

Flood Consequences Assessment and Drainage Strategy – Addendum Report

Proposed Development of a replacement Lidl Store at Briton Ferry Road, Neath

Planning Application Reference: 2022/0191

11th April 2024

Waterco have been instructed to prepare a Flood Consequences Assessment and Drainage Strategy Addendum report in support of a Section 73 (s73) application to amend the store design/layout for a proposed Lidl Store at Briton Ferry Road, Neath.

This Addendum report should be read in conjunction with the Waterco Flood Consequences Assessment (FCA) and Drainage Strategy (reference 13099-FCA & Drainage Strategy-05) dated November 2022, and the Waterco Hydraulic Modelling Report (reference 13099-HMR-02) dated November 2022 which were submitted in support the now approved planning application (planning application reference 2022/0191).

A copy of the revised site layout plan which supports the s73 application is included as Appendix A.

Flood Risk

The risk of flooding to the site remains largely unchanged compared to that considered in the November 2022 FCA and Drainage Strategy. The proposed finished floor level has now increased to 7.6m AOD from the previous level of 7.57m AOD. This will ensure that the building is flood free internally during the 0.5% annual probability plus climate change (year 2100) event.

Impact on Flood Risk Elsewhere

The location of the store remains largely unchanged when compared to the layout submitted with planning application 2022/0191.

Minimal change in the building footprint is proposed. The previous building footprint, considered as part of approved planning application 2022/0191 was approximately 2,035m². The proposed building footprint for the new store layout considered in the s73 application is 2,092m² (includes building footprint only and excludes covered canopy areas). The slight increase in building footprint (57m²) is considered negligible in context to impact on flood risk elsewhere.

Proposed external levels remain largely unchanged and the latest proposals will therefore not result

in an increase in flood risk elsewhere.

Drainage

The latest layout considered as part of the s73 application results in a reduction in impermeable area (8,250m²) when compared with the approved planning layout (8,810m²). This will result in a reduction in runoff volumes leaving the site.

The drainage principles will remain unchanged:

- Infiltration techniques are not possible due to groundwater levels.
- A split discharge is proposed as per the existing situation with surface water from the northern extent of the site discharging to Crythan Brook and surface water from the southern extent of the site draining to the 500mm surface water drain south-west of the site. The split discharge enables a gravity connection.
- A combined discharge rate of 8.7 l/s is proposed which is the equivalent of the 1 in 1 year greenfield runoff rate. This will provide 49% betterment over the existing 1 in 1 year brownfield runoff rate.
- Attenuation storage will be provided to accommodate the 1 in 100 year plus 40% climate change event. The storage will be provided in the form of a geo-cellular sub-grade beneath permeable paved parking bays.
- Raingardens will be placed within landscaped areas peripheral to the car park and will be hydraulically linked (via pipe connection) to the sub-grade of the permeable parking spaces.

A full SAB application will be submitted.

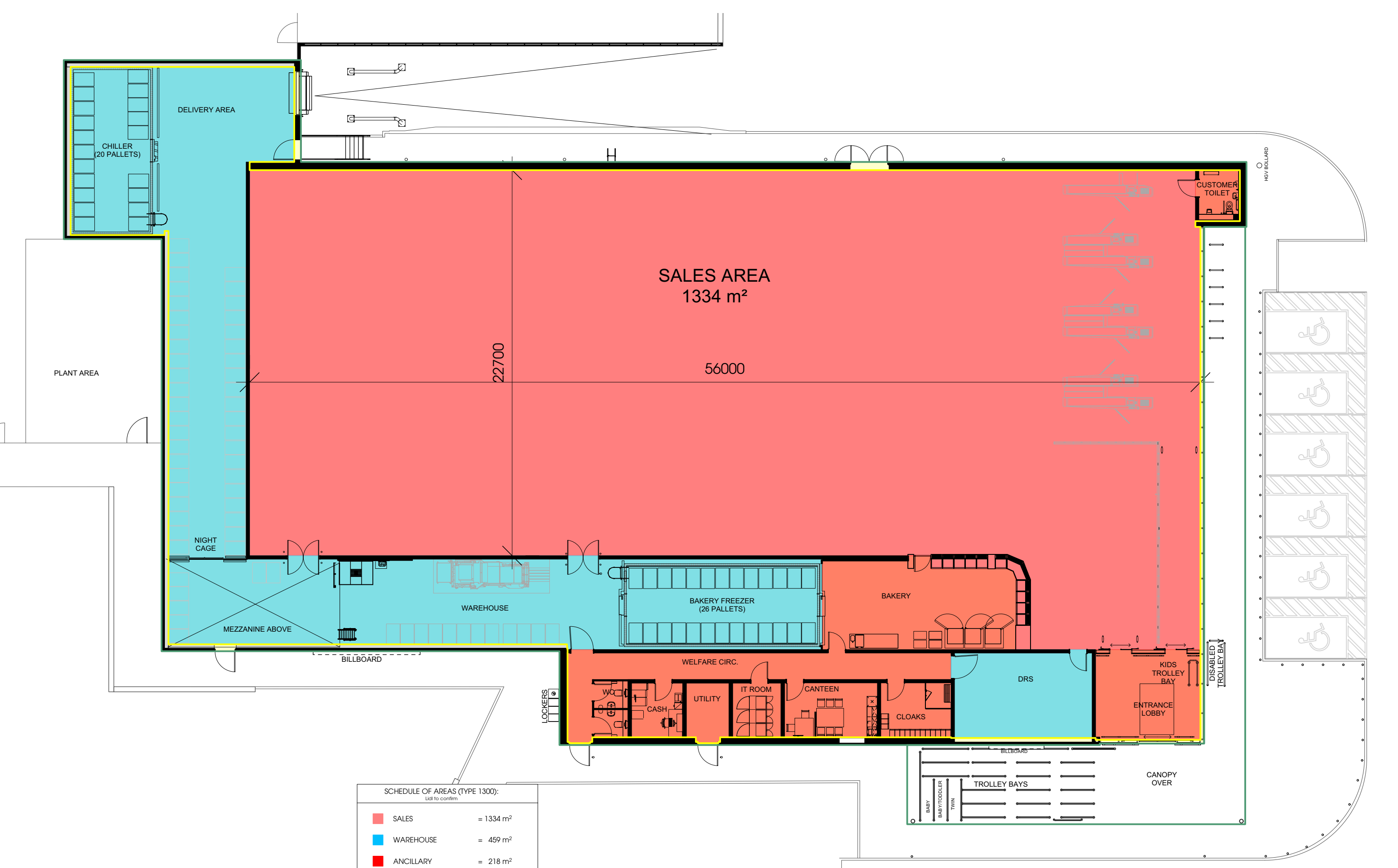
Prepared by: Aled Williams BSc (Hons) MCIWEM C.WEM

Checked by: Jessica Roberts BSc (Hons) MCIWEM

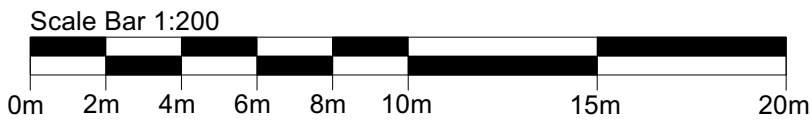
Appendices:

A – Proposed Site Plan





SCHEDULE OF AREAS (TYPE 1300):		
Lidl to confirm		
SALES	=	1334 m²
WAREHOUSE	=	459 m²
ANCILLARY	=	218 m²
GIA	=	2011 m²
GEA (EX. CANOPY)	=	2097 m²
GEA (INC. CANOPY)	=	2265 m²



Rev	Date	Description	Drawn
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htcarchitects
York Place Studio
8 Britannia Street
Leeds
LS1 2DZ
T: (0113) 244 3457
W: www.htcarchitects.co.uk
E: info@htcarchitects.co.uk

client
Lidl GB Ltd.



project
Briton Ferry

drawing title
Ground Floor Area Plan

date March 2024
status Planning
scale 1:200 @ A3
drawn NG checked LS
job no. 2782 dwg no. P4101 rev.

SITE AREA = 11203 SQM OR
2.76 ACRES



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E: info@htcarchitects.co.uk

client
Lidl GB Ltd.

project
Briton Ferry

drawing title
Proposed Lidl Site Plan

date **March 2024**
status **Planning**
scale **1:500 @ A3**
drawn **NG** checked **LS**
job no. **2782** dwg no. **P4403** rev.

Scale Bar 1:500

