

Flood Consequences Assessment
for a
We Buy Any Car retail unit within the existing
Morrison's site at Neath
undertaken on behalf of
Wm Morrison Supermarkets Plc

Report Title:	Flood Consequences Assessment – WBAC Unit – Morrison’s, Neath
Report Reference:	10339-WML-00-XX-RP-C-0001 – Rev 01
Client:	Wm Morrison Supermarkets Plc
Issue Date:	April 2022
Drafted By:	Kevin Tyldesley
Authorised By:	Loughlin O’Gorman

Revision Status / History

Rev	Date	Issue / Purpose/ Comment	Prepared	Checked
01	April 2022	Planning Issue	KPT	LOG

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WML Consulting Ltd
No. 8 Oak Green,
Earl Road,
Stanley Green Business Park,
Cheadle Hulme,
Cheshire
SK8 6QL

Tel: 0161 482 0600
Email: info@wmlconsulting.com
www.wmlconsulting.com

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1.0 INTRODUCTION

- 1.1 WML Consulting Ltd have been commissioned by Wm Morrison Supermarkets Plc to provide a Flood Consequences Assessment to support a planning application for a proposed We Buy Any Car (WBAC) unit within the car park of their existing store site at Angel Street, Neath.

2.0 NATIONAL PLANNING POLICY

- 2.1 The Welsh Government's Technical Advice Note 15 (TAN 15), which was published in December 2021, provides technical guidance which supplements the policies set out in Planning Policy Wales in relation to flooding and coastal erosion. It provides a framework within which the flood risks arising from rivers, the sea and surface water, and the risk of coastal erosion can be assessed. It also provides advice on the consequences of the risks and adapting to and living with flood risk.
- 2.2 TAN 15 requires that, where a proposed development is potentially at risk of flooding, then a Flood Consequences Assessment (FCA) should be carried out to provide an understanding of:-
- The risk and consequences of flooding on the development; and
 - The risk and consequences (i.e. the overall impacts) of the development on flood risk elsewhere.

3.0 LOCAL POLICY DOCUMENTS

- 3.1 Neath Port Talbot Council (NPTC) have prepared a Flood Risk Management Plan. This sets out how NPTC will, in conjunction with stakeholders as appropriate, manage flood risk to ensure that economic, social and environmental benefits are maximised against the context of available resources.

4.0 EXISTING SITE AND PROPOSED DEVELOPMENT DESCRIPTION

- 4.1 The existing store site is located on Angel Street, Neath, SA11 3LN.
- 4.2 Vehicular access to the store site is via a signalized junction on Riverside Drive to the north of the site. In addition, pedestrian access is available from Croft Street, Angel Street and Castle Street to the south of the store site.
- 4.3 The site is close to Neath town centre, hence it is surrounded by existing retail, commercial, industrial and residential development with associated public highways. The Neath Canal lies along the site's northern boundary.
- 4.4 The River Neath – classified as a Main River - lies immediately to the north of Riverside Drive to the north of the site.
- 4.5 The proposal is to install a We Buy Any Car (WBAC) retail unit in the south east corner of the existing store car park. The proposed site layout that can be found at Appendix 01, and a photograph illustrating a similar WBAC unit to one proposed on this site can be found at Appendix 02.
- 4.6 The proposed development is to be accessed via the existing internal car park access.
- 4.7 The proposed development area is around 15m long and 15m wide, therefore occupying an area of around 225m sq.

5.0 POTENTIAL SOURCES OF FLOODING

5.1 Natural Resources Wales (NRW), Neath Port Talbot Council (NPTC), and Welsh Water (WW) have been asked to confirm if they have any information regarding past, present or future flooding issues that may affect the site.

5.2 The NRW response, which can be found at Appendix 03, provided links to two reports on flood risk issues in the Neath Area as follows:-

- Neath – Phase 2, Hydraulic Model User Report, Final Report, dated December 2016.
- Neath – Phase 2, Modelling Report, Final Report, dated March 2017.

5.3 As the NRW point out in their response, these reports are now relatively old and certain aspects of them are out of date or have been superseded by more recent guidance.

5.4 The NPTC response can be found at Appendix 04. As can be seen WML have requested further clarification regarding their response. Should this clarification be received during the planning application determination period, and if it contains information that significantly alters the contents of this report, the report will be updated accordingly and re-submitted to the planning authority.

5.5 The WW response, which can be found at Appendix 05, confirms that they have no records of sewer flooding incidents in the vicinity of the proposed development site.

5.6 Potential sources of flooding that require consideration as part of the FCA are as below:-

- Flooding from rivers – fluvial flooding;
- Flooding from sea – tidal flooding;
- Flooding from surface water run-off – pluvial flooding;
- Flooding from sewers;
- Flooding from ground waters;
- Flooding from reservoirs;
- Flooding from other sources.

Flooding from Rivers – Fluvial Flooding

5.7 The NRW online fluvial flood mapping confirms that the majority of the existing store site as a whole is potentially at “high”, “medium” and “low” risk from this form of flooding. However it can be seen that, when comparing this mapping against the proposed site layout, that the area of the site where the WBAC unit is proposed is considered not to be at significant risk of fluvial flooding.

5.8 Given the above, it is considered that the risk to the proposed development from fluvial flooding is low.

Flooding from Sea – Tidal Flooding

5.9 The NRW online tidal flood mapping confirms that parts of the existing store site as a whole are potentially at “high”, “medium” and “low” risk from this form of flooding. However it can be seen that, when comparing this mapping against the proposed site layout, that the area of the site where the WBAC unit is proposed is considered not to be at significant risk of tidal flooding.

5.10 Given the above, it is considered that the risk to the proposed development from tidal flooding is low.

Flooding from Surface Water Runoff – Pluvial Flooding

- 5.11 The NRW online surface water flood mapping confirms that the majority of the existing store site as a whole is potentially at “high”, “medium” and “low” risk from this form of flooding. However it can be seen that, when comparing this mapping against the proposed site layout, that the area of the site where the WBAC unit is proposed is considered not to be at significant risk of tidal flooding.
- 5.12 Given the above, it is considered that the risk to the proposed development from surface water flooding is low.

Flooding from Sewers

- 5.13 Welsh Water have confirmed that they do not have any records of sewer flooding in the vicinity of the site.
- 5.14 On this basis it is considered that the risk to the proposed development from this form of flooding is low.

Flooding from Groundwater

- 5.15 Groundwater flooding tends to occur sporadically in both location and time. When groundwater flooding does occur, it tends to mostly affect low-lying areas, below ground infrastructure and buildings (for example, tunnels, basements, etc.) underlain by permeable rocks (aquifers).
- 5.16 From the online British Geological Survey (BGS) data it appears that the ground conditions in the vicinity of the site are clay. In general clayey ground conditions are likely to restrict the potential for ground water flooding.
- 5.17 The BGS website does hold records of exploratory boreholes that were carried out within of very close the location of the proposed development. It is noted that these boreholes, which were installed to a depth of around 3m, did not encounter any groundwater.
- 5.18 Given the above, it is considered that the risk to the proposed development from this form of flooding is low.

Flooding from Reservoirs

- 5.19 The NRW online reservoir flood mapping confirms that the existing store site as a whole is not potentially at risk from this form of flooding.
- 5.20 Given the above, it is considered that the risk to the proposed development from surface water flooding is low.

Flooding from other sources

- 5.21 From a review of Ordnance Survey mapping, there does not appear to be any other significant bodies of water in the vicinity of the site. On this basis, it is considered that the risk to the development from this form of flooding is low.

6.0 FLOOD RISK MITIGATION

- 6.1** Whilst the proposed development does not appear to be at significant risk of flooding, it is considered that it should be included under any existing flood plan for the site, such a plan should include signing up the NRW's flood warning service.
- 6.2** In the event that a flood is predicted, the store site as a whole – including the WBAC unit - would be closed until the flood risk has passed.
- 6.3** The proposed development will not interfere with any watercourse.
- 6.4** The proposed development will not displace flood waters or alter flood flow routes.
- 6.5** The proposed development will not result in an increase in surface water runoff from the site.

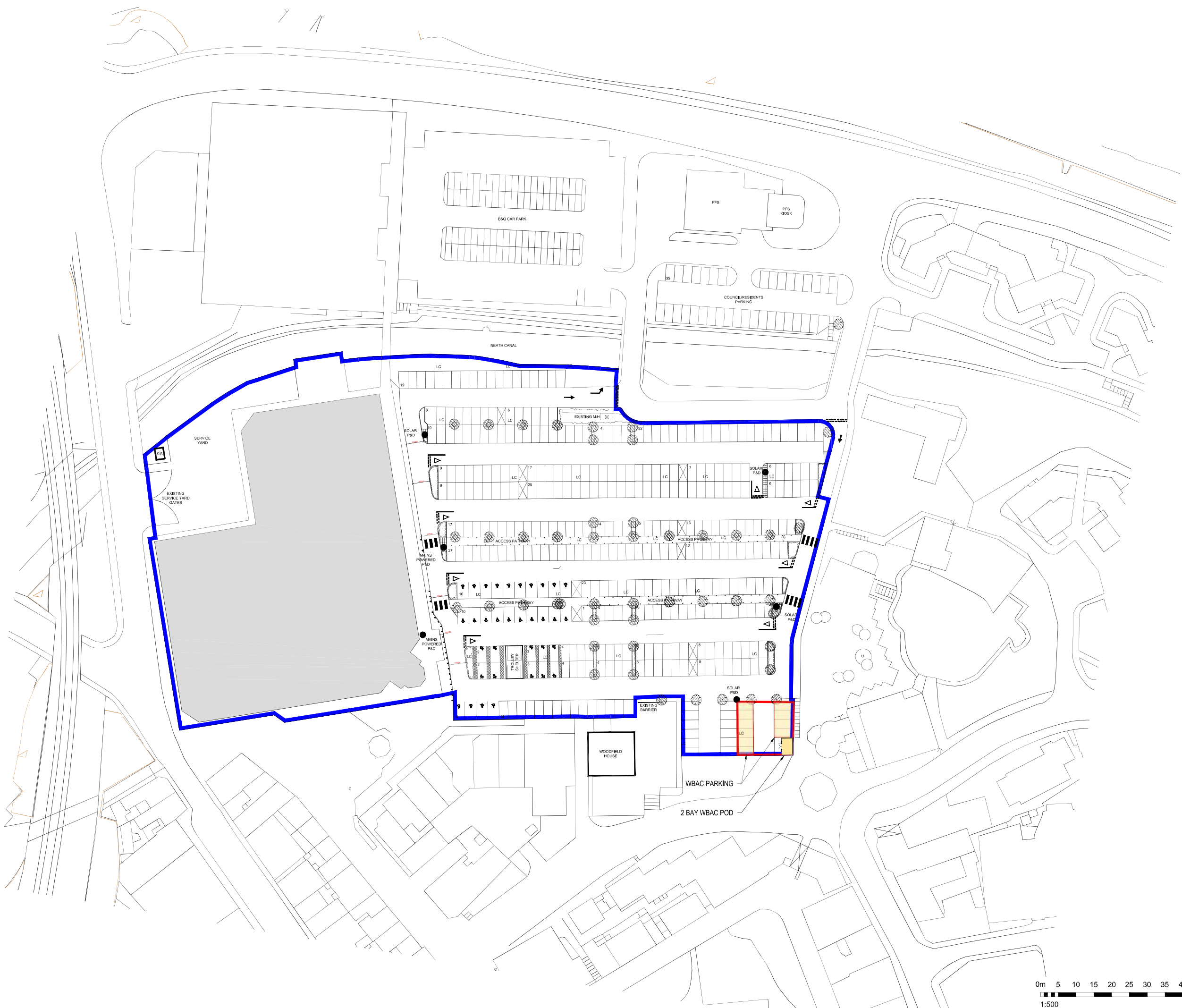
7.0 DRAINAGE STRATEGY

- 7.1** As the proposed development is relatively small in size and as it is to be installed on an existing car parking area, it is assumed that the surface water runoff from the WBAC unit will be directed to the existing private drainage system that serves that area of the site.
- 7.2** Similarly any foul discharges from the development will be directed to the site's existing foul drainage system.

8.0 SUMMARY

- 8.1** WML Consulting Ltd have been commissioned by Wm Morrison Supermarkets Plc to provide a Flood Consequences Assessment to support a planning application for a proposed We Buy Any Car (WBAC) unit within the car park of their existing store site at Angel Street, Neath.
- 8.2** The NRW online fluvial flood mapping confirms that the majority of the existing store site as a whole is potentially at "high", "medium" and "low" risk from this form of flooding. However it can be seen that, when comparing this mapping against the proposed site layout, that the area of the site where the WBAC unit is proposed is considered not to be at significant risk of fluvial flooding.
- 8.3** Similarly the NRW online flood mapping confirms that the area of the site where the WBAC unit is proposed is considered not to be at significant risk of tidal flooding, surface water flooding or reservoir flooding.
- 8.4** In addition it is considered that the development is not at significant risk of flooding from sewers, groundwater or other sources.
- 8.5** The proposed development should be included under any existing flood plan for the site, such a plan should include signing up the EA's flood warning service.
- 8.6** In the event that a flood is predicted, the store site as a whole – including the WBAC unit - would be closed until the flood risk has passed.
- 8.7** Given the above it is considered that the development is appropriate in this instance.

Appendix 01
Proposed Site Plan



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SCHEDULE OF INFORMATION:

ADDITIONAL ACCOMMODATION:	
2 BAY WBAC POD	165.3 SqFt / 15.4 SqM
TOTAL	165.3 SqFt / 15.4 SqM

CAR PARK:
Approximate parking schedule

EXISTING:	
STANDARD SPACES	= 366
PARENT & TODDLER SPACES	= 12
DISABLED SPACES	= 26
TOTAL SPACES	= 404

PROPOSED:	
STANDARD SPACES	= 294
PARENT & TODDLER SPACES	= 12
DISABLED SPACES	= 26
TOTAL SPACES	= 392

TOTAL SPACES GAIN/LOSS	= - 12
------------------------	--------

B	02/03/22	Red line boundary amended.	JNL/SW
A	23/03/22	Parking numbers amended. WBAC spaces indicated.	JNL/SW
No.	Date	Description	Drawn/Checked by
CLIENT			



PROJECT
ANGEL STREET
NEATH (274)

TITLE
PROPOSED SITE PLAN

DRAWING STATUS

PLANNING

DRAWN JNL CHECKED SW

SCALE 1:500 @ A1

DATE NOVEMBER 2021

Whittam Cox
ARCHITECTS
Chesterfield / 01246 260261
London / 020 3386 0019
Leeds / 0113 468 2450
whittamcox.com

JOB NO.	DRAWING NO.	REV
170285	274_PL_02	B

0m 5 10 15 20 25 30 35 40 45 50
1:500

Appendix 02

Proposed WBAC Unit Details



The proposed We Buy Any Car (WBAC) unit.

Appendix 03

Natural Resources Wales correspondence

Kevin Tyldesley

To: Data Distribution
Subject: RE: ATI-23093a - 10339 - WBAC, Morrisons Store Site, Angel Street, Neath, SA11 3LN NRW:00900940

From: Data Distribution [<mailto:datadistribution@cyfoethnaturiolcymru.gov.uk>]

Sent: 23 March 2022 16:51

To: Kevin Tyldesley <Kevin.Tyldesley@wmlconsulting.com>

Subject: ATI-23093a - 10339 - WBAC, Morrisons Store Site, Angel Street, Neath, SA11 3LN NRW:00900940 [Filed 23 Mar 2022 19:09]

Hi Kevin.

Please find links to download the requested data below taken from our 1D/2D Estry TUFLOW Neath model that was completed in 2015. Due to the age of the model, the results may be out of date. Furthermore, climate change would have been represented by a 20% increase in the 1% flow whereas, for a Flood Consequence Assessment (FCA), an increase of 30% would need to be considered.

For security, the links will expire in 30 days.

Model Reports

<https://cyfoethnaturiolcymru.sharefile.eu/d-s5b7490468fa94424ad70c5cc74b9f0f8>

Model Results

<https://cyfoethnaturiolcymru.sharefile.eu/d-s3b73f3d40ced48f0b0674ba61cf8a585>

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Thanks,

Marc Campbell

Cymorth Technegol Cyswllt Cyfoeth / Customer Hub Technical Support

Cwsmer, Cyfathrebu a Masnach/ Customer, Communications and Commercial

Cyfoeth Naturiol Cymru/Natural Resources Wales

Ffôn/Tel: 0300 065 3000

E-bost/E-mail: marc.campbell@cyfoethnaturiolcymru.gov.uk / marc.campbell@naturalresourceswales.gov.uk

Gwefan/Website: <http://www.cyfoethnaturiolcymru.gov.uk/> / www.naturalresourceswales.gov.uk

Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu gwella a'u defnyddio yn gynaliadwy, yn awr ac yn y dyfodol.

Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi

Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay

----- Original Message -----

From: Kevin Tyldesley <Kevin.Tyldesley@wmlconsulting.com>;

Received: Tue Mar 15 2022 06:42:59 GMT+0000 (Greenwich Mean Time)

To: Enquiries Queue <enquiries@cyfoethnaturiolcymru.gov.uk>;
Subject: 10339 - WBAC, Morrisons Store Site, Angel Street, Neath, SA11 3LN

Hi

We have been asked to prepare a Flood Risk Assessment for a development within the car park at the above site, as highlighted by the red boundary on the attached plan.

Can you please provide any flood modelling data you may hold for the vicinity of the site ?

Can you also confirm if you are aware of any other flood risk issues which may affect the site ?

Kind regards.

Kevin Tyldesley

WML Consulting Ltd

Civil, Structural & Geotechnical Engineers

No. 8 Oak Green | Earl Road | Stanley Green Business Park | Cheadle Hulme | Cheshire | SK8 6QL

Tel: 0161 482 0600 | email: kevin.tyldesley@wmlconsulting.com

Appendix 04

Neath Port Talbot Council correspondence

Kevin Tyldesley

To: 'Chris Davies'
Subject: RE: RE: 10339 - WBAC, Morrisons Store Site, Angel Street, Neath, SA11 3LN

From: Kevin Tyldesley
Sent: 16 March 2022 07:09
To: 'Chris Davies' <c.j.davies@npt.gov.uk>
Subject: RE: RE: 10339 - WBAC, Morrisons Store Site, Angel Street, Neath, SA11 3LN

Hi Chris

Thanks for the speedy reply.

We have contacted NRW. Do you as LLFA hold any flood risk info beyond that which they can provide ?

Kind regards.

Kevin Tyldesley

WML Consulting Ltd

From: Chris Davies [<mailto:c.j.davies@npt.gov.uk>]
Sent: 15 March 2022 20:40
To: Kevin Tyldesley <Kevin.Tyldesley@wmlconsulting.com>
Subject: RE: 10339 - WBAC, Morrisons Store Site, Angel Street, Neath, SA11 3LN [Filed 16 Mar 2022 05:04]

Kevin

We charge for pre-application advice.
Please see our website for details of the charges and services offered.

Alternatively I would recommend that you contact NRW or see their website for their flood maps for planning.

Chris

From: Kevin Tyldesley <Kevin.Tyldesley@wmlconsulting.com>
Sent: 15 March 2022 06:53
To: Environment <environment@npt.gov.uk>
Subject: 10339 - WBAC, Morrisons Store Site, Angel Street, Neath, SA11 3LN

Hi

We have been asked to prepare a Flood Risk Assessment for a development within the car park at the above site, as highlighted by the red boundary on the attached plan.

Can you confirm if you are aware of any flood risk issues which may affect the site ?

Kind regards.

Kevin Tyldesley

WML Consulting Ltd
Civil, Structural & Geotechnical Engineers
No. 8 Oak Green | Earl Road | Stanley Green Business Park | Cheadle Hulme | Cheshire | SK8 6QL
Tel: 0161 482 0600 | email: kevin.tyldesley@wmlconsulting.com

Appendix 05

Welsh Water correspondence

Kevin Tyldesley

To: Sion Jones
Subject: RE: 10339 - WBAC, Morrisons Store Site, Angel Street, Neath, SA11 3LN

From: Sion Jones [mailto:Sion.Jones@dwrcymru.com]
Sent: 29 March 2022 12:02
To: Kevin Tyldesley <Kevin.Tyldesley@wmlconsulting.com>
Subject: RE: 10339 - WBAC, Morrisons Store Site, Angel Street, Neath, SA11 3LN

Good Afternoon Kevin,

I'm unaware of any flooding issues within the car park or immediate vicinity of Morrisons Store site.

For a detailed response, you can submit a formal pre-application enquiry via the following website, <https://developers.dwrcymru.com/en/applications/planning/pre-planning>), which will enable an opportunity for to consult internally with our wastewater assets and network operations teams. I trust this information is of assistance.

Regards,

Siôn



Siôn Jones

Lead Development Control Officer | Developer Services
Dŵr Cymru Welsh Water



W: dwrcymru.com



E: developer.services@dwrcymru.com



T: 0800 917 2652 | M: 07770856624



A: PO Box 3146, Cardiff, CF30 0EH



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From: Kevin Tyldesley <Kevin.Tyldesley@wmlconsulting.com>
Sent: 15 March 2022 06:47
To: Services Developer <developer.services@dwrcymru.com>
Subject: 10339 - WBAC, Morrisons Store Site, Angel Street, Neath, SA11 3LN

***** External Mail *****

Hi

We have been asked to prepare a Flood Risk Assessment for a development within the car park at the above site, as highlighted by the red boundary on the attached plan.

Can you confirm if you are aware of any flood risk issues which may affect the site ?

Kind regards.

Kevin Tyldesley

WML Consulting Ltd