

FLOOD WARNING AND EVACUATION PLAN

FOR

ALDI STORE, NEATH ABBEY ROAD, NEATH

CLIENT
ALDI STORES LIMITED



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Revision	Date	Notes	Author	Checked	Approved
A	16.09.21	First issue	WAH	CJ	RAG
B	10.12.21	Flood warning signage proposals added	WAH	CJ	RAG

1. INTRODUCTION

- 1.1. This Flood Warning & Evacuation Plan (FWEP) has been produced by Craddys in relation to the Aldi Store at Neath Abbey Road, Neath. The management team at the premises are to take ownership of the FWEP and are responsible for its implementation, dissemination and annual review.
- 1.2. The FWEP captures a summary of the site's flood risk and provides all relevant information, contact details and procedures to prepare for and respond to a flood event.

2. OBJECTIVES

- 2.1. In the production of this FWEP, the following objectives have been identified:
 - (a) To establish robust procedures to evacuate or move building users to a place of safety;
 - (b) To establish clear procedures for the implementation of this plan;
 - (c) To ensure a safe and controlled evacuation where this is deemed the most appropriate action;
 - (d) Reduce the risk of life and prevent loss to the premises and business;
- 2.2. All staff are to be made familiar with these arrangements. It is recommended that briefing / testing be conducted on an annual basis by the store manager.

3. FLOOD RISK

- 3.1. The flood risk to the site has been assessed and it has been established that the site is at potential risk of tidal flooding. The design flood level is 7.00m AOD, including an allowance for climate change over the anticipated design life of the store. For further information, refer to the Flood Consequence Assessment. Reference 7899w0010c
- 3.2. The risk of tidal flooding originates from the river Neath which is approximately 220m from the site at its closest point. The river is tidal within this area and during spring tides and exceptional events can experience raised water levels. A design flood level of 6.6m AOD based on a 0.1% Annual Estimated Probability was established at planning stage in the flood level information provided by NRW (Environment Agency Wales at the time of preparing the FCA) and included in appendix A. The Planning Policy Wales Document 'TAN 15 – Development and Flood Risk' states that the effect of climate change around the Welsh south coast will be a sea level rise of about 300mm by the year 2050. For this project, with a life span of approximately 60 years, the allowance for climate change was considered as 400mm, hence the design flood level of 7.00m AOD. Although the Environment Agency (EA) letter states that these figures are not suitable for a detailed flood consequences assessment (FCA), agreement was gained with Mrs Jenny Dickinson, Planning Liaison Officer of the Environment Agency that the finished site levels are sufficiently above the predicted flood levels as to negate the need for a full FCA. A similar approach has been adopted in the preparation of this document. Refer to the EA letter in appendix B.
- 3.3. Based on the design flood level and the finished site levels, it is anticipated that flooding will be limited to a small portion of the car park under worst case conditions. The finished floor level of the store is at 7.50m AOD therefore the building itself is not considered to be at risk of flooding. Refer to appendix C for a sketch indicating the anticipated extent of flooding at the design level of 7.00m AOD, along with flood warning signage proposals.

4. FLOOD WARNINGS

- 4.1. Natural Resource Wales (NRW) and Met Office provide flood warnings up to 5 days in advance. These should be regularly monitored by the management team.
- 4.2. NRW provide a flood forecasting service in areas that are at risk of flooding. This service operates 24 hours a day, 365 days a year. If a flood is forecast, warnings are issued via available media such as TV and radio to the areas at risk.
- 4.3. The NRW flood warning service has been subscribed to on behalf of Aldi. In the event that a flood alert is issued for the Swansea bay and the Gower Coast area, Aldi Cardiff head office will be notified and the alert will be conveyed to the store management.

- 4.4. The NRW flood warning service categorises each potential flood event into 4 codes – “Flood Alert”, “Flood Warning”, “Severe Flood Warning” and “Warnings No Longer in Force”. A description of each of the codes produced the EA can be seen in appendix D. NRW have advised via their online system that due to relatively low level of flood risk at this site, only the “Flood Alert” code is applicable.
- 4.5. On receiving a flood alert, the situation should be monitored. If imminent flooding is apparent, the affected parking spaces should be vacated if currently occupied, and indicated to be out of use by means of traffic cones or otherwise until such time as the risk of flooding has been deemed to have passed.

5. WARNING AND INFORMING

- 5.1. Copies of this FWEP should be accessible to all staff.
- 5.2. If the risk of flooding is considered to be immediate i.e. from a breach in flood defences, or sewer overflow etc., the store manager shall make all persons within the premises aware of the risk and evacuate all persons. Safe routes of egress shall be advised for pedestrians and vehicle users.
- 5.3. It shall be the duty of store manager to check that the building has been completely evacuated before the building is secured and they can leave the premises.

6. FAMILIARISATION

- 6.1. The successful implementation of this plan is dependent on all relevant staff and building users being familiar with its content and to have rehearsed, where considered practical, the procedures contained within the FWEP.

APPENDIX A

EA WALES FLOOD LEVEL DATA

1 Request summary.

RFI	Location Details	Request
RFI Q1/08/122	Neath Abbey Road SA10 7BR	WS levels at location provided.

2 Conclusion.

The following table provides the water surface in channel elevation results from the latest Environment Agency Neath HEC-RAS steady state model. This model was completed in November 2006; it uses FEH flow calculations with LIDAR data for out of bank ground elevations and standardised or known data from previous modelled cross-sections for channel dimensions.

Please note the flood map for this location may also represent flood flow routing which may give different levels at specific locations of the flood plain to that supplied in this data response. The flood levels are our current best estimate based upon current information available to the Environment Agency Wales and will periodically be reviewed and may change. Unless otherwise stated climate change has not been considered.

The levels provided are **NOT** design flood levels hence cannot be used for detailed planning submissions.

River Neath

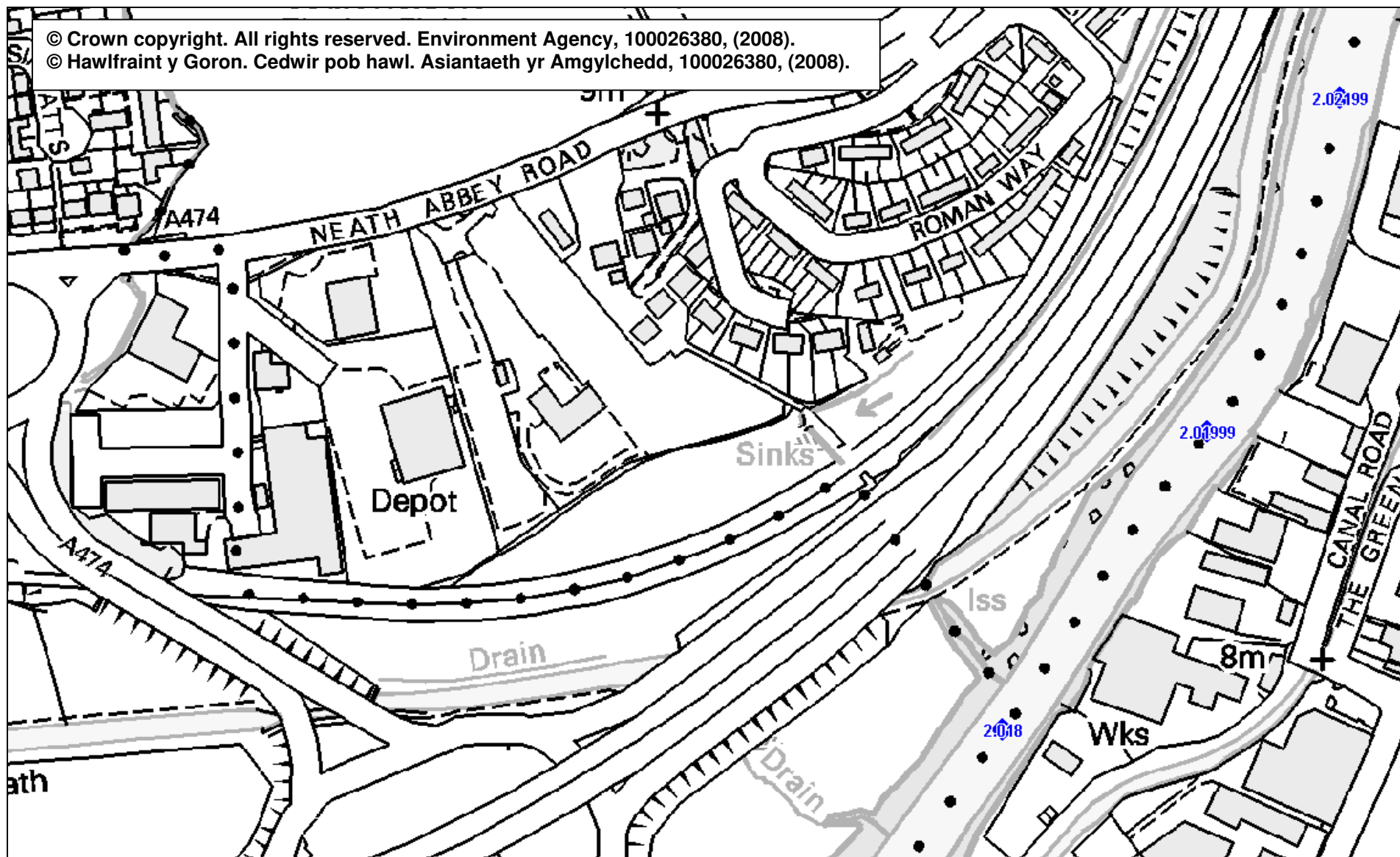
HEC-RAS Steady Model results	Water Surface Elevation (m AOD)*	
Cross-section	1% AEP	0.1% AEP
2.018	4.9	5.1
2.0199	5.0	5.4
2.02199	5.1	5.5

Tidal Site	Water Surface Elevation (m AOD)*	
	0.4% AEP	0.1% AEP
Swansea	6.4	6.6

*Rounded to 1 decimal place. Please note these levels maybe subject to change as new information is received and the model updated.

It is important to recognise that the tide levels provided in the above relates to what is known as 'Still Water Level' and relate to the year 2000. Spray and wave overtopping may still affect locations where ground levels are above 'still water levels'. This tide level information provided is the best available to date to Environment Agency Wales. Levels provided are based upon the Proudman Oceanographic Laboratory (P.O.L) Internal Document No 65 and Internal Document No 72 (unpublished manuscripts) by M J Dixon and J A Tawn. This information is provided as is without warranty expressed or implied.

The locations of the above modelled cross-sections are illustrated on the map below.



APPENDIX B

CORRESPONDENCE WITH ENVIRONMENT AGENCY

creu lle gwell
creating a better place

CRADDY PITCHERS DAVIDSON

07 JUL 2008



Asiantaeth yr
Amgylchedd Cymru
Environment
Agency Wales

JOB/FILE REF: 7899.			
NAME	SIGN	DATE	NOTES
CS	[Signature]	7/7	
CS	[Signature]	7/7	
AH	[Signature]	8/7	

Mr Christos Sibanda
Craddy Pitchers Ltd.
Eden Lodge Studios
Chapel Pill Lane
Bristol
BS20 0BX

Our ref:
Your ref:

SH/2008/105204/01-L01
7899w0012

Date:

04 July 2008

Dear Mr Sibanda

**PROPOSED REDEVELOPMENT: RETAIL STORE AND CARPARKING NEATH
ABBEY ROAD, NEATH**

Thank you for your recent enquiry regarding the above proposed development site, which was received on 16 June 2008. Please accept our apologies for the delay in response and any inconvenience this may have caused.

As you are aware, the site is defined as zone C2 by the development advice maps (dam), referred to under TAN15 Development and Flood Risk (July 2004). As such, you will be required to submit a Flood Consequences Assessment (FCA) as part of any formal planning application.

However, recent information available to us indicates that the flood risk associated with this site may be less than that shown on the dam maps. Therefore, we would only require a limited FCA on this occasion, along with a site level survey. The enclosed form (MIN FCA 03) provides further guidance on this matter.

We understand that you have obtained updated flood levels from our External Relations team, which can be used to inform the FCA.

We also note that you intend to utilise a SUDS system for surface water drainage. Soakaways are an acceptable method if ground conditions prove suitable. We would recommend that you liaise with the Local Authority's Drainage Engineers who may know of any flood concerns relating to surface water.

As the site is located in an area served by the main public sewer, mains connection must be sought for the disposal of foul water. We would strongly recommend you contact Dwr Cymru/Welsh Water in this regard to check that there is sufficient capacity available for the development.

Environment Agency
Maes Newydd, Llandarcy, Neath Port Talbot, SA10 6JQ.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Cont/d..



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INVESTOR IN PEOPLE



With regard to groundwater and contaminated land we note that a geo-environmental site assessment report, including a preliminary risk assessment has been undertaken.

We would require sufficient information on the proposed development, to allow us to recommend to the LPA appropriate pollution control conditions to protect controlled waters at the site. Our view of the development and comments to the LPA will seek to implement our groundwater protection policy in part 4 of EA Groundwater Protection: Policy and Practice, that was published for public consultation in 2007.

The information should clearly demonstrate that the risks from any contamination identified on site are understood and that there is a viable generic remediation for the site.

We recommends that developers:

- 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- 2) Refer to the Environment Agency Guidance on Requirements for Land Contamination Reports for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, e.g. human health.

Further information is available on our website www.environment-agency.gov.uk for

Finally, we are also aware that the site is adjacent to a Roman Fort. We would suggest you contact Glamorgan Gwent Archaeological Trust for further information and advice.

I trust the enclosed information will prove useful. Should you have any further queries, please do not hesitate to get in touch.

Yours sincerely



Mrs Jenny Dickinson
Planning Liaison Officer

Direct dial 01792 325578

Direct fax 01792 325511

Direct e-mail jenny.dickinson@environment-agency.wales.gov.uk

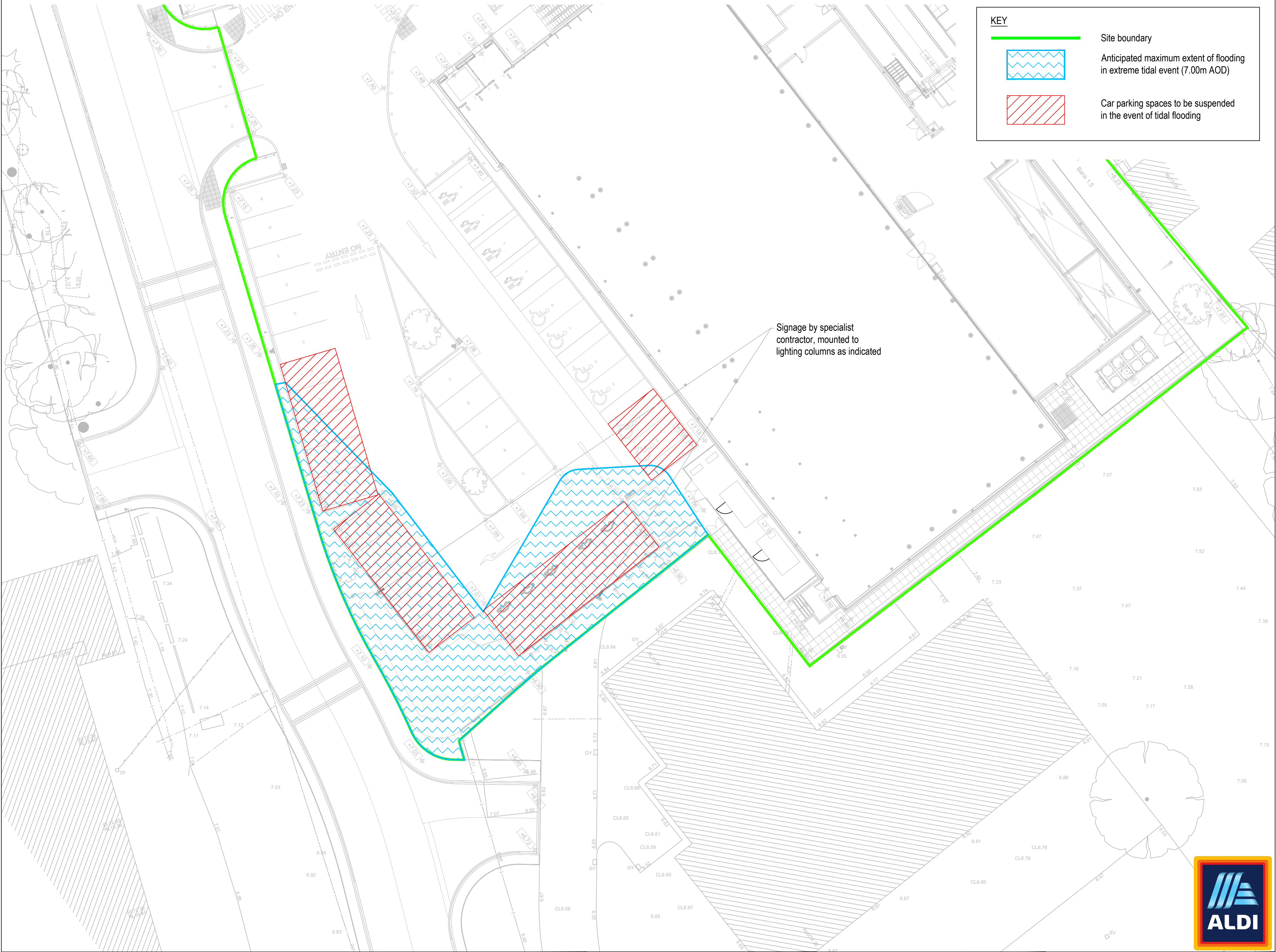
APPENDIX C

ANTICIPATED EXTENT OF FLOODING AND SIGNAGE PROPOSALS

NOTICE

This area of car park may
be affected by flooding in
extreme tidal events

NRW Floodline 0345 988 1188



GENERAL NOTES			IF YOU HAVE A QUERY CALL US SCALING FROM THIS DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY NOT PROVIDE ACCURATE INFORMATION AND SHOULD BE AVOIDED. WORK ONLY FROM FIGURED DIMENSIONS.			CRADDYS Consulting Civil and Structural Engineers www.cradrys.co.uk			PROJECT TITLE					
DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.									ALDI STORE					
									NEATH ABBEY ROAD					
									NEATH					
									DRAWING TITLE					
									ANTICIPATED EXTENT					
									OF TIDAL FLOODING					
									AND PROPOSED WARNING SIGNAGE					
C			REFINED FOLLOWING CONSULTATION			WAH 09.12.21			CLIENT					
B			REFINED FOLLOWING CONSULTATION			WAH 09.12.21			ALDI STORES LTD					
A			FIRST ISSUE			WAH 09.12.21			STATUS					
REV			REVISION DETAILS			BY DATE			INFORMATION					
									JOB NO.		DRAWING NUMBER			REV
									7899		sk0039			C

APPENDIX D FLOOD WARNING ACTIVATION PROCEDURES

Warning			ALDI STORE, NEATH ABBEY ROAD, NEATH		
			Action	Communication	Responsible Person
	What it means: Flooding is possible. Be prepared. When it's used: Two hours to two days in advance of flooding.	Be prepared to act on your FWEPP. Prepare a flood kit of essential items. Monitor local water levels and the flood forecast on our website.	Be prepared to act on your Flood Warning and Evacuation Plan Monitor local news, radio and refer to websites in Flood Warning Evacuation Plan	Communicate receipt of flood alert internally amongst tenants and building users Promote vigilance of local news and radio amongst staff.	Store manager
	What it means: Flooding is expected. Immediate action required. When it's used: ½ an hour to one day in advance of flooding.	Move family, pets and valuables to a safe place. Turn off gas, electricity and water supplies if safe to do so. Put flood protection equipment in place.	Commence evacuation of all lower ground floor areas. (if warning received during office hours) or commence communication to staff travelling to work (if warning received outside of office hours).	Communicate receipt of warning internally amongst relevant staff.	Store manager
	What it means: Severe flooding. Danger to life. When it's used: When flooding poses a significant threat to life.	Stay in a safe place with a means of escape. Be ready should you need to evacuate from your home. Co-operate with the emergency services. Call 999 if you are in immediate danger.	Commence evacuation of building. (if warning received during office hours) or commence communication to staff travelling to work (if warning received outside of office hours).	Communicate receipt of warning internally amongst relevant staff.	Store manager
EA Flood Warnings No longer in force	What it means: No further flooding is currently expected in your area. When it's used: When river or sea conditions begin to return to normal.	Be careful. Flood water may still be around for several days. If you've been flooded, ring your insurance company as soon as possible.	No action required	No action required	-
Meteorological Office Weather Warnings	Warnings of heavy rainfall. Warnings of severe winter weather e.g. hail, snow, freezing rain.	Consider the impact of this type of weather – e.g. this could lead to surface water flooding, ground water flooding, increased river and sea levels.	No action required	No action required	-

Natural Resources Wales. Floodline Contact: 0345 988 1188 (24 hour service)