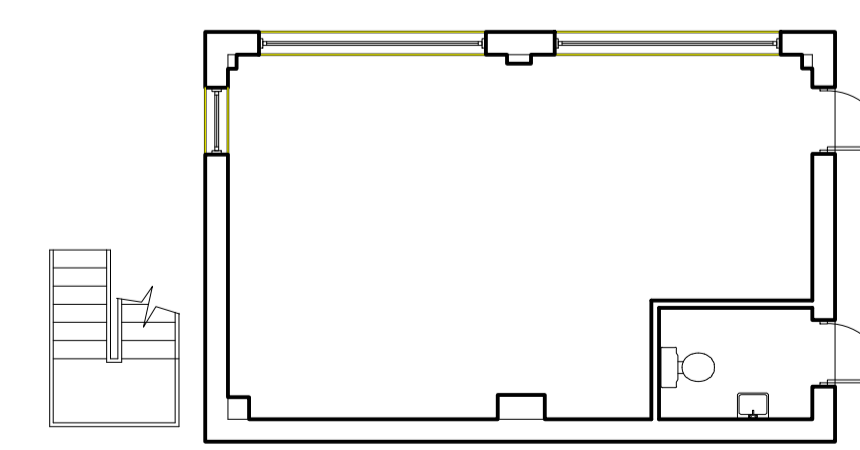
**CYNLLUN Y TO**  
roof plan 1.100.



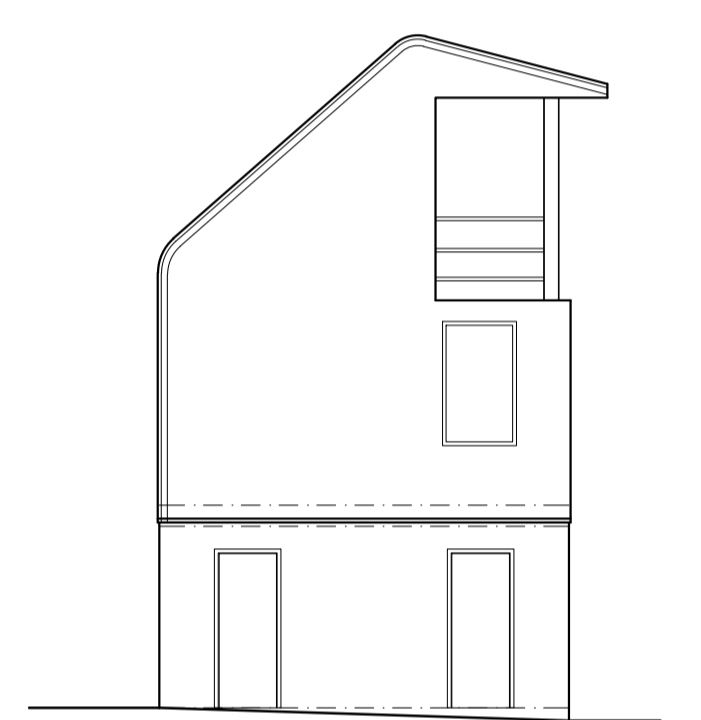
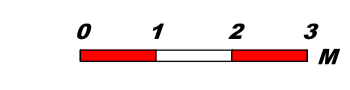
**AIL LAWR**  
second floor plan 1.100.



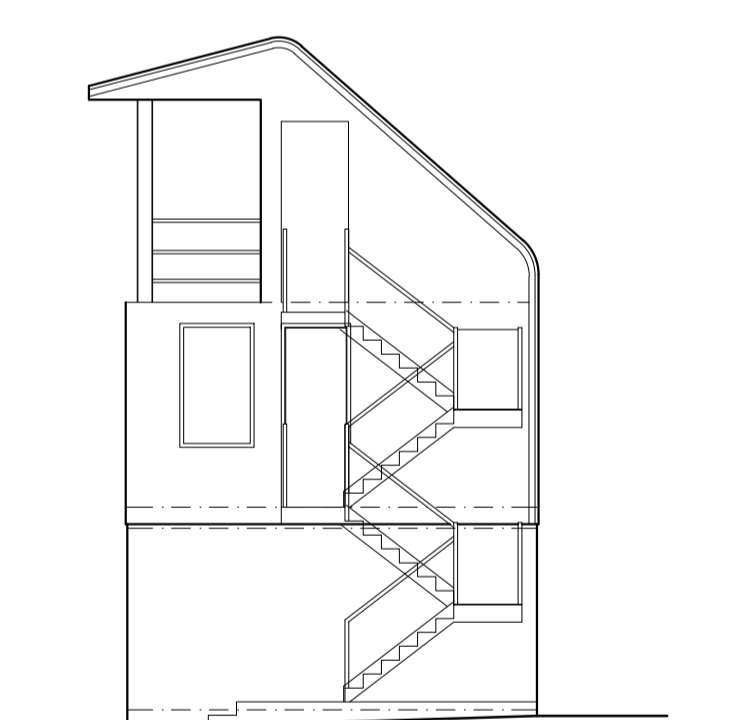
**LLAWR CYNTAF**  
first floor plan 1.100.



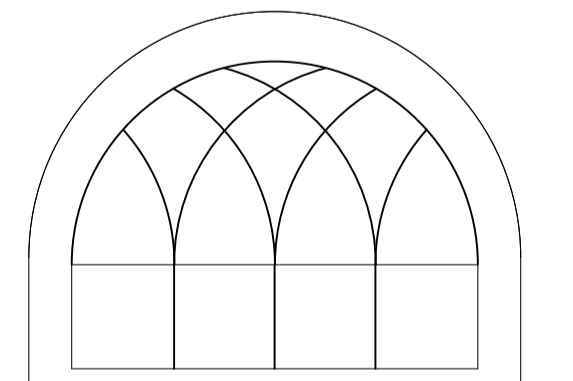
**LLAWR GWAELOD**  
ground floor plan 1.100.



**EDRYCHIAD OCHR**  
side elevation 1.100.



**EDRYCHIAD OCHR**  
side elevation 1.100.



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byronjenkins@gmail.com  
01974 261145  
07974 09984

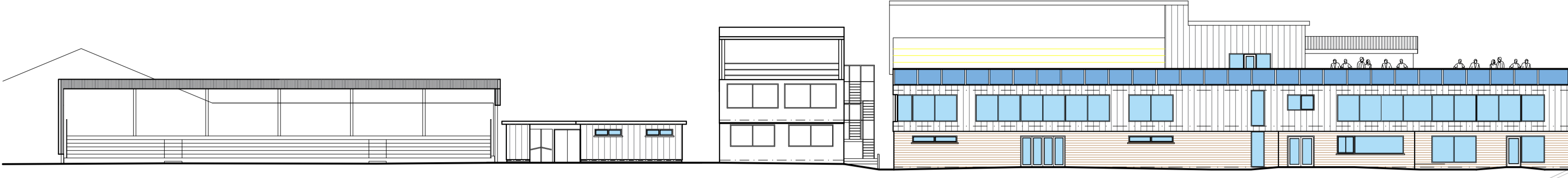
Clwb Peldroed Tref Aberystwyth,  
Aberystwyth Town Football Club  
Aberystwyth,  
Ceredigion,  
SY23 1PG

CYNLLUN MESUR  
survey drawing  
CYNLLUNIAU  
buildings survey

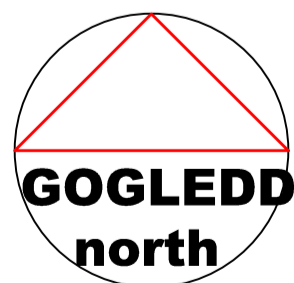
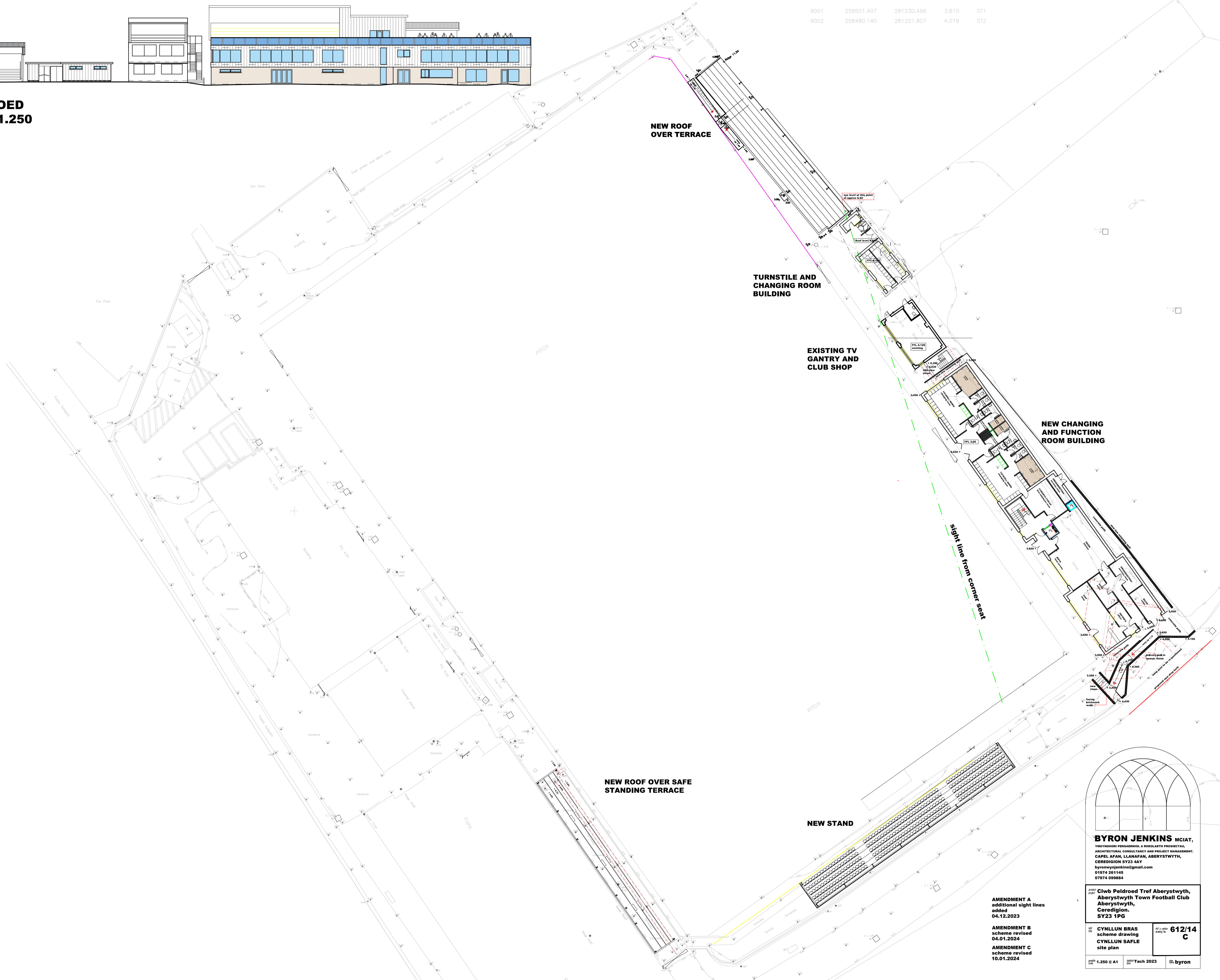
612/13

various © A1 Tach 2023 byron

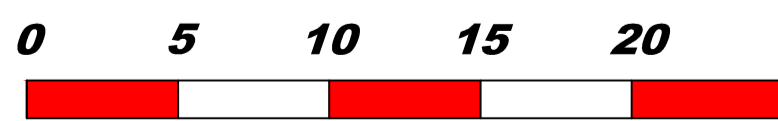
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 9002 258480.140 281201.807 4.019 ST2



**EDRYCHIAD O'R CAE PELDROED**  
 elevation from football field 1.250

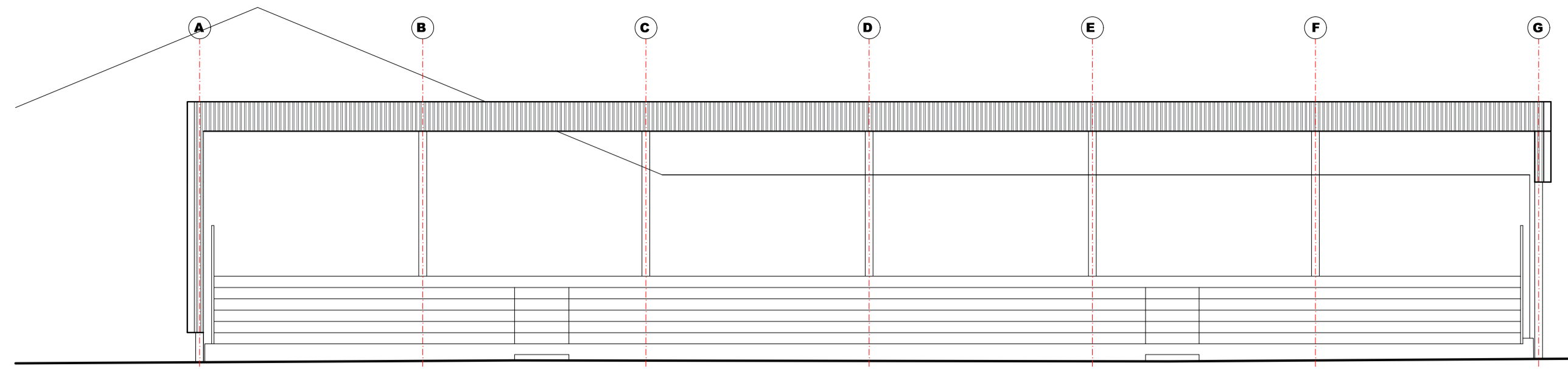


**CYNLLUN SAFLE**  
 scheme site plan 1.250

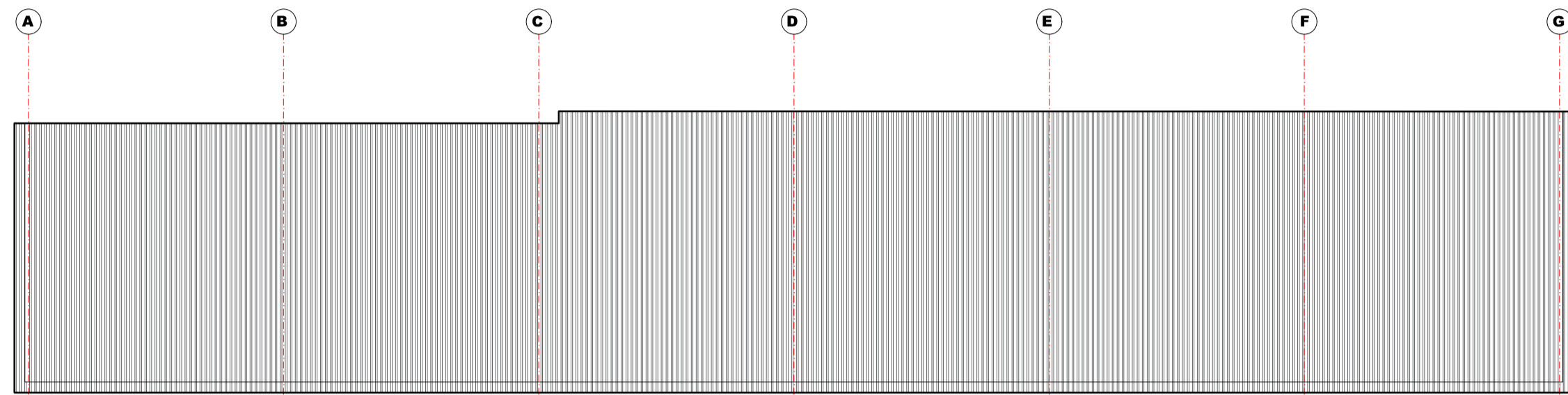


AMENDMENT A  
 additional sight lines  
 added  
 04.12.2023  
 AMENDMENT B  
 scheme revised  
 04.01.2024  
 AMENDMENT C  
 scheme revised  
 10.01.2024

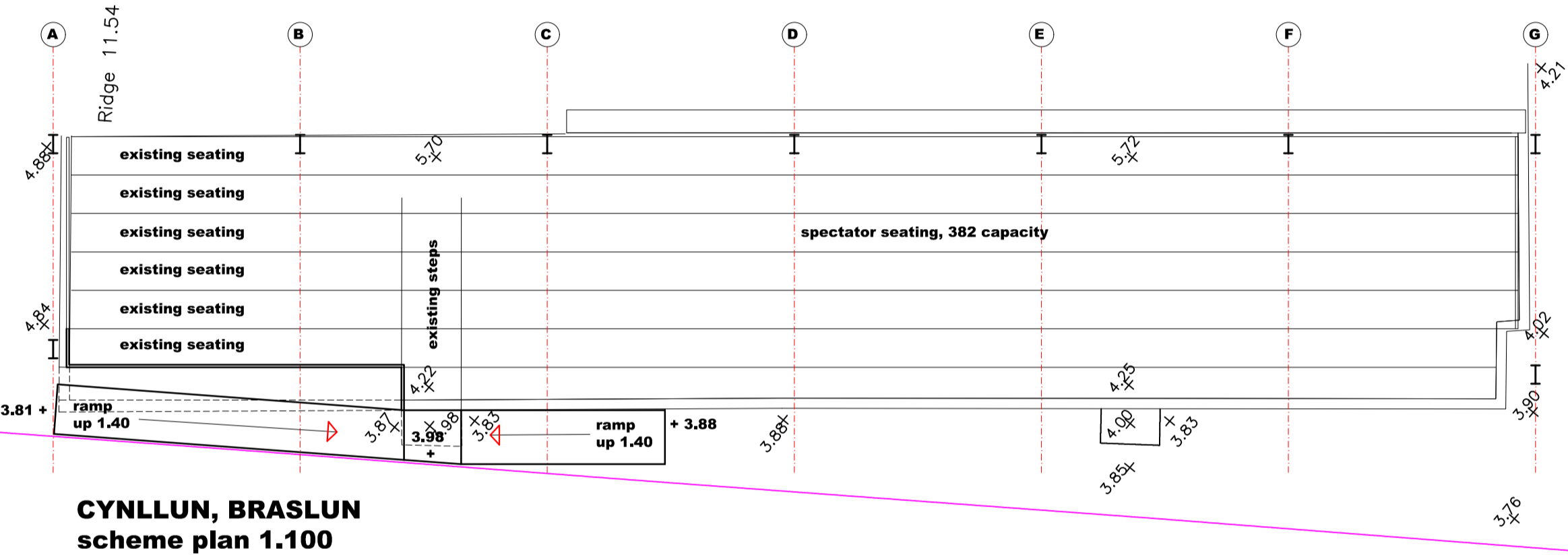
<b>BYRON JENKINS</b> MCIAT, YSGYDHOPI PERSABONO, A BUDLARTH PROFFECTAU ARCHITECTURAL CONSULTANCY AND PROJECT MANAGEMENT, CAPEL AFAN, LLANAFAN, ABERYSTWYTH, CEREDIGION SY23 4AY byronwynjenkins@gmail.com 01974 261145 07974 099884	
Clwb Peldroed Tref Aberystwyth, Aberystwyth Town Football Club Aberystwyth, Ceredigion, SY23 1PG	CYNLLUN BRAS scheme drawing CYNLLUN SAFLE site plan
1.250 © A1 Tach 2023 byron	612/14 C



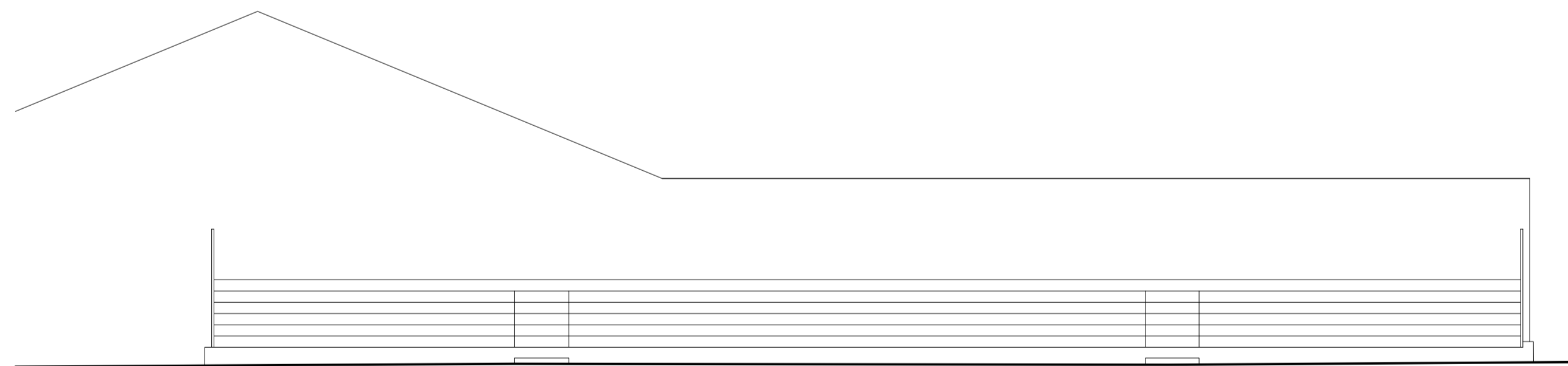
**EDRYCHIAD BLAEN, BRASLUN**  
scheme front elevation 1.100



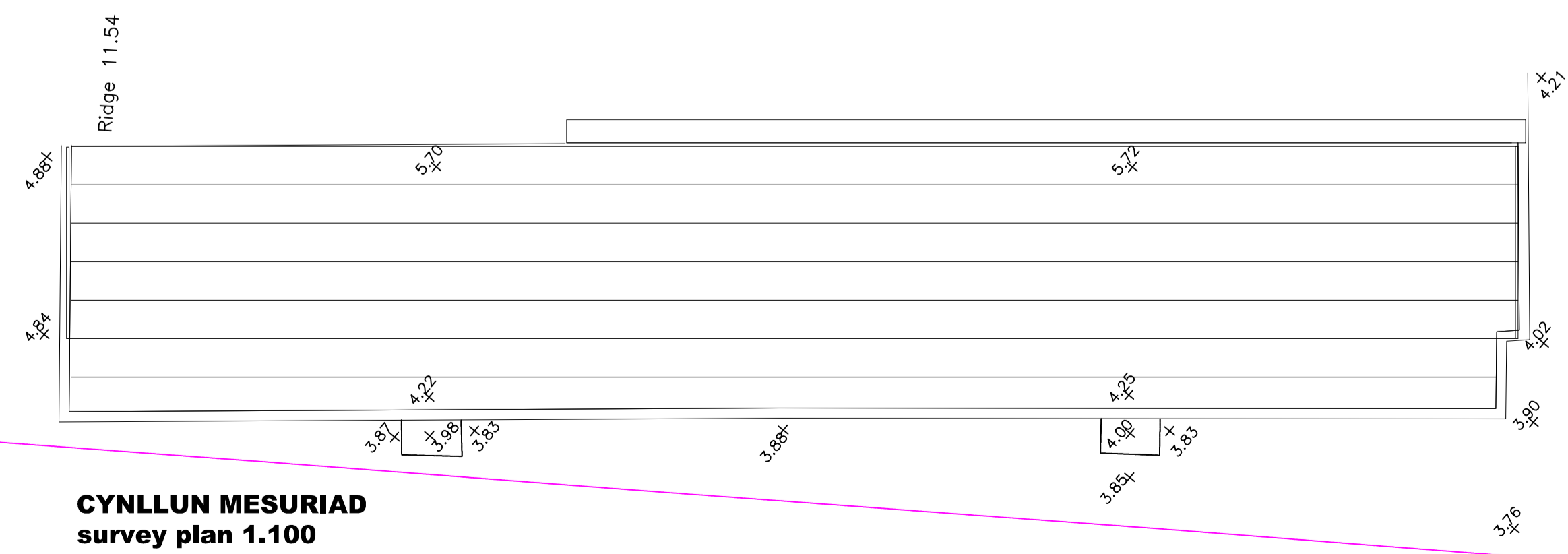
**CYNLLUN Y TO, BRASLUN**  
scheme roof plan 1.100



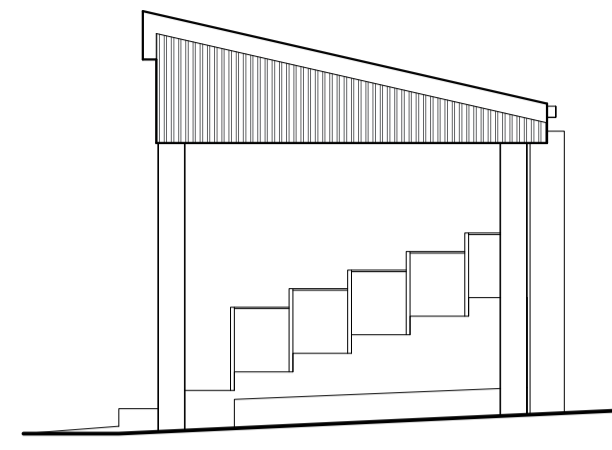
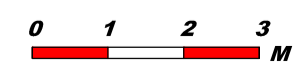
**CYNLLUN, BRASLUN**  
scheme plan 1.100



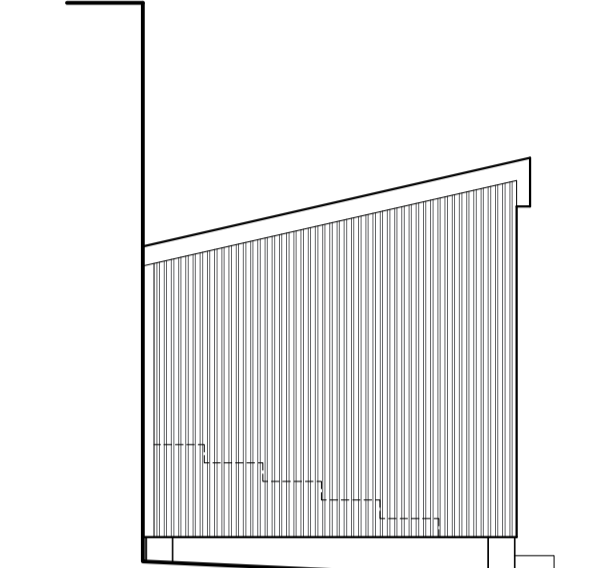
**EDRYCHIAD BLAEN, MESURIAD**  
front elevation, survey 1.100



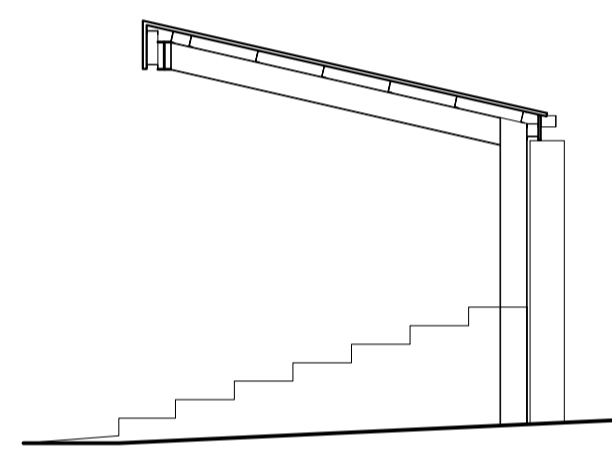
**CYNLLUN MESURIAD**  
survey plan 1.100



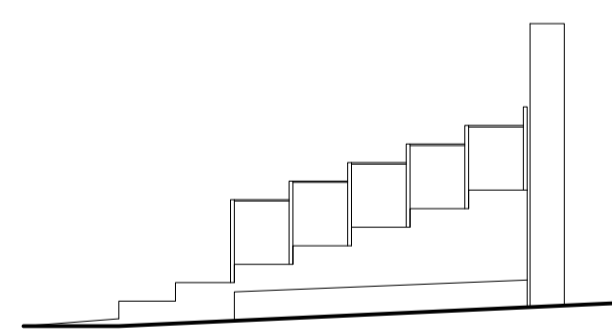
**EDRYCHIAD OCHR, BRASLUN**  
scheme side elevation 1.100



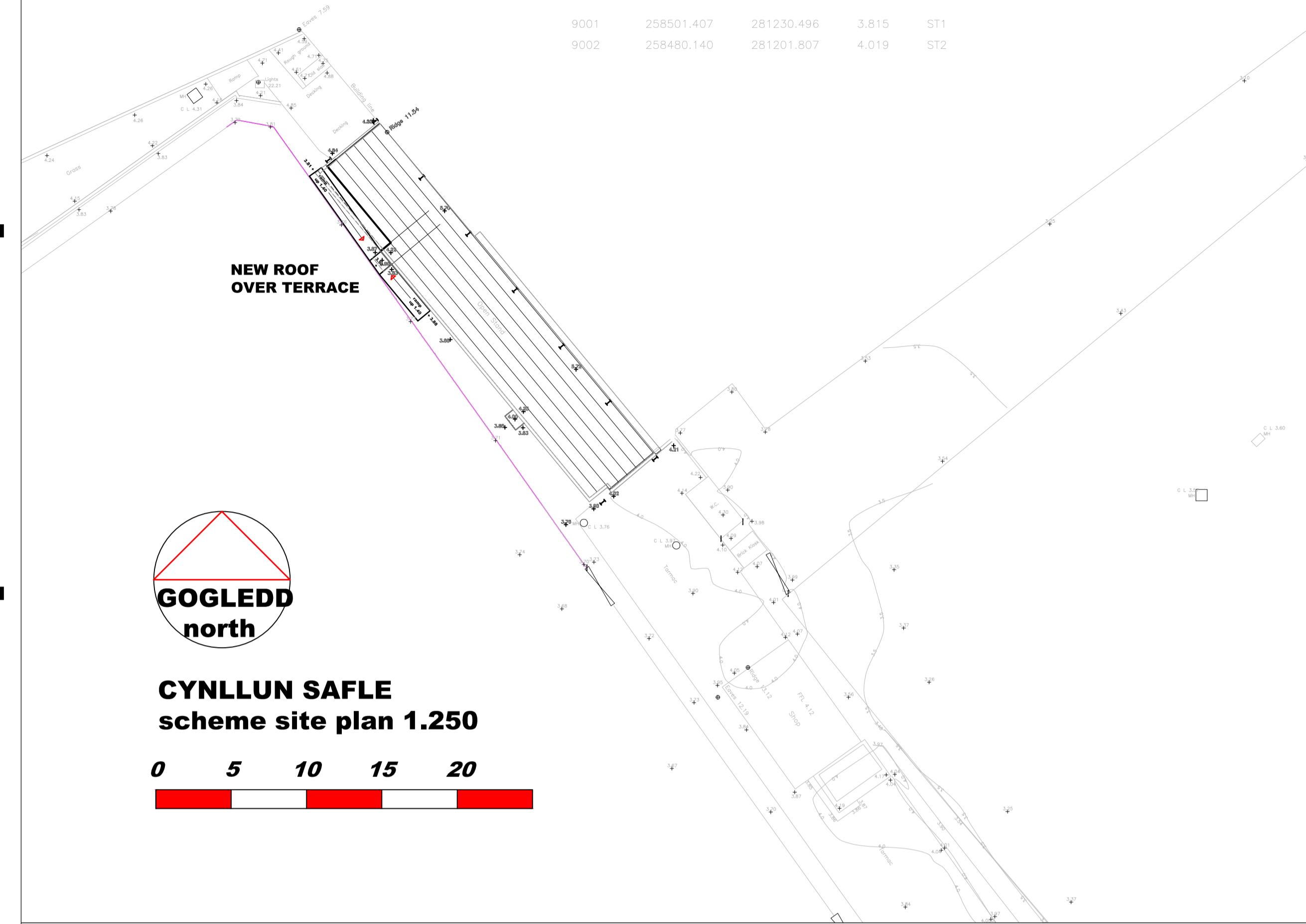
**EDRYCHIAD OCHR, BRASLUN**  
scheme side elevation 1.100



**TORIAD, BRASLUN**  
scheme section 1.100



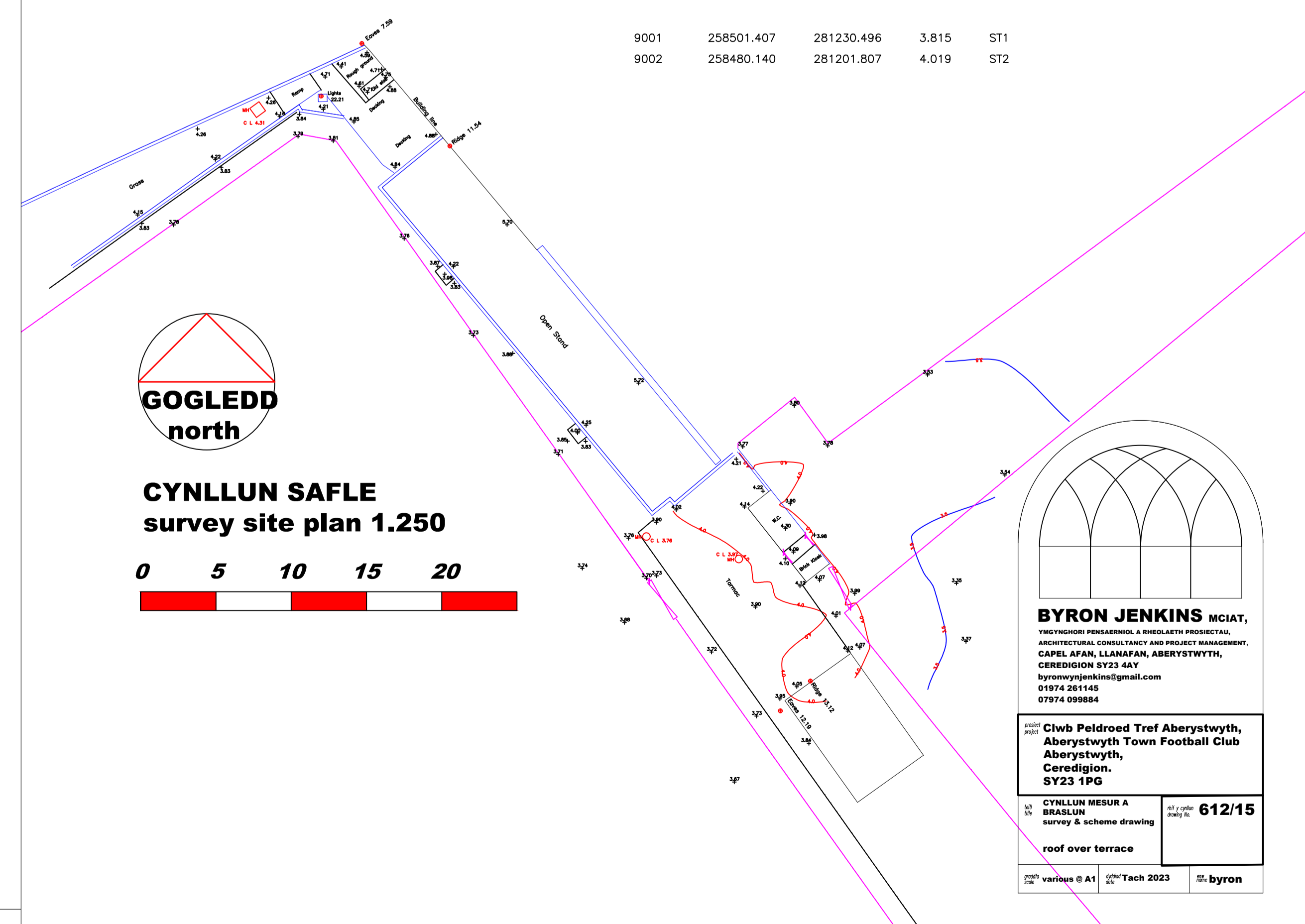
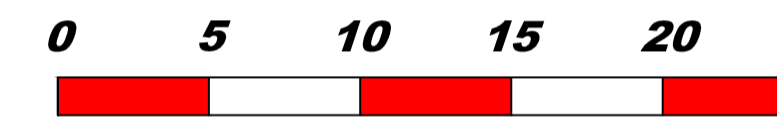
**EDRYCHIAD OCHR**  
survey side elevation 1.100



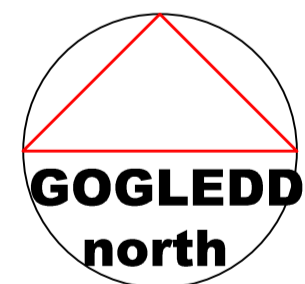
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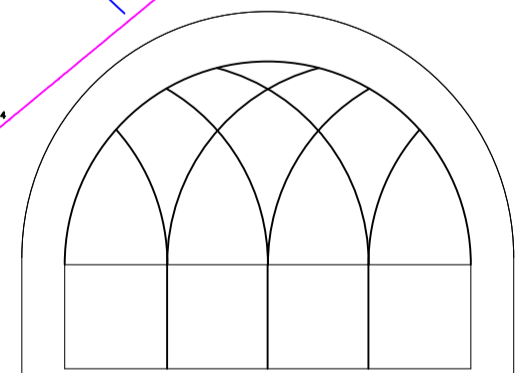
**CYNLLUN SAFLE**  
scheme site plan 1.250



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**CYNLLUN SAFLE**  
survey site plan 1.250



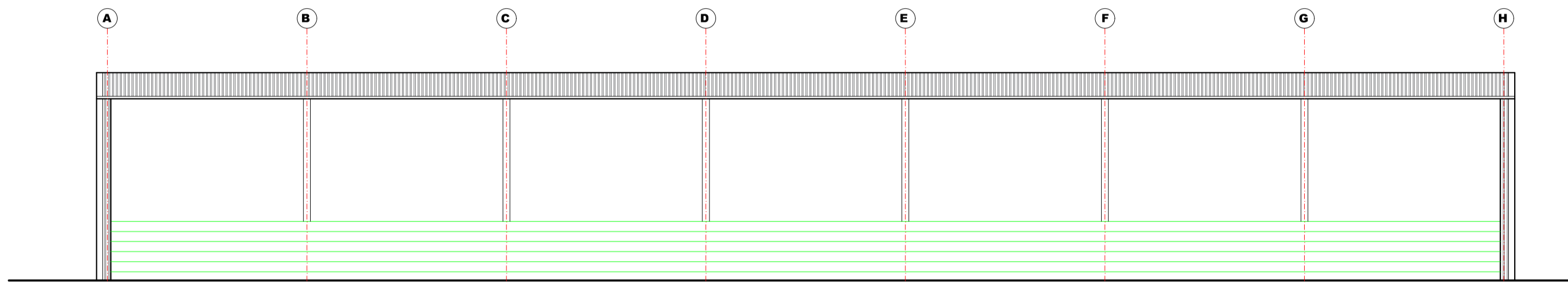
**BYRON JENKINS** MCIAT,  
YSGYNSHORI PERSERBUOL, A BREDIARTH PROFFESIOL  
ARCHITECTURAL CONSULTANCY AND PROJECT MANAGEMENT,  
CAPEL AFAN, LLANAFAN, ABERYSTWYTH,  
CEREDIGION SY23 4AY  
byronjenkins@gmail.com  
01974 261145  
07974 099884

Client: **Clwb Peldroed Tref Aberystwyth,**  
**Aberystwyth Town Football Club**  
Aberystwyth,  
Ceredigion,  
SY23 1PG

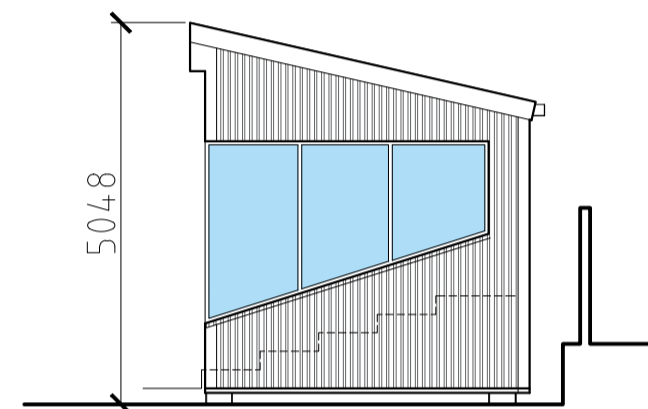
CYNLLUN MESUR A  
BRASLUN  
survey & scheme drawing  
Project No: **612/15**

Scale: roof over terrace  
Drawing No: various @ A1  
Date: Tach 2023  
By: byron

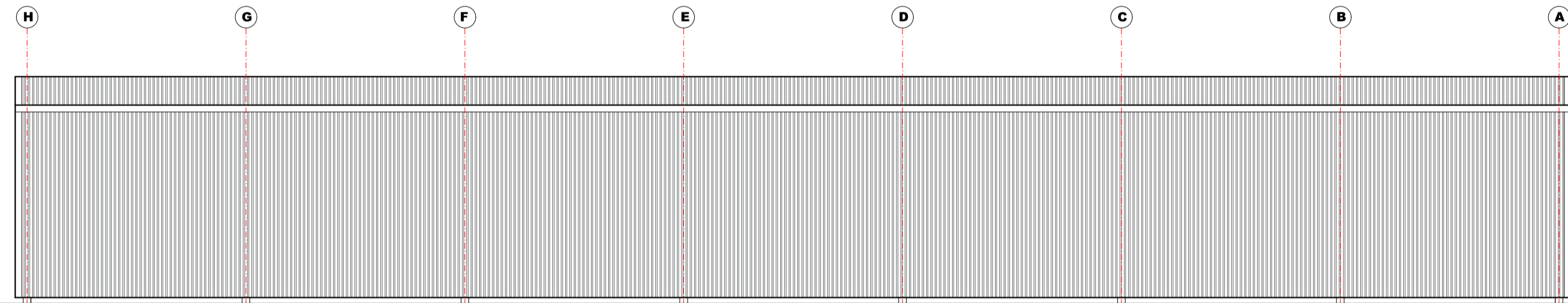




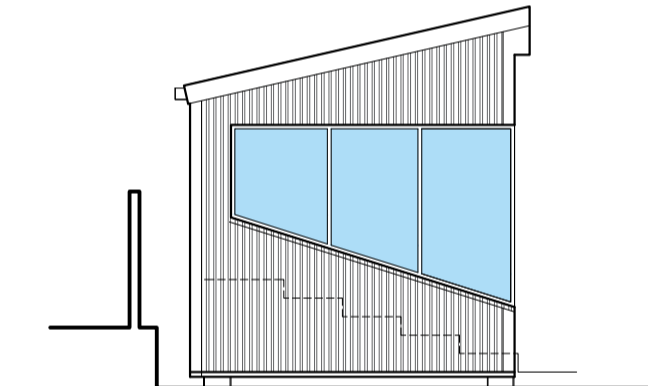
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scheme front elevation 1.100



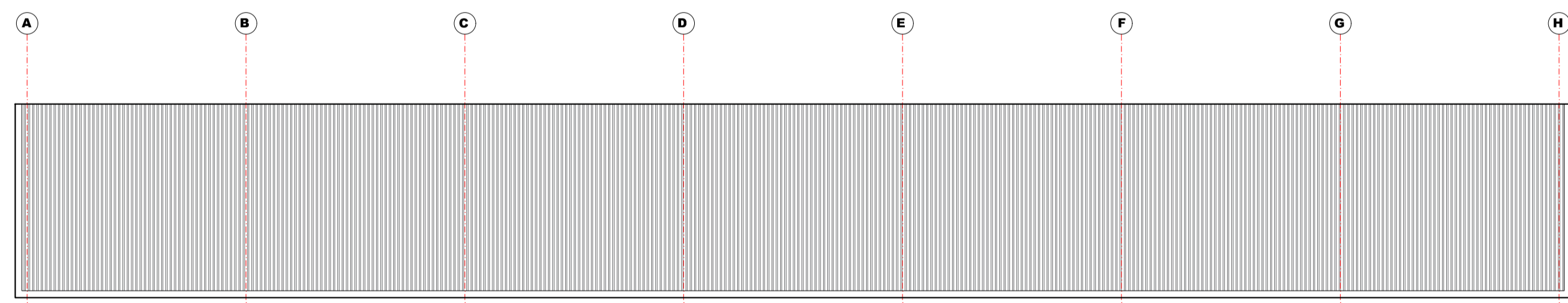
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scheme side elevation 1.100



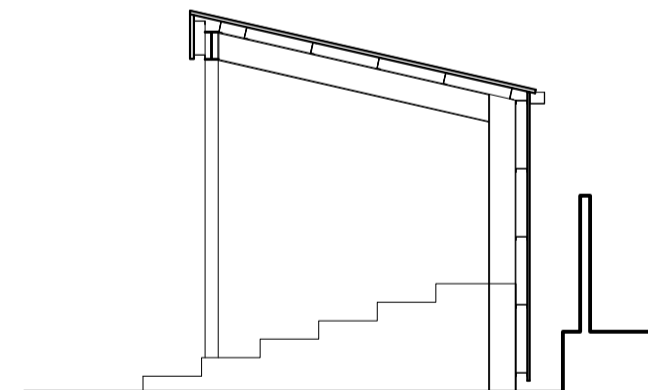
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scheme rear elevation 1.100



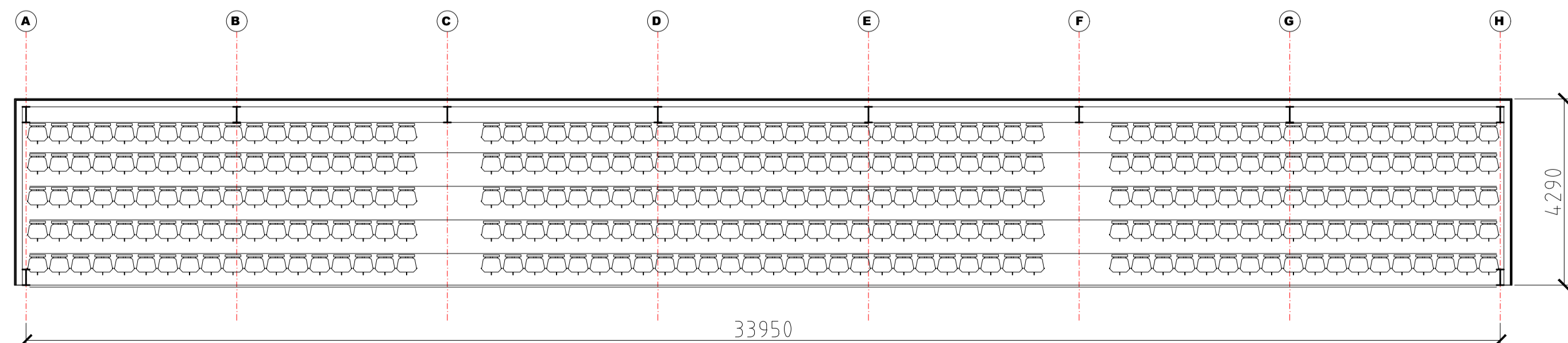
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scheme side elevation 1.100



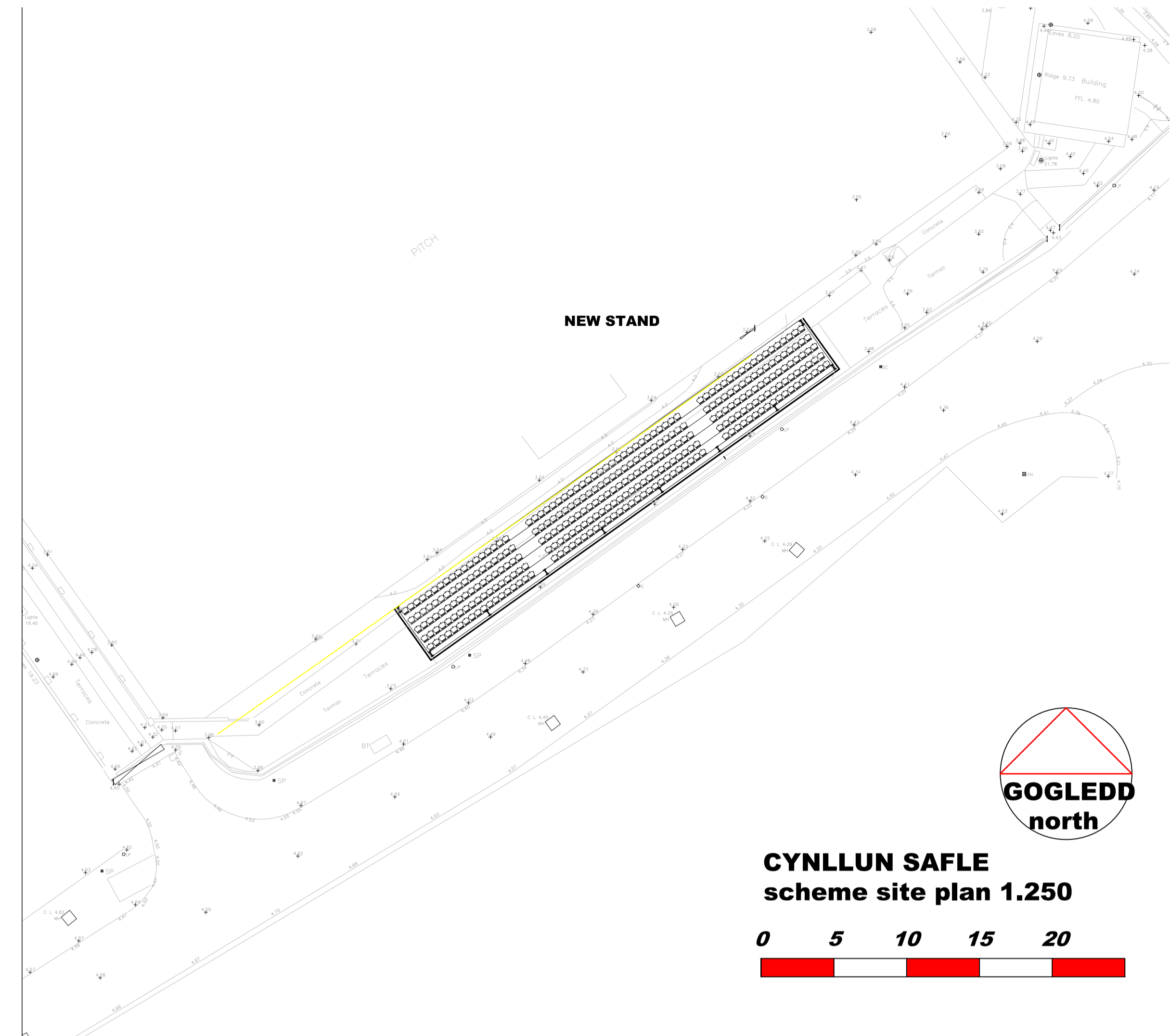
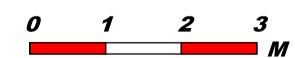
**CYNLLUN Y TO, BRASLUN**  
scheme roof plan 1.100



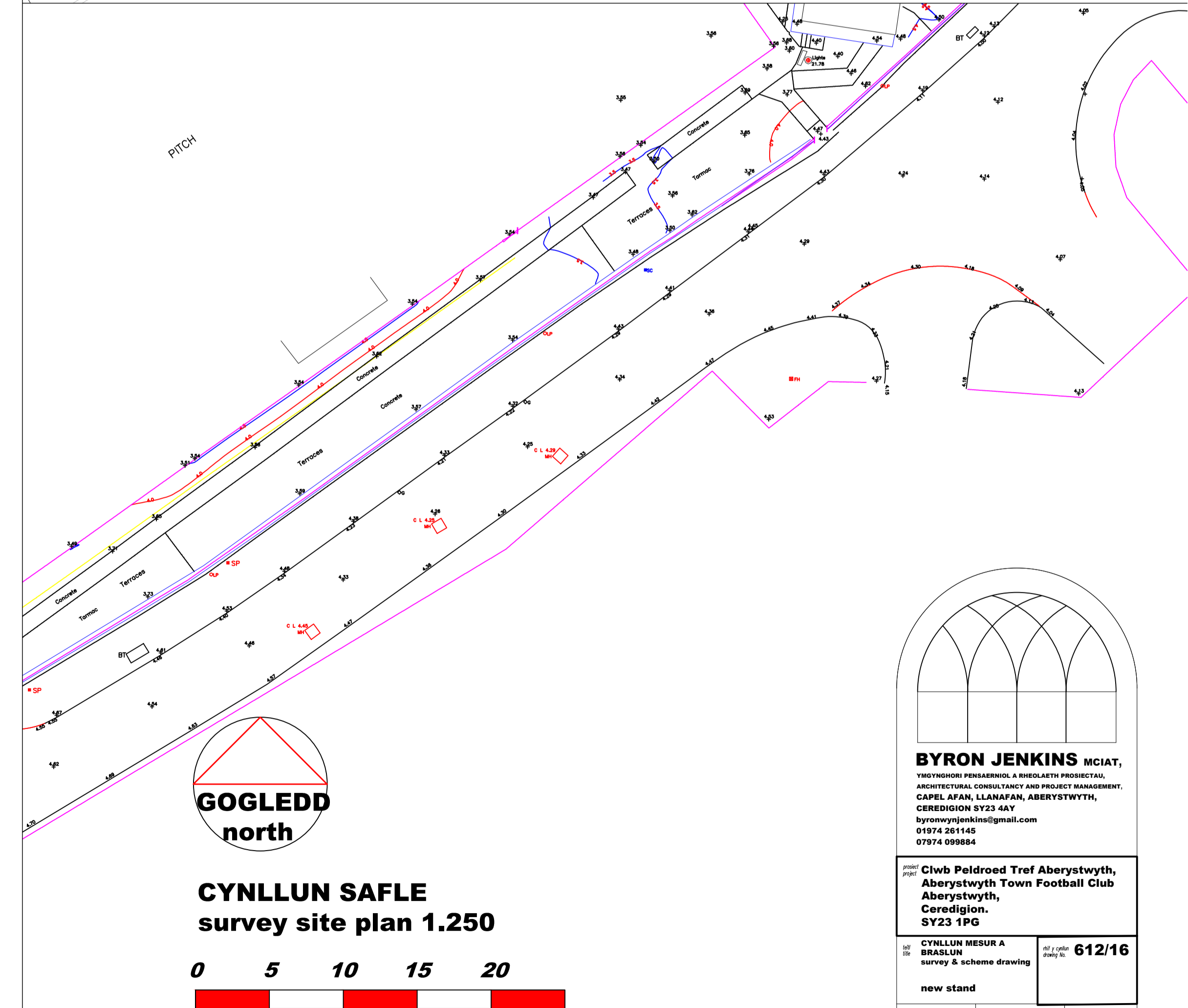
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scheme section 1.100



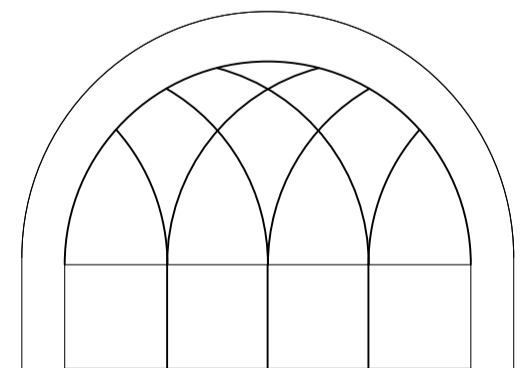
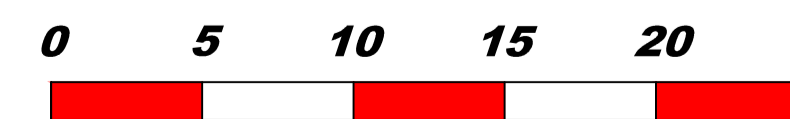
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scheme plan 1.100, 310 seating capacity



**CYNLLUN SAFLE**  
scheme site plan 1.250



**CYNLLUN SAFLE**  
survey site plan 1.250

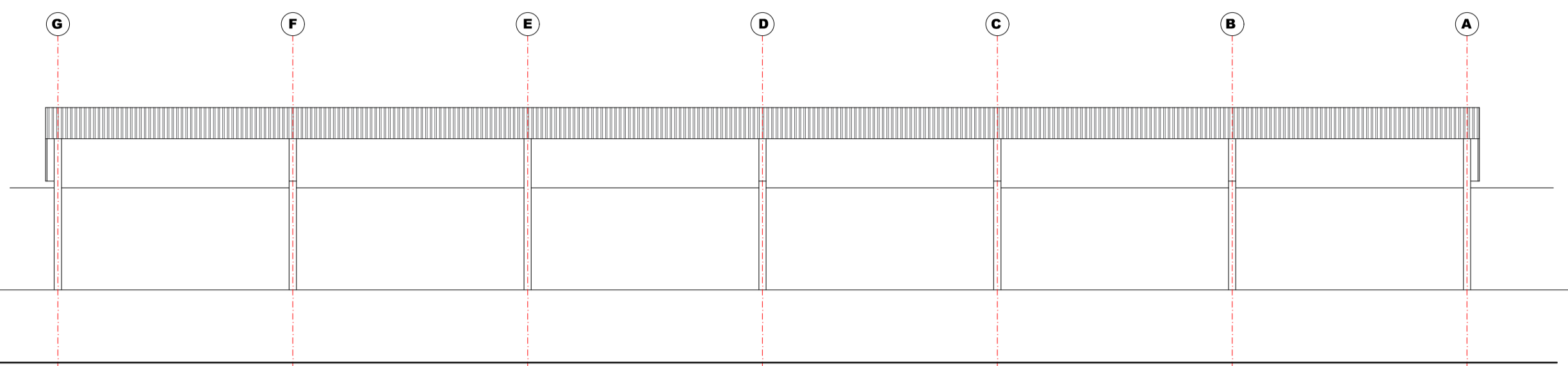


**BYRON JENKINS** MCIAT,  
YSGYNSHORI PREBARNOG, A BUDDLARTH PROFFESIOL  
ARCHITECTURAL CONSULTANCY AND PROJECT MANAGEMENT,  
CAPEL AFAN, LLANAFAN, ABERYSTWYTH,  
CEREDIGION, SY23 4AY  
byronwynjenkins@gmail.com  
01974 261145  
07974 099884

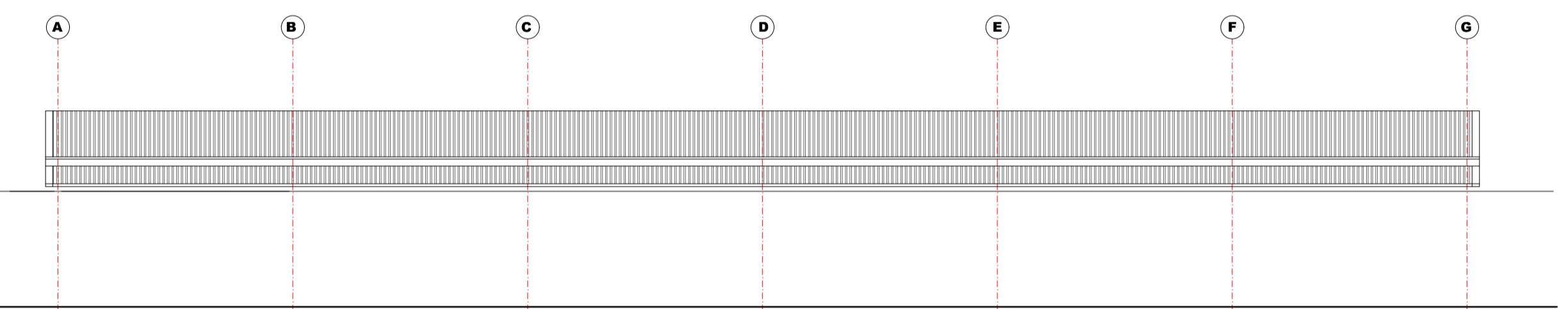
Project: **Clwb Peldroed Tref Aberystwyth,**  
**Aberystwyth Town Football Club**  
Aberystwyth,  
Ceredigion,  
SY23 1PG

CYNLLUN MESUR A  
BRASLUN  
survey & scheme drawing  
Project Ref: **612/16**

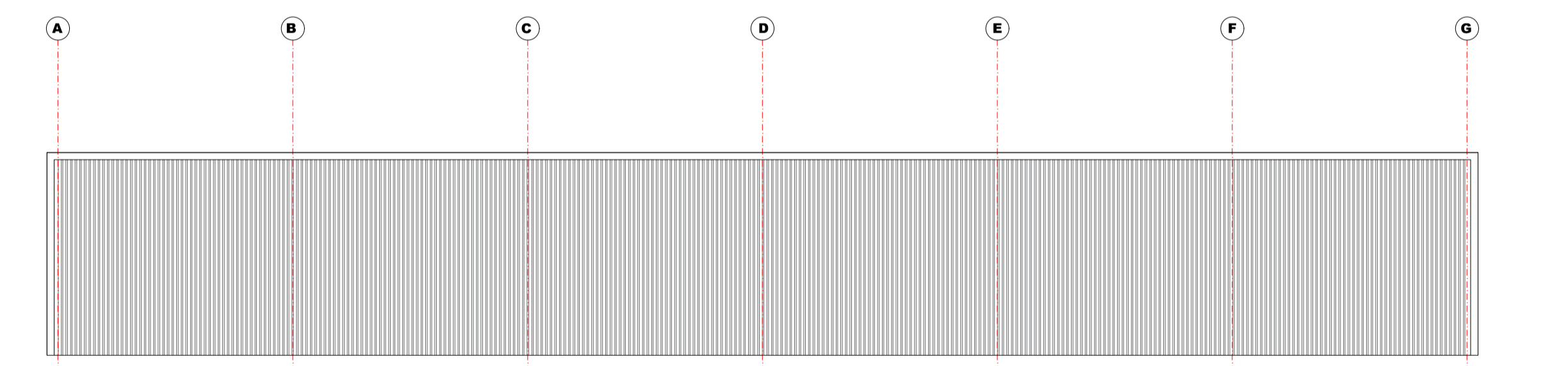
new stand  
© various © A1 © Tach 2023 © byron



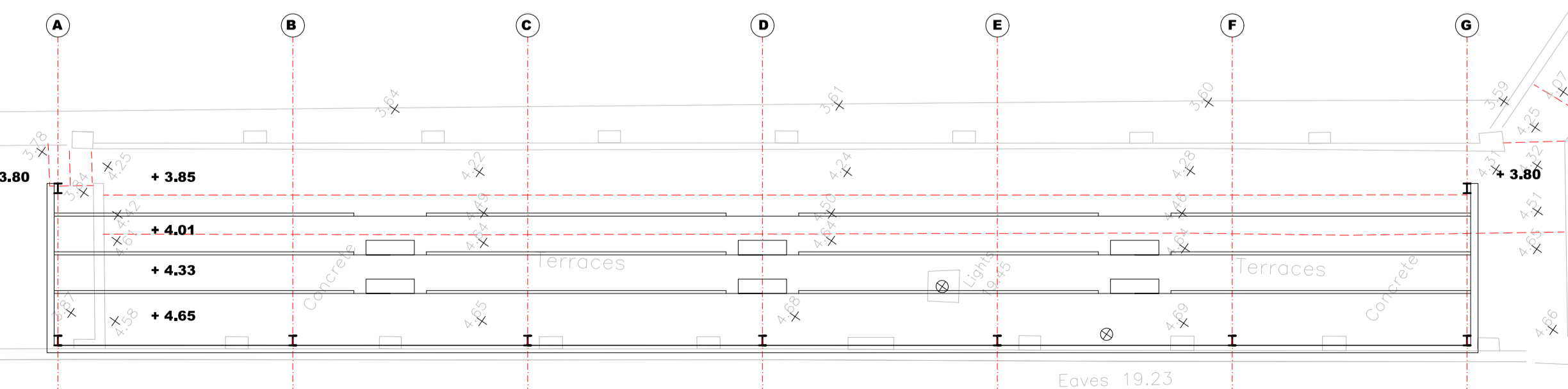
**EDRYCHIAD BLAEN, BRASLUN**  
scheme front elevation 1.100



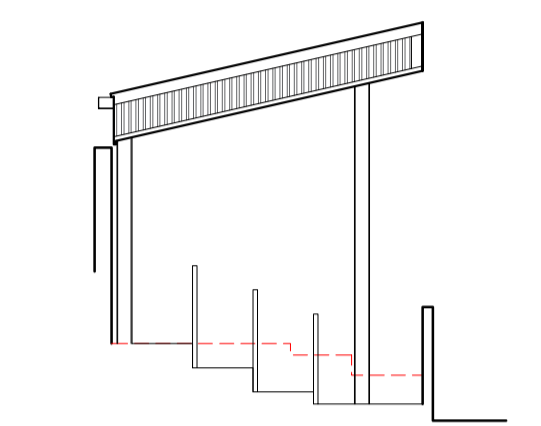
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scheme rear elevation 1.100



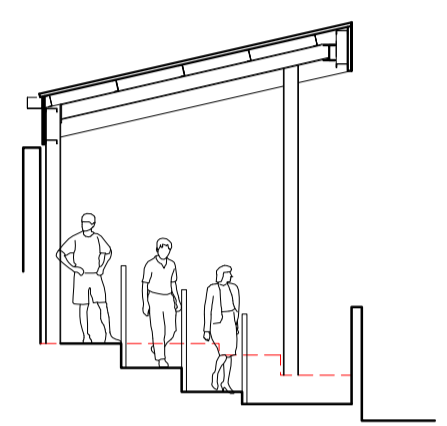
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scheme roof plan 1.100



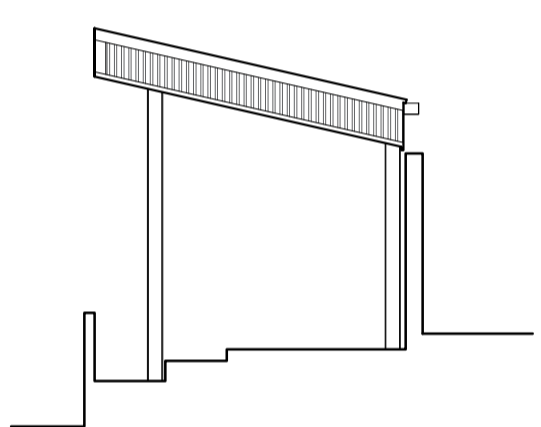
**CYNLLUN, BRASLUN**  
scheme plan 1.100 **360 standing capacity**



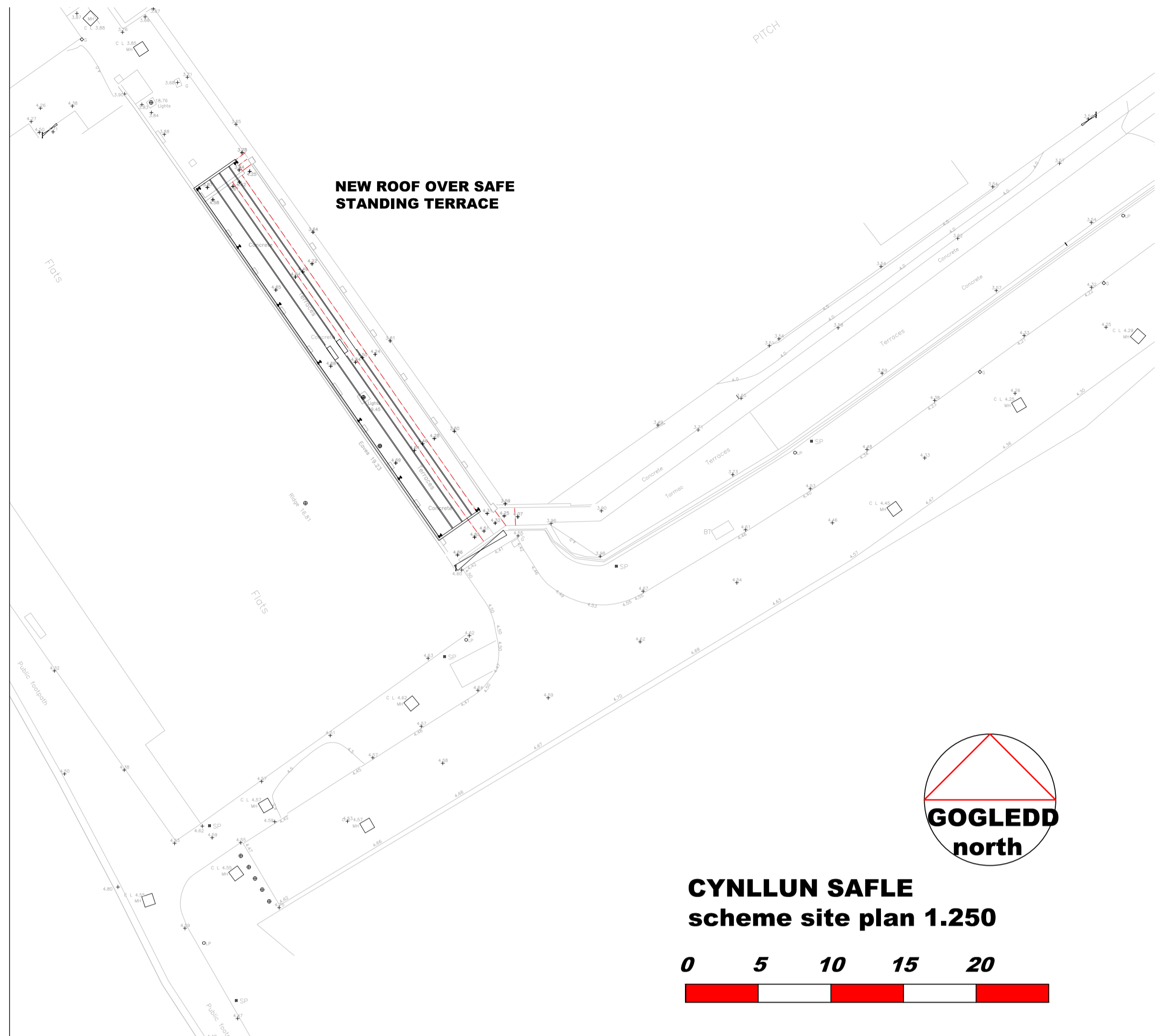
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scheme side elevation 1.100



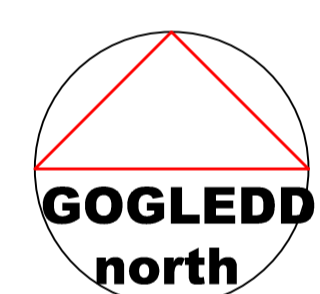
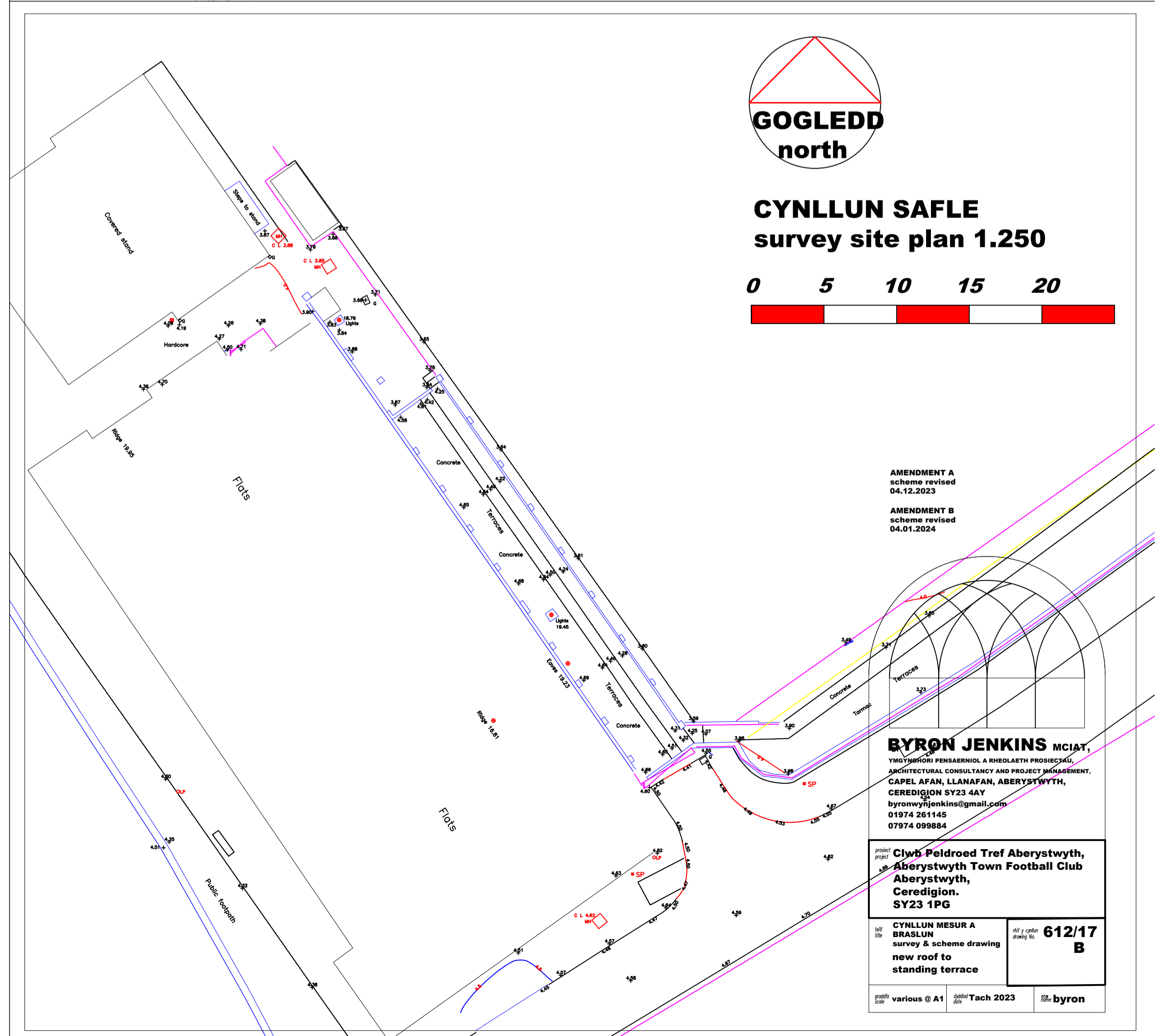
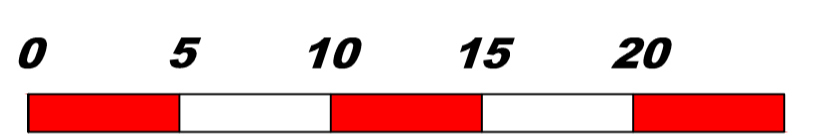
**TORIAD, BRASLUN**  
scheme section 1.100



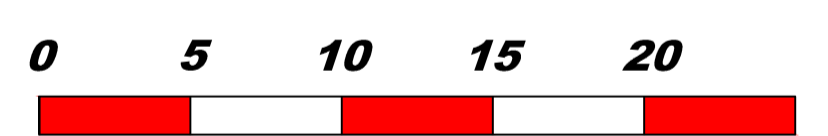
**EDRYCHIAD OCHR, BRASLUN**  
scheme side elevation 1.100



**CYNLLUN SAFLE**  
scheme site plan 1.250



**CYNLLUN SAFLE**  
survey site plan 1.250



AMENDMENT A  
scheme revised  
04.12.2023

AMENDMENT B  
scheme revised  
04.01.2024

**BYRON JENKINS** MCIAI,  
YDYLTYDOLY PREBARNOU, A BODOLARTH PROSEGIOL,  
ARCHITECTURAL CONSULTANCY AND PROJECT MANAGEMENT,  
CAPEL AP IAN, LLANAFAN, ABERYSTWYTH,  
CEREDIGION SY23 4AY  
byron@byronjenkins.com  
01974 261145  
07974 09884

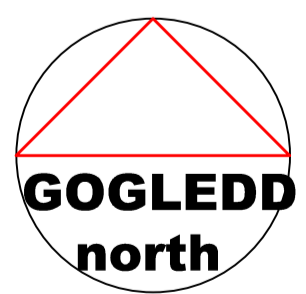
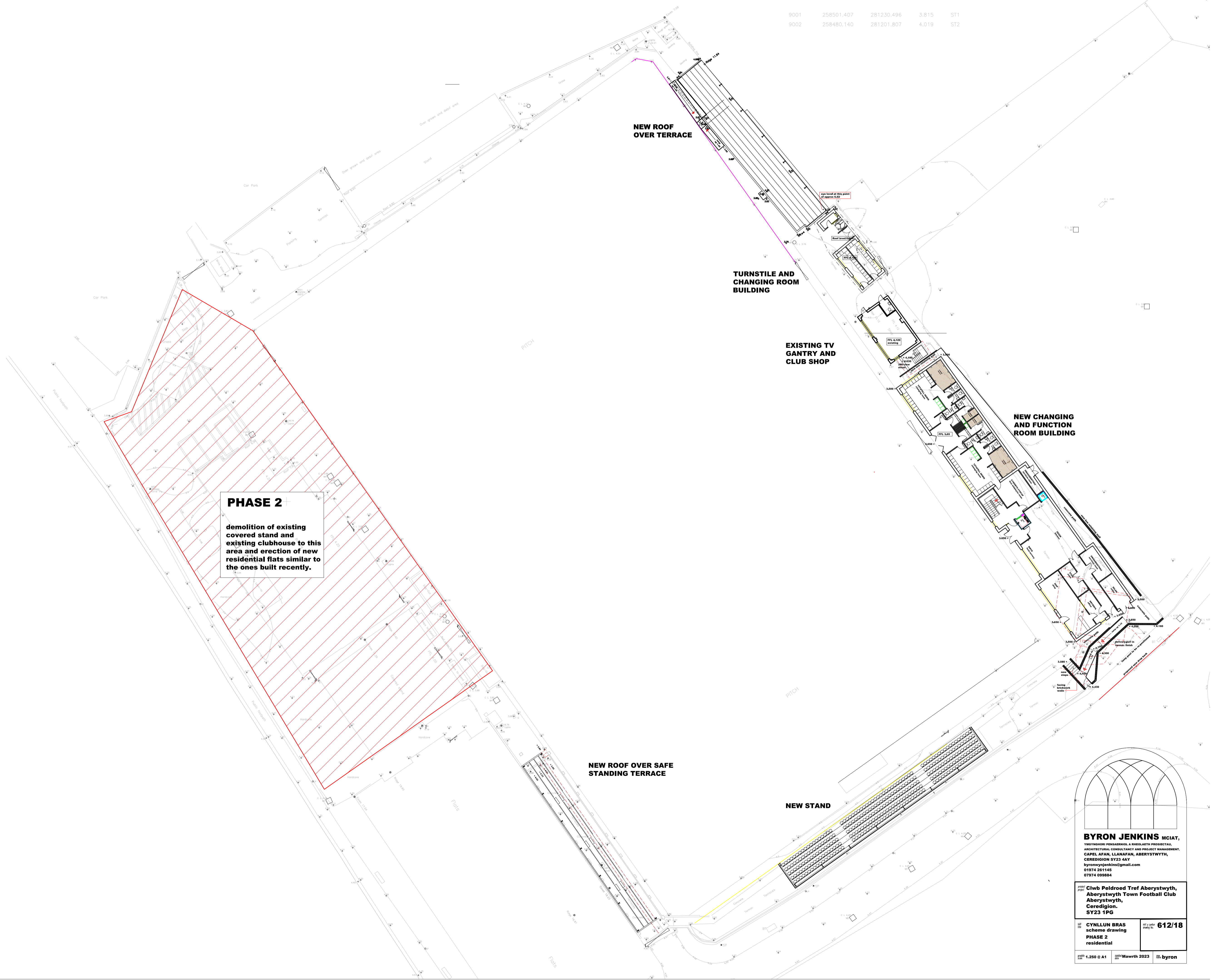
Client  
**Clwb Peldroed Tref Aberystwyth,**  
**Aberystwyth Town Football Club**  
Aberystwyth,  
Ceredigion,  
SY23 1PG

CYNLLUN MESUR A  
BRASLUN  
survey & scheme drawing  
new roof to  
standing terrace

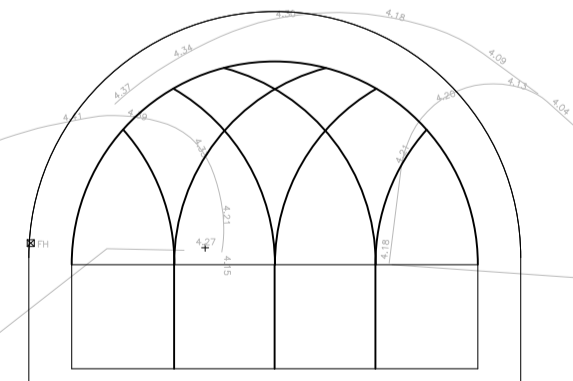
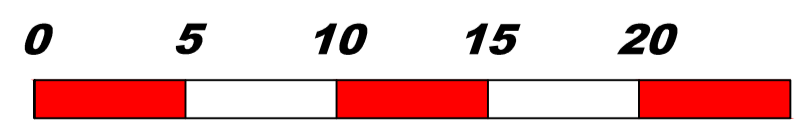
Project No  
**612/17**  
B

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byron

9001 258501.407 281230.496 3.815 ST1  
9002 258480.140 281201.807 4.019 ST2



**CYNLLUN SAFLE**  
scheme site plan 1.250



**BYRON JENKINS** MCIAT,  
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01974 261145  
07974 099884

client **Clwb Peldroed Tref Aberystwyth,**  
**Aberystwyth Town Football Club**  
Aberystwyth,  
Ceredigion,  
SY23 1PG

no **CYNLLUN BRAS** no of copies **612/18**  
scheme drawing  
PHASE 2  
residential

scale 1:250 @ A1 date **Mawrth 2023** by **byron**

## **APPENDIX B: GROUNDSURE FLOOD REPORT**

Aberystwyth Town FC, SY23 1PG

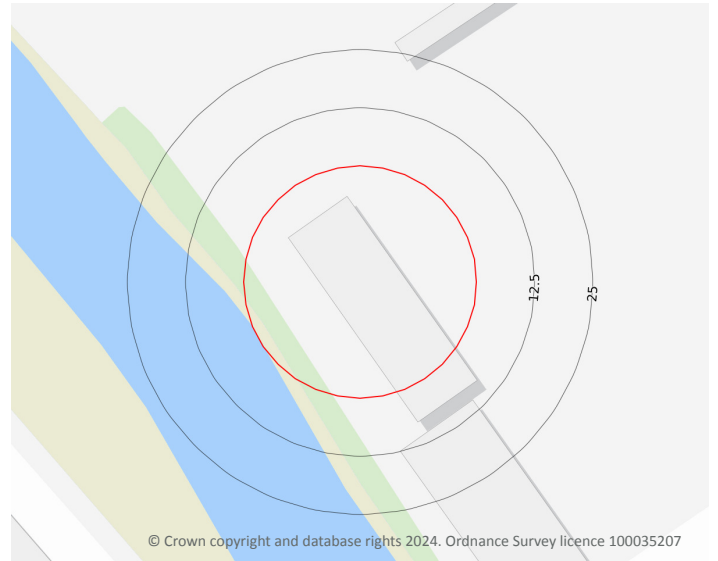
## Overall Flood Risk









**HIGH**

Groundsure Flood complies with relevant Law Society practice notes on flood risk in property transactions.

## Site plan



## Search Results

	<b>Rivers and the Sea</b> <b>High</b>	<a href="#">page 3 &gt;</a>		<b>Historic Flood</b> Not identified	
	<b>Surface Water</b> <b>Low-Moderate</b>	<a href="#">page 5 &gt;</a>		<b>Flood Defences</b> Yes	<a href="#">page 4 &gt;</a>
	<b>Groundwater</b> <b>Moderate</b>	<a href="#">page 6 &gt;</a>		<b>FloodScore™ insurance rating</b> Very High	<a href="#">page 8 &gt;</a>

Full assessments for other environmental risks are available in additional Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

## Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 7](#) >.



### Flooding

#### Flooding

An elevated level of flood risk has been identified at the property.

##### Next steps for consideration:

- check to see if the property is eligible for the Flood Re scheme, which enables many properties at risk of flooding to be insured at reasonable rates: <http://www.floodre.co.uk/homeowner/about-us/> ↗
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- a risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at <https://www.gov.uk/guidance/groundwater-flooding> ↗
- the assessment in this report is based on the highest flood risk found within the site boundary. The maps within the flood risk section clearly highlight which parts have a higher probability of flood risk, allowing you to visualise whether flood risk affects the buildings or the associated land. If required, we can provide an assessment that provides separate flood risk ratings for the main building and for the land/gardens around it. This assessment is carried out manually by one of our in house experts and can only be ordered by contacting our customer support team at [info@groundsure.com](mailto:info@groundsure.com) ↗
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood

Please note this report has been run on a point location buffered to 25m to account for uncertainties of the size of the property. Therefore some risk assessments and measurements may be overestimated.

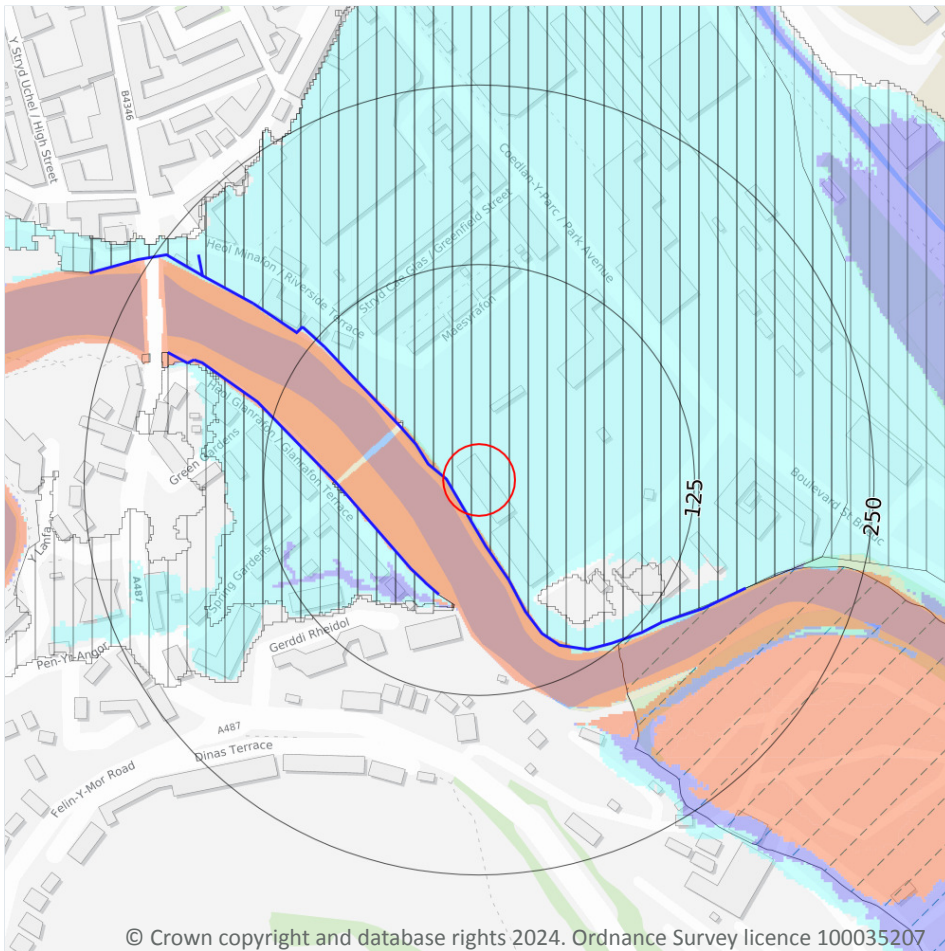


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Ref: CMAPS-CM-1166461-7559-220524  
Your ref: CMAPS-CM-1166461-7559-220524  
Grid ref: 258501 281193

**Flooding / Risk of flooding from rivers and the sea**



**Site Outline**

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Reduced river/sea flooding risk due to defences
- Proposed Flood Defence Scheme
- Flood Defences

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**Risk of flooding from rivers and the sea**

The property has a High chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: [www.floodre.co.uk/](http://www.floodre.co.uk/)

RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. See page [page 8](#) > for explanation of the levels of flood risk.

Please see [page 2](#) > for further advice.

This data is sourced from the Environment Agency and Natural Resources Wales.



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Grid ref: 258501 281193

## Flooding / Flood defences



### Reduction in Risk of Flooding from Rivers and Sea due to Defences

The property is located in an area whereby the risk of flooding from rivers or sea is reduced due to the presence of flood defences. These areas would flood if the defence were not present, but may not do so as it is.

We recommend discussing all flood defence in place as part of your discussions with insurance providers.

**Details of flood defences and any areas of reduced river/sea flooding risk due to defences can be seen on the Risk of Flooding from Rivers and the Sea Map.**

### Flood defences

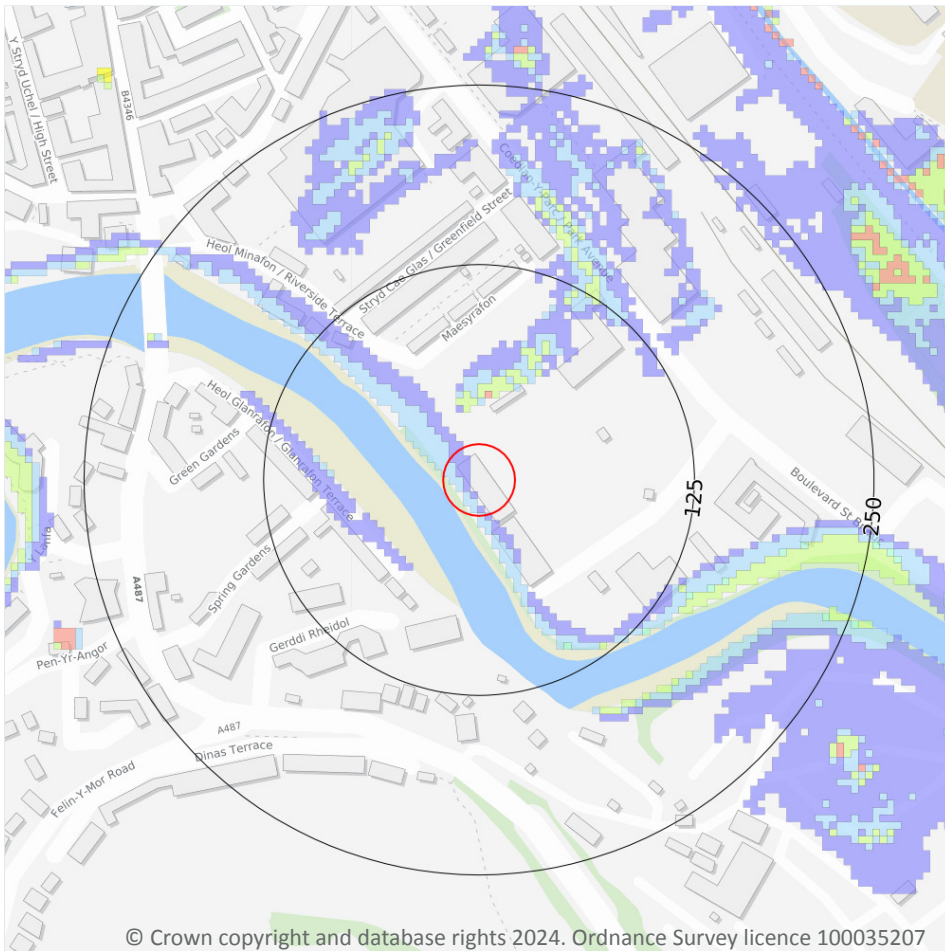
There are flood defences built in the vicinity of the property. Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year.

Please see [page 2 >](#) for further advice.





## Flooding / Surface water flood risk



**— Site Outline**

Search buffers in metres (m)

**Surface water flood risk**

- Highly significant
- Significant
- High
- Moderate to high
- Moderate
- Low to moderate
- Low

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### Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: [www.floodre.co.uk/](http://www.floodre.co.uk/) ↗

The area in which the property is located has been assessed to be at a Low-Moderate risk of surface water flooding. This area is considered to have a 1 in 250 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiental Risk Analytics maps.

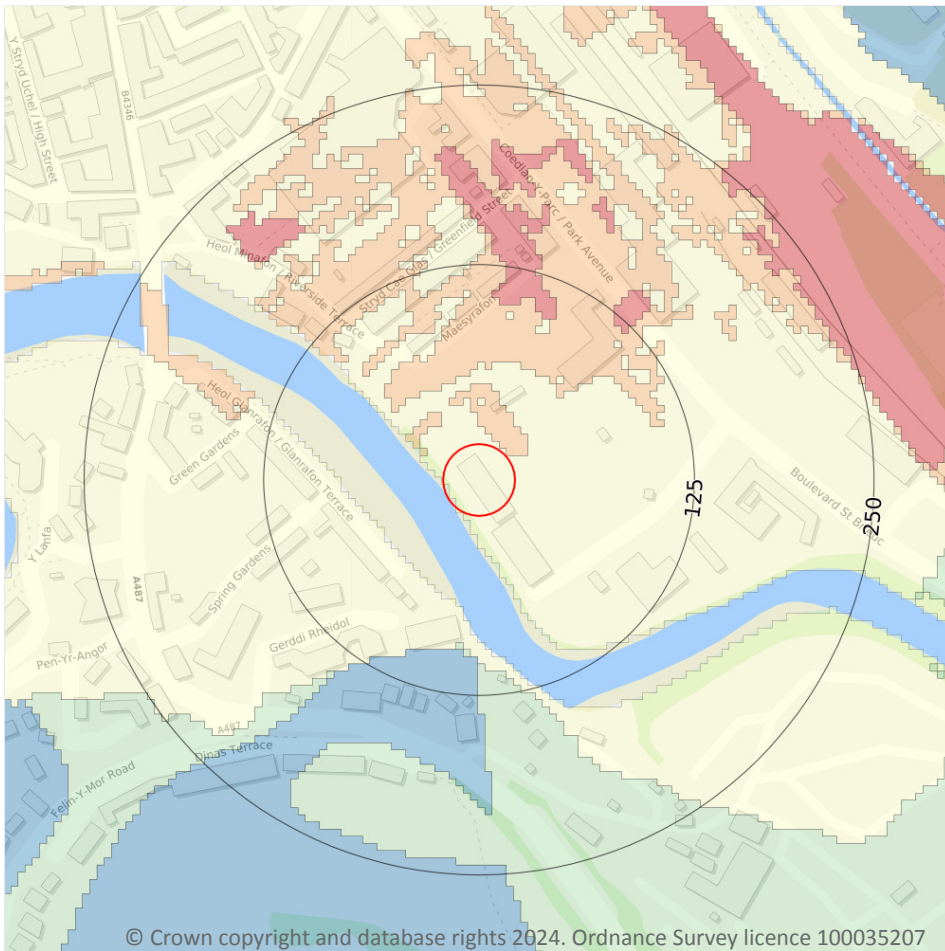


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Grid ref: 258501 281193

## Flooding / Groundwater flooding



Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.



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Grid ref: 258501 281193

## Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

### Flooding

<b>Risk of flooding from rivers and the sea</b>	<b>Identified</b>
---	-------------------

Flood storage areas: part of floodplain	Not identified
---	----------------

Historical flood areas	Not identified
------------------------	----------------

<b>Reduction in Risk of Flooding from Rivers and Sea due to Defences</b>	<b>Identified</b>
--	-------------------

<b>Flood defences</b>	<b>Identified</b>
-----------------------	-------------------

Proposed flood defences	Not identified
-------------------------	----------------

<b>Surface water flood risk</b>	<b>Identified</b>
---------------------------------	-------------------

<b>Groundwater flooding</b>	<b>Identified</b>
-----------------------------	-------------------

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Grid ref: 258501 281193

## Methodologies and limitations

Groundsure's methodologies and limitations are available here: [knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations) ↗.

## Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Flood report. To find out who they are and their areas of expertise see [www.groundsure.com/sources-reference](https://www.groundsure.com/sources-reference) ↗.

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- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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### COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: [info@groundsure.com](mailto:info@groundsure.com)

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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Grid ref: 258501 281193

## **APPENDIX C: NRW CONSULTATION.**

## Mark Roberts

---

**From:** Data Distribution <datadistribution@cyfoethnaturiolcymru.gov.uk>  
**Sent:** 16 April 2024 14:36  
**To:** mark@cesconsulting.co.uk  
**Subject:** ATI-26768a P5&6, Aberystwyth Town Football Club  
**Attachments:** ATI26768a Licence.pdf

Hi Mark,

Thank you for signing the licence. Please find links to the requested data, and your Flood Flows Estimate licence attached.

This would be the Aberystwyth\_5\_V1.0\_2013 model & model runs Aberystwyth\_5\_V1.2\_2022 & Aberystwyth\_5\_V1.3\_2023. Links below for the P5 and P6's, P7 for the 2013 model is available.

Aberystwyth\_5\_V1.0\_2013

P5

<https://cyfoethnaturiolcymru.sharefile.eu/d-sd3be8a499cd44367a2e091e25f73cfe7> for re-use with the attached licence

P6

<https://cyfoethnaturiolcymru.sharefile.eu/d-s75cb279593b04a22a90af1229e529d2a> for re-use with the Open Data Licence given below.

Aberystwyth\_5\_V1.2\_2022

P6

<https://cyfoethnaturiolcymru.sharefile.eu/d-s0dd82853aa9145989d39f237201281f8> for re-use with the Open Data Licence given below.

Aberystwyth\_5\_V1.3\_2023

P6

<https://cyfoethnaturiolcymru.sharefile.eu/d-s0bbeebf602ed4b82b3e0f6a7156740f2> for re-use with the Open Data Licence given below.

Please note that the model was built for specific NRW requirements and might not meet your needs. In addition, since the time of modelling, there may have been changes that may impact the suitability of the model which means the model may no longer comply with present day standards. For example, there may have been changes to:

- The methodology for calculating hydrological flows,
- Hydraulic modelling software (e.g. improvements in the way that in channel structures such as bridges and weirs are represented in the hydraulic model),
- Tidal boundary,
- LIDAR,
- OS MasterMap™,
- Changes to the channel or within the floodplain,
- Climate change allowances.

**This is not an exhaustive list, and it is the responsibility of the user to ensure the model is suitable for their use.**

Please note results are split between two folders. The most up to date results can be found in Aberystwyth\_5\_V1.2\_2022 & Aberystwyth\_5\_V1.3\_2023, these supersede any equivalent results within Aberystwyth\_5\_V1.0\_2013. For additional results, if required, please refer to folder Aberystwyth\_5\_V1.0\_2013.

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Please also include the attribution statement: "Contains Natural Resources Wales information © Natural Resources Wales and database right. All rights reserved."

I trust this is useful to you.

Marc Campbell

**Swyddog Trwyddedu Data** / Data Licensing Officer

**Cyswllt Cyfoeth** / Customer Hub

**Cwsmeriaid, Cyfathrebu a Masnach** / Customer, Communications and Commercial Directorate

**Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy.**

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*Our consultation on our regulatory fees and charges has now closed and we are now reviewing the responses. Subject to the outcome of this review and approval by the NRW Board and the Welsh Government, we aim to introduce new charges on 1st April 2023. More information on our proposals can still be viewed here [Consultation on our regulatory fees and charges for 2023/2024](#)*

## Mark Roberts

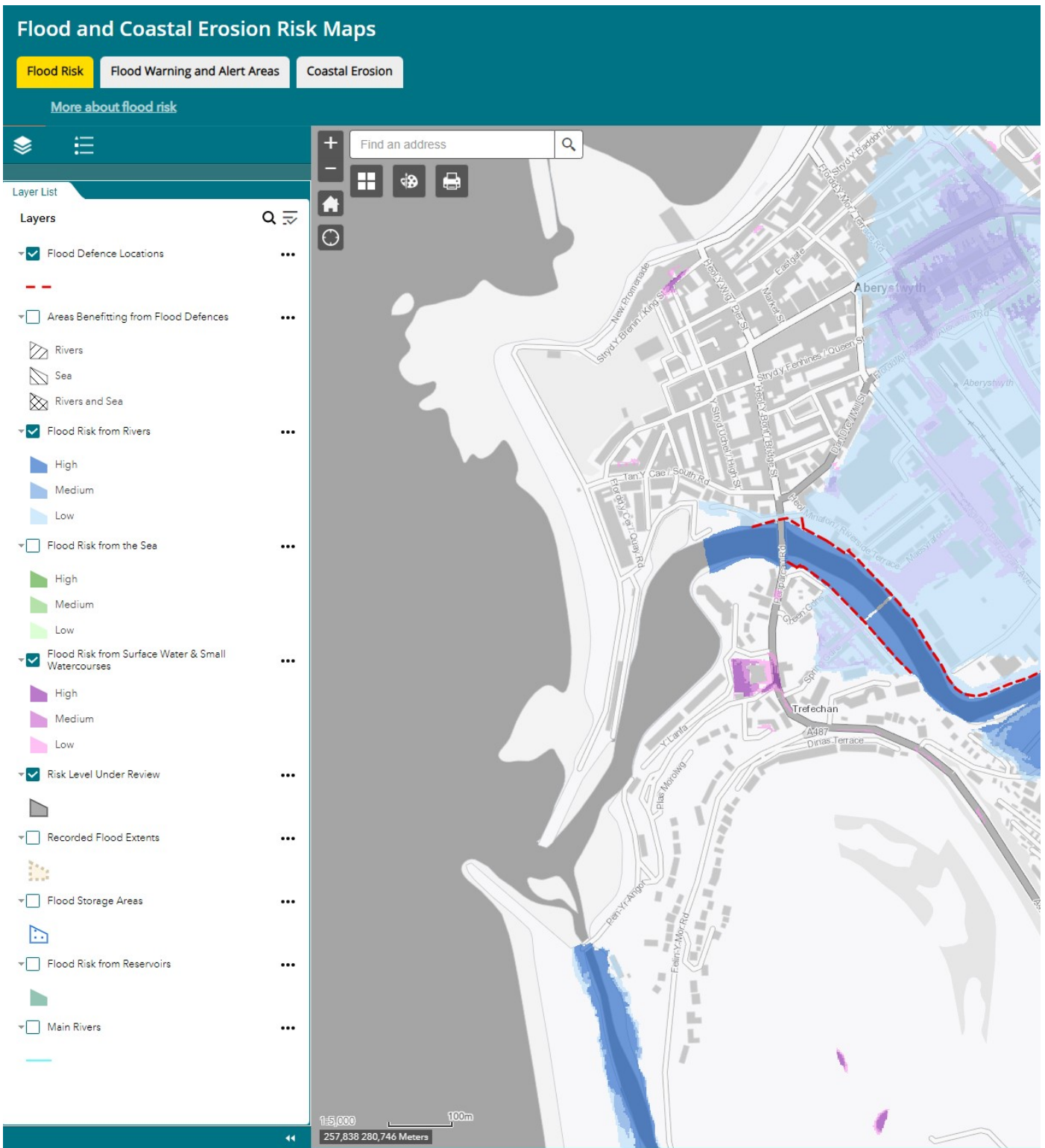
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**From:** Data Distribution <datadistribution@cyfoethnaturiolcymru.gov.uk>  
**Sent:** 30 May 2024 11:14  
**To:** Mark Roberts  
**Subject:** AT126768a Aberystwyth Town Football Club

Good Morning Mark.

Thank you for your email. We can confirm that the results are the correct way around. The defences in the area (see our [website](#) for more detail on their locations) were not designed for Q0100cc and Q1000cc events. As a result of this, the defences may be influencing the depth at your site of interest.





I trust this is of use to you.

Thanks,

Marc Campbell

**Swyddog Trwyddedu Data / Data Licensing Officer**

**Cyswllt Cyfoeth / Customer Hub**

**Cwsmeriaid, Cyfathrebu a Masnach / Customer, Communications and Commercial Directorate**

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**From:** Mark Roberts <[Mark@cesconsulting.co.uk](mailto:Mark@cesconsulting.co.uk)>

**Sent:** Thursday, May 23, 2024 3:22 PM

**To:** Data Distribution <[datadistribution@cyfoethnaturiolcymru.gov.uk](mailto:datadistribution@cyfoethnaturiolcymru.gov.uk)>

**Cc:** Projects <[projects@cesconsulting.co.uk](mailto:projects@cesconsulting.co.uk)>; Byron Jenkins <[byronwynjenkins@gmail.com](mailto:byronwynjenkins@gmail.com)>

**Subject:** RE: AT126768a Aberystwyth Town Football Club

**Importance:** High

**Rhybudd:** Deilliodd yr e-bost hwn o'r tu allan i'r sefydliad. Peidiwch â chlicio dolenni, atodiadau agored nac sganio codau QR oni bai eich bod yn cydnabod yr anfonwr ac yn gwybod bod y cynnwys yn ddiogel.

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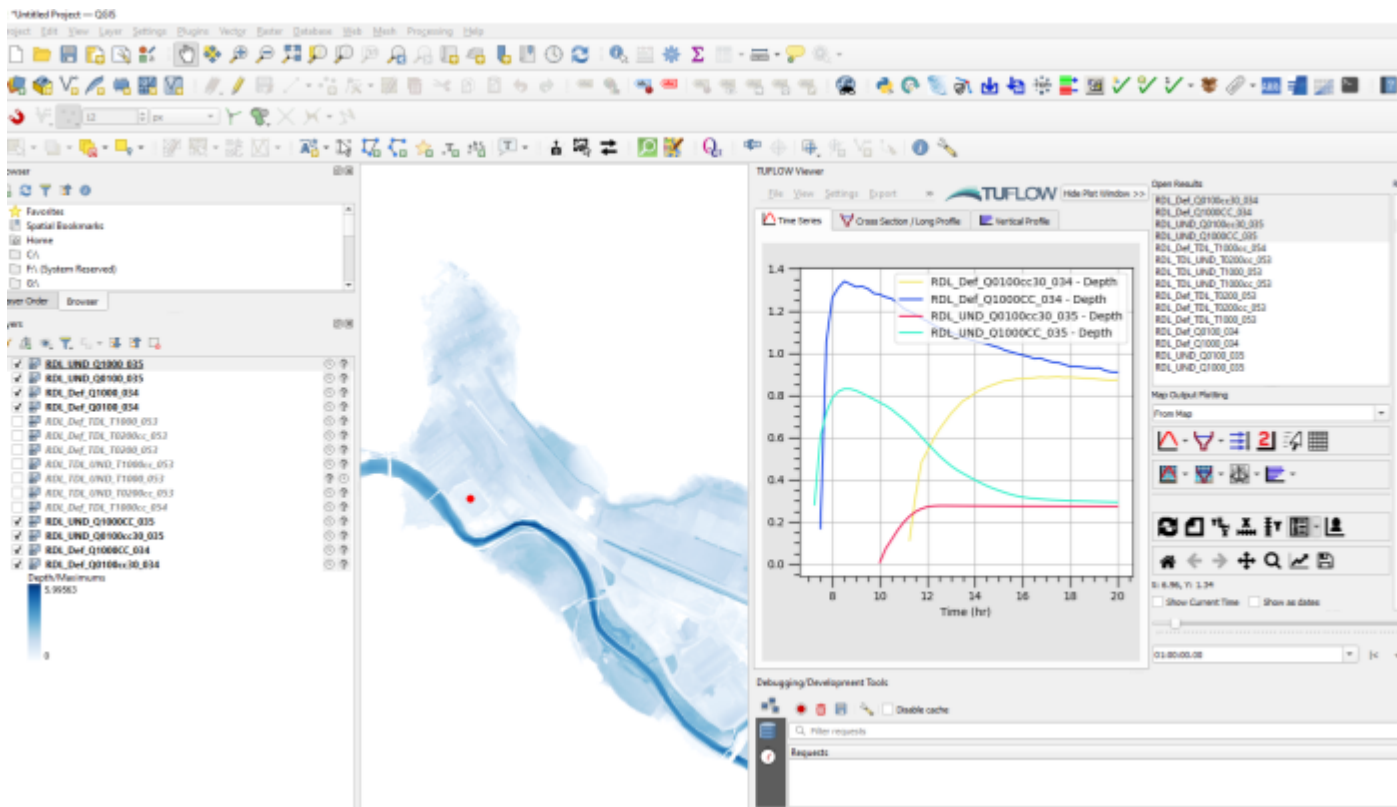
Good afternoon Marc,

I have been processing the "xmdf" files gratefully received from NRW in preparation for the FCA report at Aberystwyth Town Football Club grounds and have some concerns regarding the fluvial maximum flood depth grids for the climate change scenarios .

It appears the maximum flood depths for the undefended scenarios are significantly lower than the corresponding grid files for the defended scenario. I wonder if the defended and undefended data naming may have been switched around. The files of concern are all contained in the "Aberystwyth\_5\_V1.2\_2022\_Product\_6" dataset.

I have loaded the "xmdf" files into QGIS and reviewed using the TUFLOW plugin to check maximum flood depth at a reference point in the middle of the Aberystwyth Town football pitch. Granted. Flood depths for the Q100yCC Defended case are circa 0.89m, whilst the Undefended case is showing only 0.27m. Similarly, the Defended Q1000yCC shows a flood depth of 1.34m and the Undefended Q1000yCC has a depth of 0.83m.

I attach a screen grab for reference.



I would be grateful if I could discuss this with someone to get some clarity for the FCA report.

Kind Regards

Mark Roberts  
 B.Eng C.Eng FICE  
 Managing Director



Bryn Meurig, Lombard Street, Dolgellau, Gwynedd. LL40 1DS

Tel: 00 44 1341 421 911  
 Email: [mark@cesconsulting.co.uk](mailto:mark@cesconsulting.co.uk)  
 Web: [www.cesconsulting.co.uk](http://www.cesconsulting.co.uk)



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**From:** Data Distribution <[datadistribution@cyfoethnaturiolcymru.gov.uk](mailto:datadistribution@cyfoethnaturiolcymru.gov.uk)>  
**Sent:** Friday, April 12, 2024 10:40 AM  
**To:** [mark@cesconsulting.co.uk](mailto:mark@cesconsulting.co.uk)  
**Subject:** AT126768a Aberystwyth Town Football Club

Dear Mark,

Further to our recent communication, please note that as all flood model reports, (old Product 5); contain flood flow estimates data, there is a licensing requirement to cover the re-use. Therefore, please find attached a draft licence for this. Once happy, please sign the Section 3 Agreement, by means of a

scanned signature, and return to me, I can then finalise your licence, and send the report and raw flood model output data to you.

I look forward to hearing from you.

Kind regards,

**Marc Campbell**

**Swyddog Trwyddedu Data / Data Licensing Officer**

**Cyswllt Cyfoeth / Customer Hub**

**Cwsmeriaid, Cyfathrebu a Masnach / Customer, Communications and Commercial Directorate**

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**From:** [mark@cesconsulting.co.uk](mailto:mark@cesconsulting.co.uk) <[mark@cesconsulting.co.uk](mailto:mark@cesconsulting.co.uk)>

**Sent:** 25 March 2024 20:38

**To:** Data Distribution <[datadistribution@cyfoethnaturiolcymru.gov.uk](mailto:datadistribution@cyfoethnaturiolcymru.gov.uk)>

**Cc:** [mark@cesconsulting.co.uk](mailto:mark@cesconsulting.co.uk)

**Subject:** CES841 Aberystwyth Town Football Club - FCA Data request

**Rhybudd:** Deilliodd yr e-bost hwn o'r tu allan i'r sefydliad. Peidiwch â chlicio dolenni, atodiadau agored nac sganio codau QR oni bai eich bod yn cydnabod yr anfonwr ac yn gwybod bod y cynnwys yn ddiogel.

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Dear NRW,

We have been commissioned to prepare a Flood Consequence Assessment report for proposed redevelopment and improvements to the Aberystwyth Town Football Club grounds, SY23 1PG. Existing and proposed location plans are attached showing the development extent. The proposed development consists of:

- 1) Demolition of existing covered stand and existing clubhouse and erection of new residential flats.
- 2) New roof over safe standing terrace.
- 3) New Stand.
- 4) New changing and function room building.
- 5) Changing room building.
- 6) Turnstile and changing room building.
- 7) New roof over existing terrace.



**Demolition of existing covered stand and existing clubhouse and erection of new residential flats**

**New roof over safe standing terrace**

NGR: 258500, 281190

Please could we request flood information, model reports and outputs (Product 5 & 6) for the site to assist us in our work. We are particularly interested in any flood modelling previously undertaken at this site.

Kind Regards

Mark Roberts  
B.Eng C.Eng FICE  
Managing Director



*Bryn Meurig, Lombard Street, Dolgellau, Gwynedd. LL40 1DS*

Tel: 00 44 1341 421 911  
Email: [mark@cesconsulting.co.uk](mailto:mark@cesconsulting.co.uk)  
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