

create



MBH Design Studio Ltd

MFG MORRISONS BAGLAN MOOR

Flood Risk Assessment

Independent, multidisciplinary engineering
and environmental consultants

MFG MORRISONS BAGLAN MOOR

Flood Risk Assessment

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DOCUMENT AND QUALITY CONTROL

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1.0 INTRODUCTION

- 1.1 Create Consulting Engineers Ltd was instructed by MBH Design Studio to undertake a Flood Risk Assessment (FRA) for a proposed extension to the Morrisons fuel station sales building, four jet wash bays, substation, and the installation of eight electric vehicle (EV) charging bays with associated infrastructure.
- 1.2 The Site under assessment in this report is 0.263 ha and is located at the junction of Village Road and Christchurch Road in Port Talbot. The Site forms part of the Morrisons petrol station and car park associated with the supermarket. This can be seen in Figure 1.1
- 1.3 The Site is located within the jurisdiction of Neath Port Talbot Council (NPTC). NPTC acts as the local planning authority (LPA) and the Lead Local Flood Authority (LLFA).
- 1.4 The Site is located in Flood Zone 3 of the Flood Map for Planning (Figure 1.1), and as such any planning application at the Site is required to submit an FRA at planning. This report covers the FRA for the Site and the proposed development.

Objectives

- 1.5 The following objectives for this report are:
 - Provide a Flood Risk Assessment of the site, compliant with the guidelines set out in the Planning Policy Wales (PPW)¹ and associated Technical Advice Note 15 (TAN 15)²;
 - The Flood Consequences Assessments: Climate Change Allowances (September 2021)³
 - Assess the risk and implications of flooding on the site including flooding from tidal, fluvial, groundwater, surface water runoff, and artificial sources.
 - Provide advice on the site layout and design that will ensure the safe operation of the site in any flood event; and
 - Consider the potential future impacts of climate change over the lifetime of the proposed development.

Planning Policy Requirements

National Policy

- 1.6 The Planning Policy Wales (updated February 2024) and TAN 15 (Updated December 2021) require all development to reduce and not increase flood risk arising from river and/or coastal flooding on and off the development site.
- 1.7 TAN 15 requires that at the planning stages of a development, the developer should provide accurate factual information to allow the decision maker to assess proposals against the requirements of PPW

¹ Welsh Government, Planning Policy Wales, February 2024 <https://www.gov.wales/sites/default/files/publications/2024-07/planning-policy-wales-edition-12.pdf> [Accessed October, 2024]

² Welsh Government, Technical Advice Note 15 Development, flooding and coastal erosion: <https://www.gov.wales/sites/default/files/publications/2022-03/technical-advice-note-15-development-flooding-and-coastal-erosion.pdf> [Accessed October, 2024]

³ Welsh Government, Flood Consequences Assessments: Climate Change Allowances, September 2021 https://www.gov.wales/sites/default/files/publications/2021-09/climate-change-allowances-and-flood-consequence-assessments_0.pdf [Accessed October, 2024]

and the TAN15. This information will need to be submitted with a planning application, in order to ensure decisions are taken within statutory timeframes.

- 1.8 To comply with the TAN15 and PPW, a flood consequences assessment for planning applications should be prepared for any new development proposal located fully or partly in Flood Zones 2 and 3 – Surface water and small watercourses.
- 1.9 The flood consequence assessments: Climate Change Allowances³ show that the Site sits in the Western Wales catchment. This recommends that the central estimate or change factor for the 2080s is used for the potential climate change. The peak river flow allowances central estimate for the West Wales catchment is 30%. The peak rainfall intensity upper estimate is 40%. Therefore, the 1% AEP + 30% climate change and 0.1% AEP + 40% climate change have been included in the fluvial flood modelling.
- 1.10 An FRA should be appropriate to the scale, nature, and location of the development and should identify and assess the risk from all sources of flooding to and from the development and demonstrate how any flood risks will be managed over the lifetime of the development.
- 1.11 The NPTC Local Development Plan SP1 Climate Change requires all developments to review climate change and flood risk. NPTC Flood Risk Management Plan⁴ provides more clear cut outlines measures to reduce flood risk for developments.
- 1.12 This report will cover flood risk to ensure the development complies with all relevant measures.

Constraints and Limitations

- 1.13 The copyright of this report is vested in Create Consulting Engineers Ltd and the Client, MBH Design Studio Ltd. The Client, or their appointed representatives, may copy the report in connection with the development described herein. It shall not be copied by any other party or used for any other purposes without the written consent of Create Consulting Engineers Ltd or the Client.
- 1.14 Create Consulting Engineers Ltd accepts no responsibility whatsoever to other parties to whom this report, or any part thereof, is made known. Any such other parties rely upon the report at their own risk.
- 1.15 The Flood Risk Assessment addresses the flood risk posed to and from the proposed development, the extent of which is shown by the Site boundary, as indicated on the attached drawings.
- 1.16 This report has been undertaken with the assumption that the Site will be developed in by with the above proposals without significant change. The conclusions resulting from this study are not necessarily indicative of future conditions or operating practices at or adjacent to the Site.
- 1.17 Create Consulting Engineers Ltd has endeavoured to assess all information provided to them during this appraisal. The report summarises information from several external sources and cannot offer any guarantees or warranties for the completeness or accuracy of the information relied upon. Information from third parties has not been verified by Create Consulting Engineers Ltd unless otherwise stated in this report.

⁴ Neath Port Talbot County Borough Council Flood Risk Management Plan 2015 Accessed October, 2024
<https://www.npt.gov.uk/media/5399/floodriskmanagementplan15.pdf?v=20170627002320>

- 1.18 The revised Construction (Design and Management) Regulations 2015⁵ (CDM Regulations) came into force in April 2015 to update certain duties on all parties involved in a construction project, including those promoting the development. One of the designer's responsibilities is to ensure that the client organisation, in this instance MBH Design Studio Ltd, is made aware of their duties under the CDM Regulations. Further information on the CDM Regulations is provided in the client guide and is available online. It has been assumed for this assessment that the lead designer will be responsible for advising the Client.
- 1.19 The approach to this FRA follows the ethos of the CDM Regulation, since during the assessment process the development is considered and any foreseeable associated health and safety flood risks are identified. It is then considered how these flood risks can be eliminated, or mitigations identified to reduce or control them. The outcome of this assessment process is presented in this report. While preparing this FRA no other noteworthy or unquiet health and safety risks have been identified.

⁵ Health and Safety Executive., 2015. *Construction (Design and Management) Regulations*. [Online]. Available at: <http://www.hse.gov.uk/pubns/indg411.pdf> [Accessed October 2024].

2.0 SOURCES OF INFORMATION

2.1 The information contained in this report is based on a review of existing information and consultation with interested parties.

1.21 Key reports and websites reviewed as part of this study are listed in Table 2.1 below.

Document/Website	Author/Publisher	Date
Flood Map for Planning - https://flood-map-for-planning.service.gov.uk/	GOV.UK	Accessed October 2024
Long Term Flood Risk Maps - https://flood-warning-information.service.gov.uk/long-term-flood-risk/map	GOV.UK	Accessed October 2024
BGS GeoIndex – Geology and borehole records - https://mapapps.bgs.ac.uk/geologyofbritain/home.html	British Geological Survey	Accessed October 2024
Sustainable Drainage (SuDS) Statutory Guidance	Welsh Government	2019
Local Development Plan 2011-2026	Neath Port Talbot County Borough Council	Adopted January, 2016
Section 19 Flood investigation reports	Neath Port Talbot County Borough Council	2016, 2018, 2020
Flood Risk Management Strategy 2015 (including Preliminary Flood Risk Assessment)	Neath Port Talbot County Borough Council	Accessed October 2024
Current, proposed and site location plans	MBH Design Studio	August, 2024
Natural Resources Wales Product 5 and 6 Flood Levels Data	Natural Resources Wales	October, 2024

Table 2.1: Key Information Sources

3.0 SITE SETTING AND PROPOSED SCHEME

Site Location and Description

- 3.1 The development Site measures 0.263 ha in size and is located at the junction of Village Road and Christchurch Road in Port Talbot and is as part of the Morrisons petrol station and car park associated with the supermarket. The Site lies approximately 1.0 km south of Baglan Train Station, at Ordnance Survey grid reference 274655, 191113. The Site is as shown in Figure 1.1 and drawing 14314-2096-LP in the Appendix.
- 3.2 The Site is situated within a predominantly commercial area and is bound by car parking for the Morrisons supermarket store to the northeast and southeast. Residential properties are located to the northwest.
- 3.3 The Site is predominantly comprised of hard standing, with some small areas of permeable landscaping on the western boundary.
- 3.4 The nearest watercourse to the Site is the River Afan approximately 1.8 km southeast of the Site.

The Proposed Scheme

- 3.5 The proposals for the Site are to extend the Morrisons fuel station sales building from 66 m² to 153 m². This results in an additional 87 m² in plan area for the sales building.
- 3.6 The proposed extension to the sales building therefore falls under minor development (less than 250 m²) for commercial properties and can be assessed against the Environment Agency standing advice for minor developments.
- 3.7 The proposed development at the Site also includes the creation of four wash bays, installation of eight electric vehicle (EV) charging bays, substation, and associated infrastructure.
- 3.8 The proposed scheme is shown on the MBH Design Studio Ltd drawings within the Appendix.

Site Levels

- 3.9 A topographic survey of the Site has yet to be undertaken.
- 3.10 The Site levels have been based on the publicly available LiDAR data maps. We have used the Welsh 1 m resolution LiDAR data for the assessment.
- 3.11 Assessing the LiDAR, it shows the Site is nominally flat sitting around 7 m AOD.

4.0 FLOOD RISK ASSESSMENT

Scope of Work

- 4.1 The scope of this FRA was refined to meet the brief outlined in Chapter 1 of this report and considers the following:
- Flood risk to the development from all sources for the lifetime of the development.
 - Potential for the design, construction, and operation of the Site to increase the risk of flooding to neighbouring properties; and
 - Any necessary mitigation measures to mitigate identified potential flood risks.
- 4.2 This FRA has reviewed data from the Environment Agency (EA)⁶, NPTC Preliminary Flood Risk Assessment⁷ (PFRA), and Flood Risk Management Strategy⁸.
- 4.3 The design flood event is the 1% Annual Exceedance Probability (AEP) in any given year plus an allowance for climate change. Climate change uplifts are variable depending on the source of flooding. This is outlined in the TAN15 and explained in this report.
- 4.4 The approach is consistent with the PPW¹ and its associated TAN 15² along with the requirements of local planning policy.

Flood History

- 4.5 The PFRA provided historic flood events in the Port Talbot area. The PFRA shows no flood records within the vicinity of the Site.
- 4.6 Natural Resources Wales (NRW) online datasets provide details of historic flooding, and this no records of historic flooding. The NPTC website also has no records of tidal or fluvial flooding for the site⁹.
- 4.7 No other records of historic flooding were found at the time of writing this FRA.

Flood Risk from Fluvial and Tidal Sources

- 4.8 The Flood Map for Planning shows the site to be in Flood Zone 2, as shown in Figure 4.1.
- 4.9 For context within the Flood Map for Planning, Flood Zone 1 is land which has been assessed as susceptible to less than 0.1% AEP (Annual Exceedance Potential) risk of flooding from rivers or the sea in any given year. Flood Zone 2 comprises land assessed as having between a 1% (1 in 100 year) and 0.1% (1 in 1000 year) chance of flooding from rivers or between a 0.5% (1 in 200 year) and 0.1% chance

⁶ Environment Agency Product 4, Reference 372570-WX

⁷ Neath Port Talbot Borough County Council. Preliminary Flood Risk Assessment. [Online]. Available at: <https://beta.npt.gov.uk/parking-roads-and-travel/flood-and-coastal-defence/flood-management-plan/> [Accessed October 2024].

⁸ Neath Port Talbot Borough County Council. Flood Risk Management Strategy 2015 Available at: <https://beta.npt.gov.uk/parking-roads-and-travel/flood-and-coastal-defence/flood-management-plan/> [Accessed October 2024].

⁹ Neath Port Talbot Borough County Council Flood Investigation Reports. Available at: <https://beta.npt.gov.uk/parking-roads-and-travel/flood-and-coastal-defence/investigations-into-flooding/#:~:text=Section%2019%20of%20the%20Flood,flood%20risk%20management%20functions%2C%20and> [Accessed October, 2024]

of flooding from the sea in any one year. Flood Zone 3 is land which has a 1% or greater chance of river or a 0.5% or greater risk of flooding from the sea in any given year. These classes are often contextually referred to as 'High', 'Medium' and 'Low' flood risk respectively.

- 4.10 The NRW was contacted and the detailed hydraulic modelling for the area was provided which is appended to this report. The data from the Data map Wales details the Port Talbot Harbourside PAR Project Report, May 2016 (updated 2022) which is discussed in the subsequent fluvial and tidal flood risk sections.

Fluvial Flood Risk

- 4.11 The design fluvial flood event is the 1% AEP event plus an allowance for climate change. Climate change allowances are determined by the type of development proposed, the longevity of the development, and the catchment the developed is located within for fluvial sources. This is outlined within the 'Flood Risk Assessments: Climate Change Allowances'¹⁰ document published on GOV.UK.
- 4.12 The climate change allowances are based on the GOV.WALES 'Climate change allowance sand flood consequences assessment'¹¹ document. The document states that a non-residential development has a lifetime of 75 years, putting it in the 2080's Epoch for climate change allowance. The central estimate for the West Wales Basin, which is recommended for the Site, is 30% Climate Change.
- 4.13 While the Flood Map for Planning (Figure 4.1) shows the site to be within Flood Zone 2, this equates to 0.1% AEP undefended fluvial event. This provides the worst-case scenario of flooding for the development. The corresponding undefended 0.1% AEP fluvial event from NRW is presented in Figure 4.2, which confirms that the site is not at risk of fluvial flooding in this event. The Site is shown not to be at risk from fluvial flooding in the data sets sent by NRW. .

Tidal Flood Risk

- 4.14 This report takes the upper estimate of the climate change shown in the tidal model of the 0.1% AEP defended event to assess the worst case scenario of flooding for the development.
- 4.15 This data, shown in Figure 4.3, shows the Site to not be at risk of fluvial flooding.

Flood Risk from Surface Water (Rainfall)

- 4.16 Flooding from surface water comes from intense rainfall events that are unable to infiltrate into the ground or enter open channel watercourses such as ditches or sewers. Flood events are typically of short duration, subject to no blockages, but they can be severe and should not be underestimated.
- 4.17 The site is in an urban setting and the risk of flooding surface water can be intrinsically linked to surcharged sewers.
- 4.18 The Long-Term Flood Risk for Surface Water – Extents¹², is shown in Figure 4.4. The surface water flood maps show the highest risk area being the dark blue area with a 3.3% AEP, the light blue area shows

¹⁰ GOV.Wales., 2021. Climate change allowance sand flood consequences assessment'. [Online]. Available at: <https://www.gov.wales/climate-change-allowances-and-flood-consequence-assessments> [Accessed October 2024].

¹¹ DEFRA, 2024. Climate change allowances for peak river flow in England. [Online]. Available at: <https://environment.data.gov.uk/hydrology/climate-change-allowances/river-flow> [Accessed October 2024].

¹² GOV.UK., 2022. Risk of Flooding from Surface Water [Online]. Available at: <https://www.gov.uk/check-long-term-flood-risk> [Accessed October 2024].

the medium risk – 1% AEP; and the pale blue area shows the risk from 1% AEP to 0.1% AEP. Those areas not coloured up, are at very low risk and are defined as less than 0.1% AEP.

- 4.19 The Long-Term Flood Risk Map for surface water shows the Site is mostly at very low risk of surface water flooding however there is an area on the eastern side of the Site, with the current car parking area which is shown to have a low risk (0.1% AEP) of surface water flooding.
- 4.20 The 0.1% AEP surface water depth map is used as a surrogate for the 1% AEP plus climate change event. This is because the surface water maps have not been modelled for the design event.
- 4.21 Further interrogation of the surface water maps shows the expected depths of surface water at the Site. The 0.1% AEP event (Figure 4.5) shows flood depths to be between 300–900 mm in the eastern side of the Site.
- 4.22 Comparing the 0.1% AEP flood events to the proposed plans, the proposals (kiosks and substation) are not located in an area of surface water. The proposed sales building extension and jet washers also not shown to be at risk of surface water flooding.
- 4.23 The Site is at risk of surface water flooding but the proposed development is not located in an area of surface water flood risk. That said, the sales building is raised above the forecourt ground levels which provide some flood resilience. Likewise, the substation is raised above the car parking levels and had an internal plinth which provided some flood resilience in an exceedance event.

Geology and Flood Risk from Groundwater

- 4.24 Groundwater flooding occurs when groundwater rises through permeable strata to reach the surface.
- 4.25 No onsite ground investigation was undertaken for this assessment and therefore these third-party datasets were used to determine the geological setting of the Site.
- 4.26 The Department for Farming, Environment, and Rural Affairs (DEFRA) Magic Maps¹³ defines the Site's underlining bedrock as an 'Secondary A' aquifer these are defined by the Environment Agency as having:

'Secondary A aquifers comprise permeable layers that can support local water supplies, and may form an important source of base flow to rivers'

- 4.27 British Geological Survey (BGS) mapping (1:50,000 scale)¹⁴ identifies the bedrock geology (Figure 4.6) at the Site as the South Wales Middle Coal Measures formation (Mudstone, Siltstone and Sandstone)
- 4.28 The BGS mapping shows the superficial deposits on Site (Figure 4.7) are composed of both Tidal Flat Deposits (Clay, Silt and Sand) and Blown Sand (Sand).
- 4.29 BGS borehole records¹⁵ show that there is a borehole located where the sales building is located currently, 5m southwest of the Site. Borehole SS79SW746 comprises of made ground to 2.2 m below

¹³ DEFRA., 2024. Magic Map. [Online]. Available at: <https://magic.defra.gov.uk/MagicMap.aspx> [Accessed October 2024].

¹⁴ British Geological Survey (BGS) Onshore GeoIndex., 2021. *DiGMapGB-50 Bedrock Geology and Superficial Deposits*. [Online]. Available at: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Accessed October 2024].

¹⁵ British Geological Survey (BGS) Onshore GeoIndex., 2021. *Borehole records*. [Online]. Available at: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Accessed October 2024].

ground level (bgl) underlain by peat to 2.4 m bgl, then sand and clay to 2.8 m bgl. Groundwater was struck at 2.7 m bgl.

- 4.30 The urban nature of the site and surrounding land uses with hard paved surfaces also reduce the risk of groundwater emergence. If groundwater were to emerge at the surface, groundwater would likely be intercepted by the local drainage infrastructure.
- 4.31 The risk of flooding from groundwater to the Site and proposed development is low.

Flood Risk from Sewers

- 4.32 Sewer flooding occurs when sewers surcharge due to reaching capacity within the network. This typically occurs during intense rainfall events that exceed the capacity of the sewers (private, adopted, or highway sewers). Flooding from sewers and highways is linked to surface water in urban areas, with the source of flooding being the same; surface water/rainfall events.
- 4.33 Welsh Water (WW) is the statutory sewerage undertaker for the area and is responsible for the operation and maintenance of public sewers serving the Site.
- 4.34 If the WW sewers were to surcharge, the flood water would follow the local topography and likely remain within the highways around the Site.
- 4.35 The Site and development are at low risk of sewer flooding.

Flood Risk from Artificial Water Bodies

- 4.36 All reservoirs are inspected regularly, and essential maintenance is undertaken as per the Reservoirs 1975 Act. NRW are the governing body in Wales to ensure the safety of reservoirs. Specialist engineers, called Panel Engineers must undertake the surveys. From these procedures, there has been no loss of life in the UK from reservoir failure since 1925.
- 4.37 The treat of reservoir failure and flood risk from a failure are deemed a residual risk.

5.0 CONCLUSIONS AND RECOMMENDATIONS

- 5.1 Based on our understanding of the Site setting and the development proposals, it is considered that the risk of flooding is generally low from most sources.
- 5.2 The Site is located in Flood Zone 2. However, the flood data provided by NRW shows the Site is not located in a defended or undefended flood extent from fluvial or tidal sources for the 0.1% AEP. The Site is shown not at risk of fluvial or tidal flooding in the datasets.
- 5.3 Surface water flood maps show there to be surface water flooding at the Site in the 0.1% AEP. This is within the car parking areas on the eastern side of the Site. However, the proposed development (EV kiosk and substation) is not located in the area at risk of flooding.
- 5.4 All other sources of direct flooding are deemed to be low risk.
- 5.5 This report has determined the proposed development can be operated safely and without significantly increasing flood risk elsewhere with the mitigation measures mentioned.
- 5.6 The proposed development is compliant with the PPW, TAN15, and local planning policy regarding flood risk and is therefore considered appropriate development in this location.

FIGURES

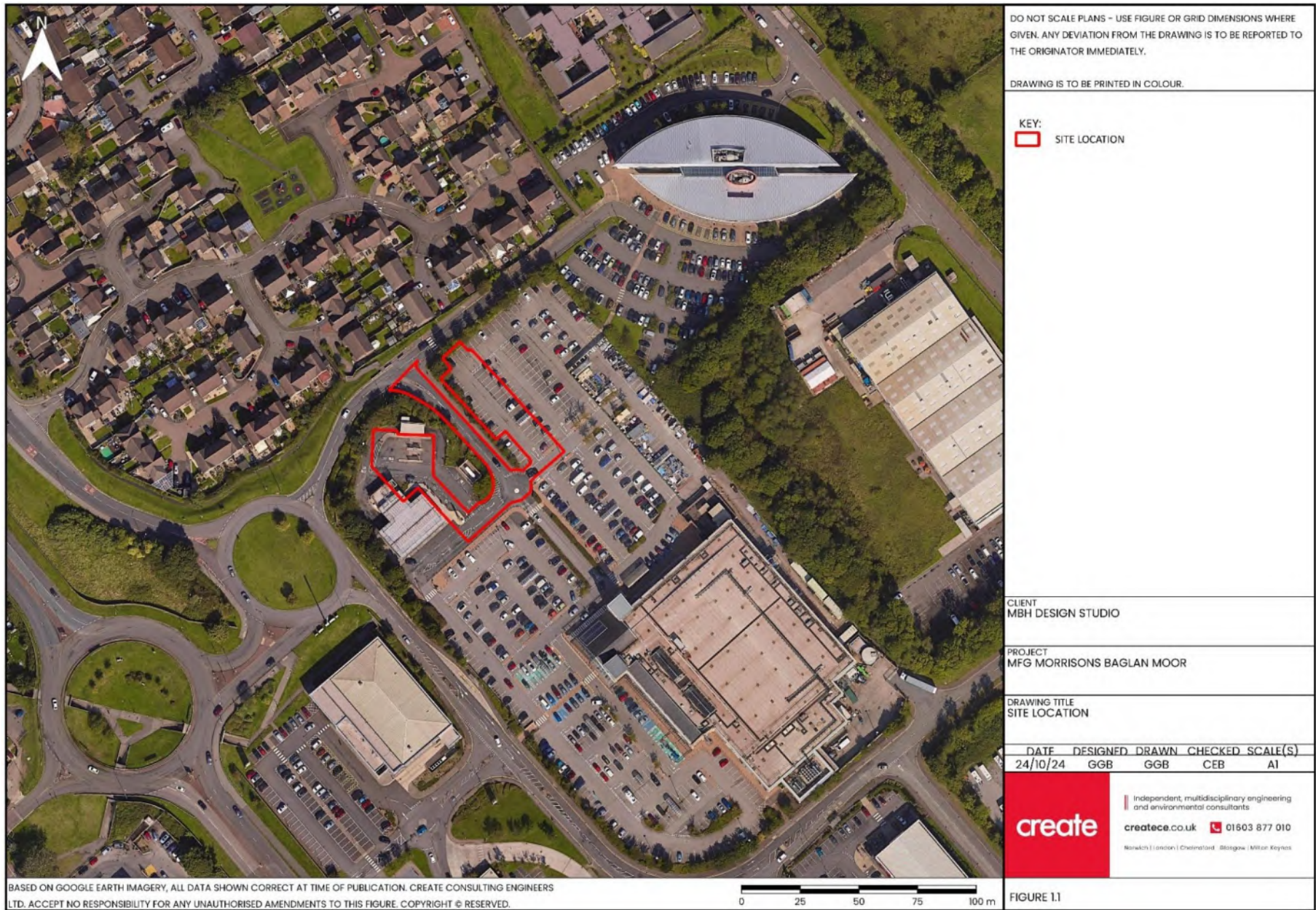


Figure 1.1: Site Location Source: Google Earth Mapping (2024)

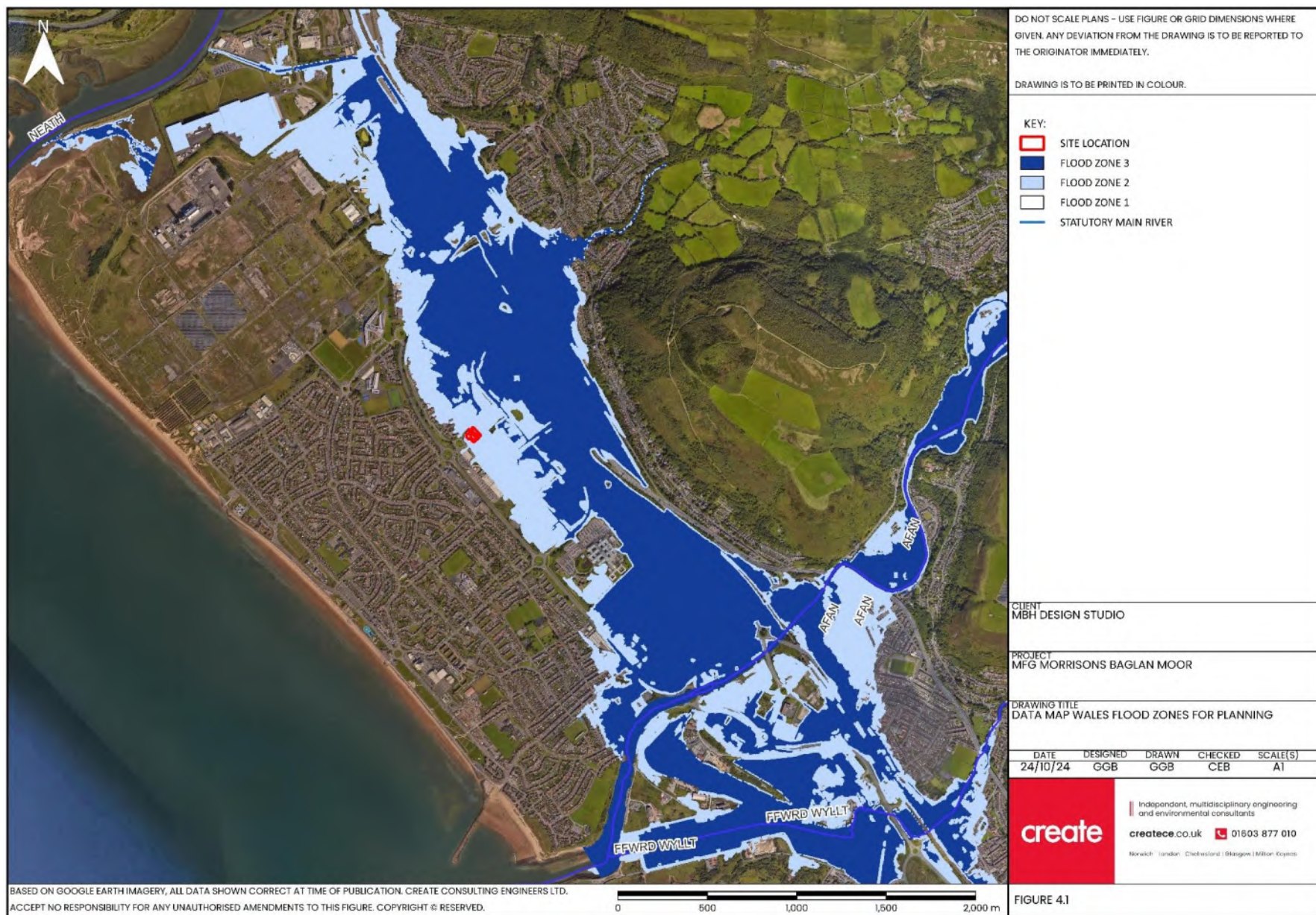


Figure 4.1: Data Map Wales Fluvial/Tidal Flood Map

Source: Data map wales Data Services Platform (<https://datamap.gov.wales/>).



Figure 4.2: Port Talbot Harbourside Par Model 0.1% AEP Undefended Fluvial Flood Heights

Source: Data map wales Data Services Platform (<https://datamap.gov.wales/>).

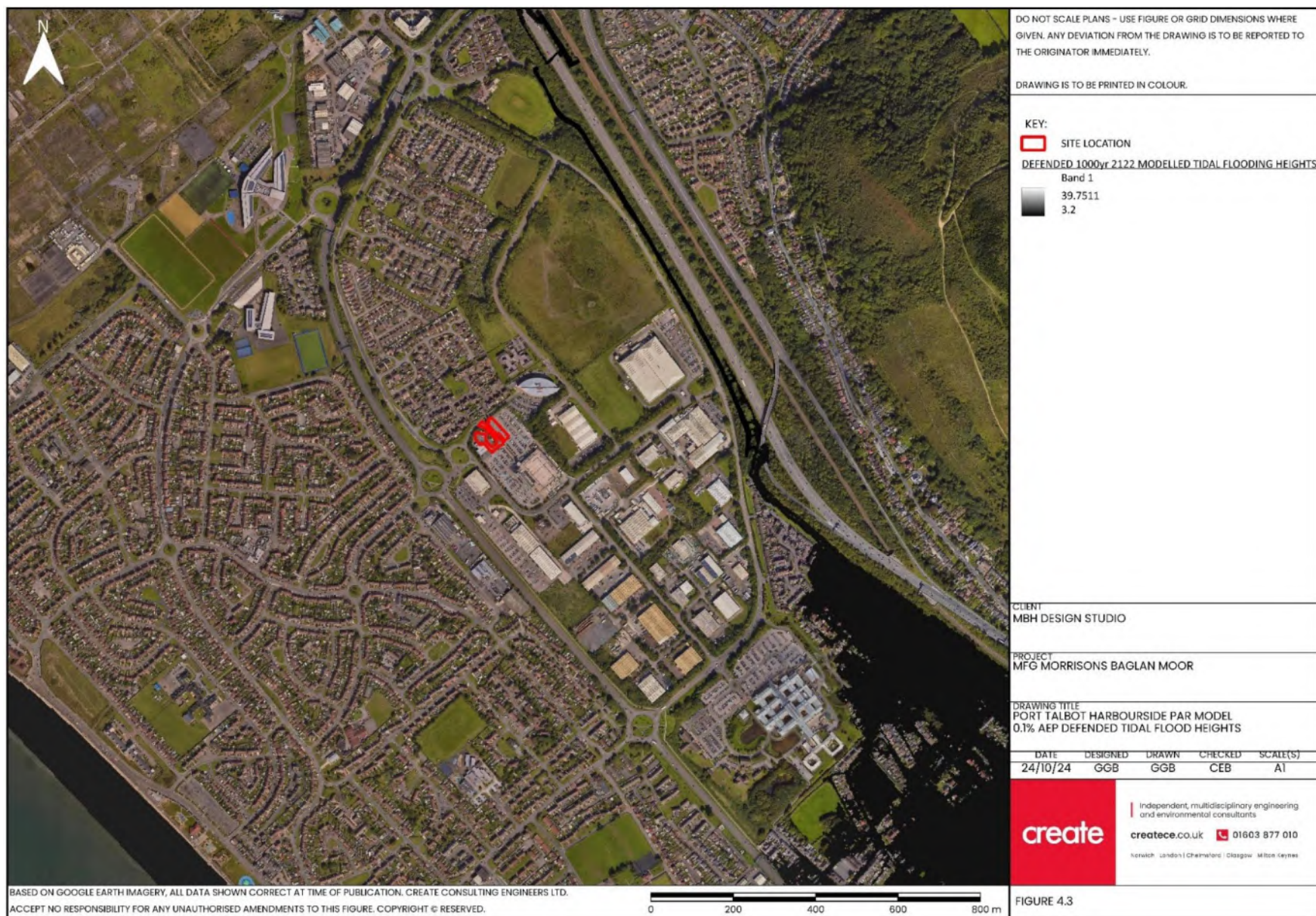


Figure 4.3: Port Talbot Harbourside Par Model 0.1% AEP Defended Tidal Flood Heights

Source: Data map wales Data Services Platform (<https://datamap.gov.wales/>).

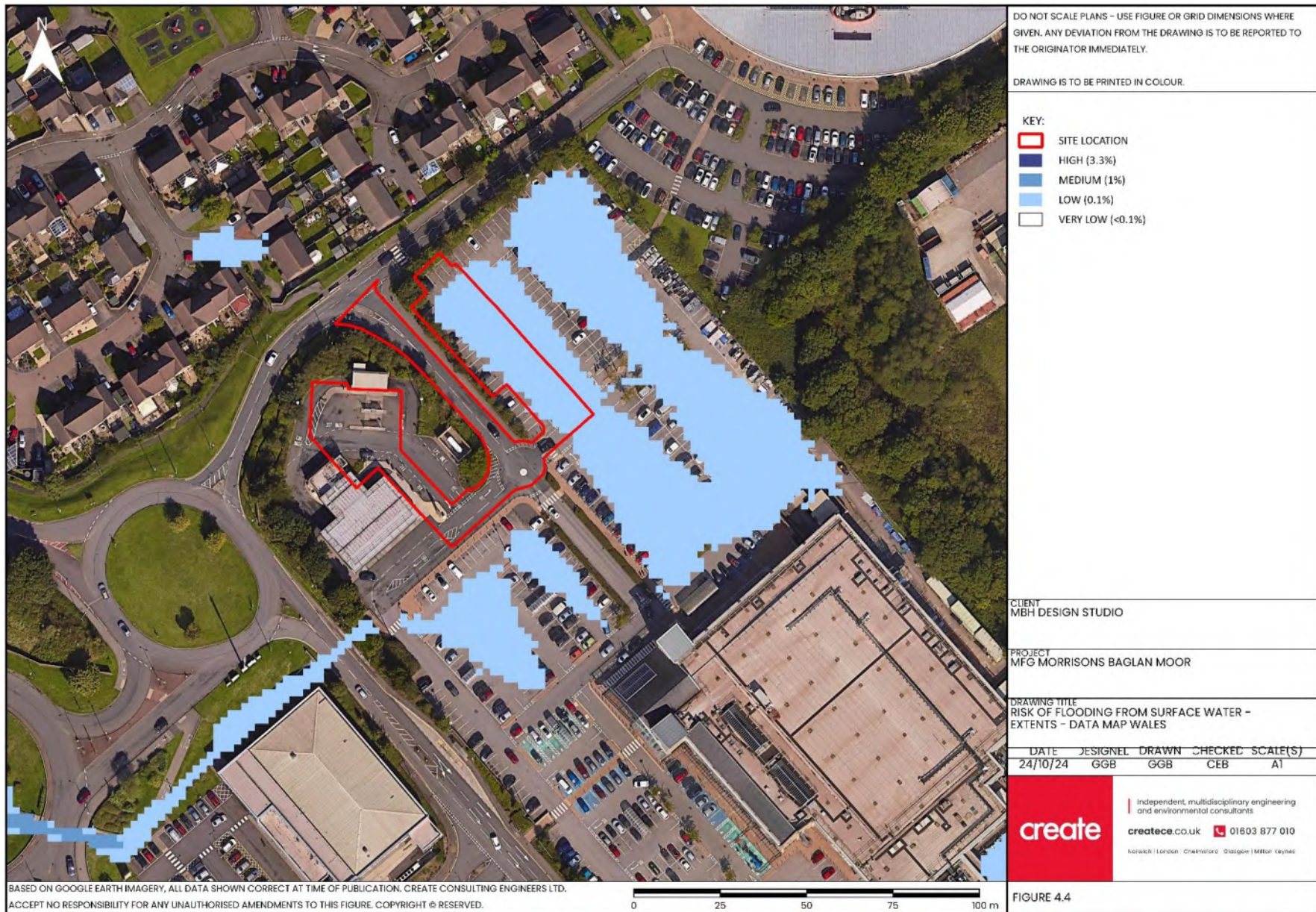


Figure 4.4: Data Map Wales Surface Water Flood Extent Map

Source: Data map wales Data Services Platform (<https://datamap.gov.wales/>).

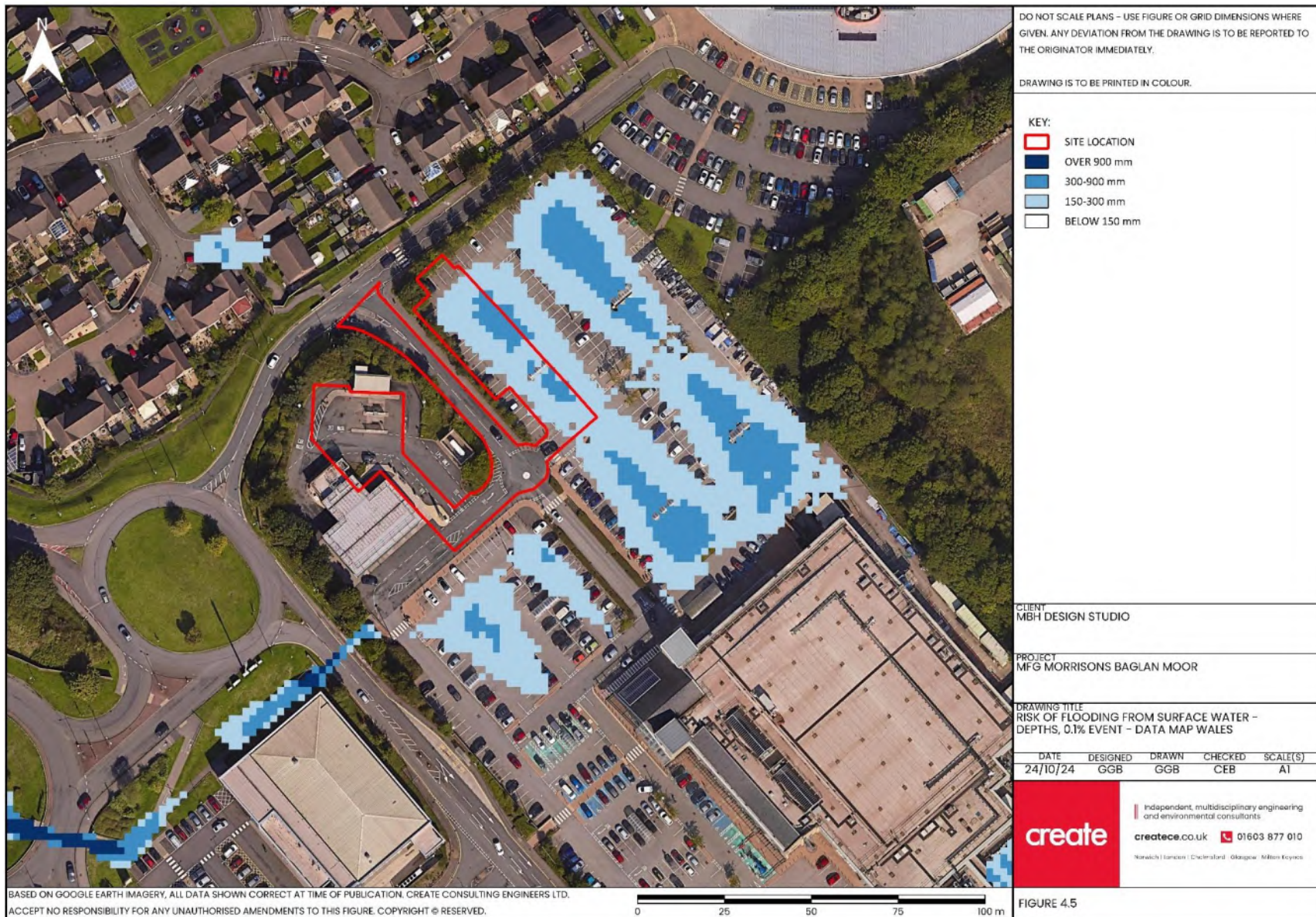


Figure 4.5: Data Map Wales Surface Water Flood Depths Map 1 in 1000 Year Event (0.1%)

Source: Data map wales Data Services Platform (<https://datamap.gov.wales/>).

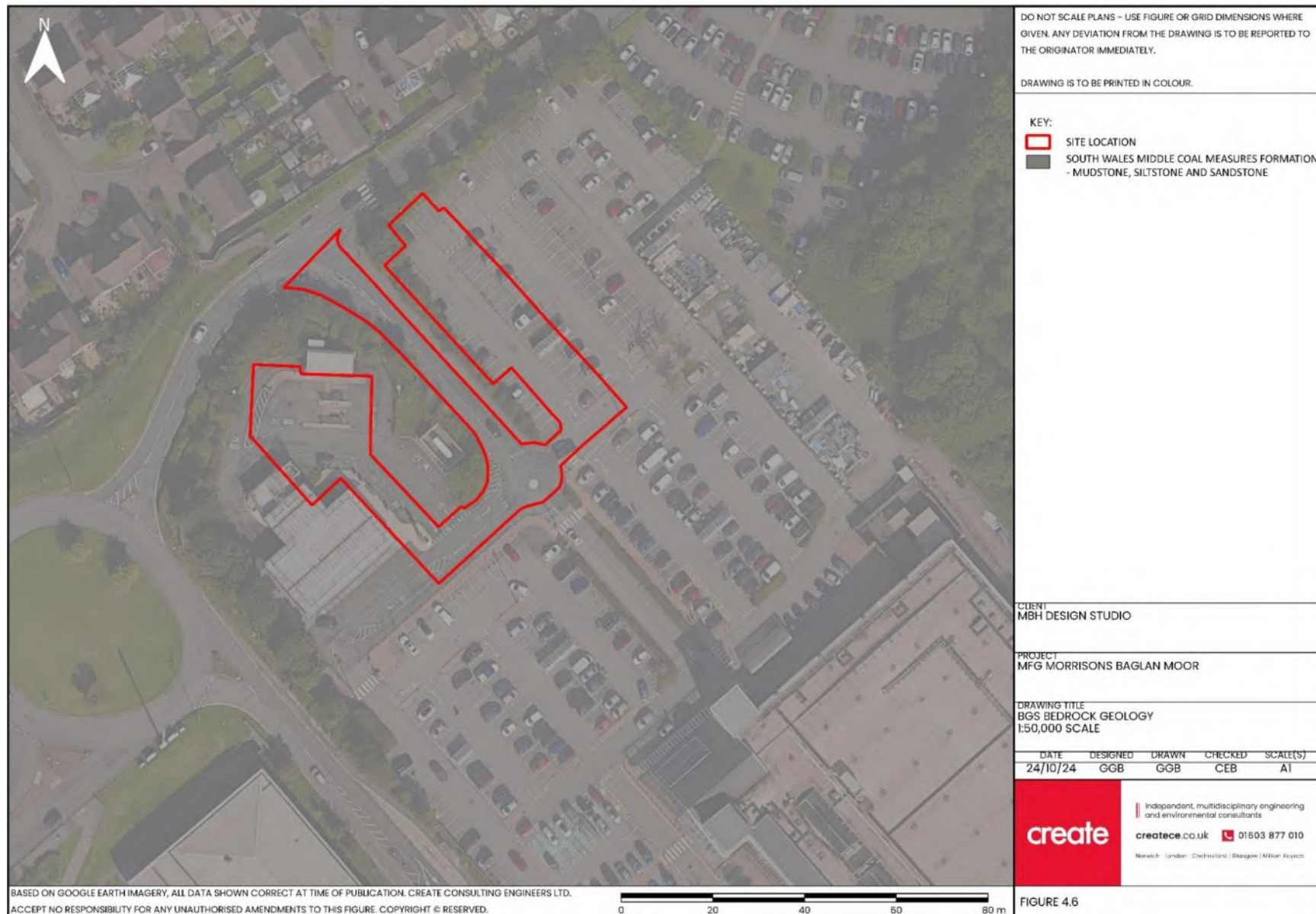


Figure 4.6: British Geological Survey Bedrock Geology Mapping Extract (1:50,000 scale)

Source: BGS Web Map Services (<https://www.bgs.ac.uk/data/services/wms.html>)

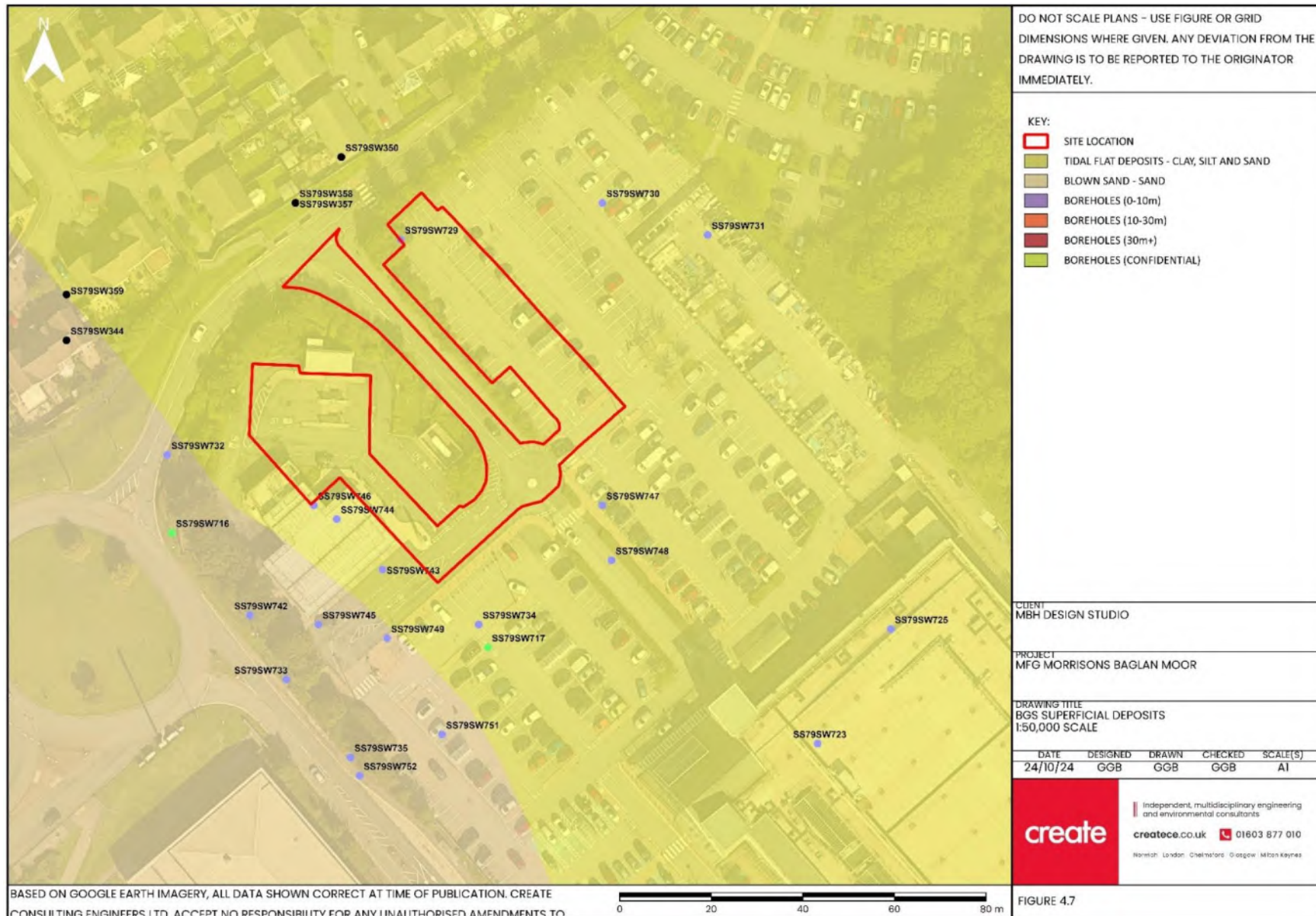


Figure 4.7: British Geological Survey Superficial Geology Mapping Extract (1:50,000 scale)

Source: BGS Web Map Services (<https://www.bgs.ac.uk/data/services/wms.html>)

PLANS



DRAWING NOTES

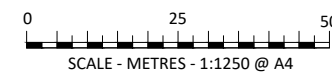
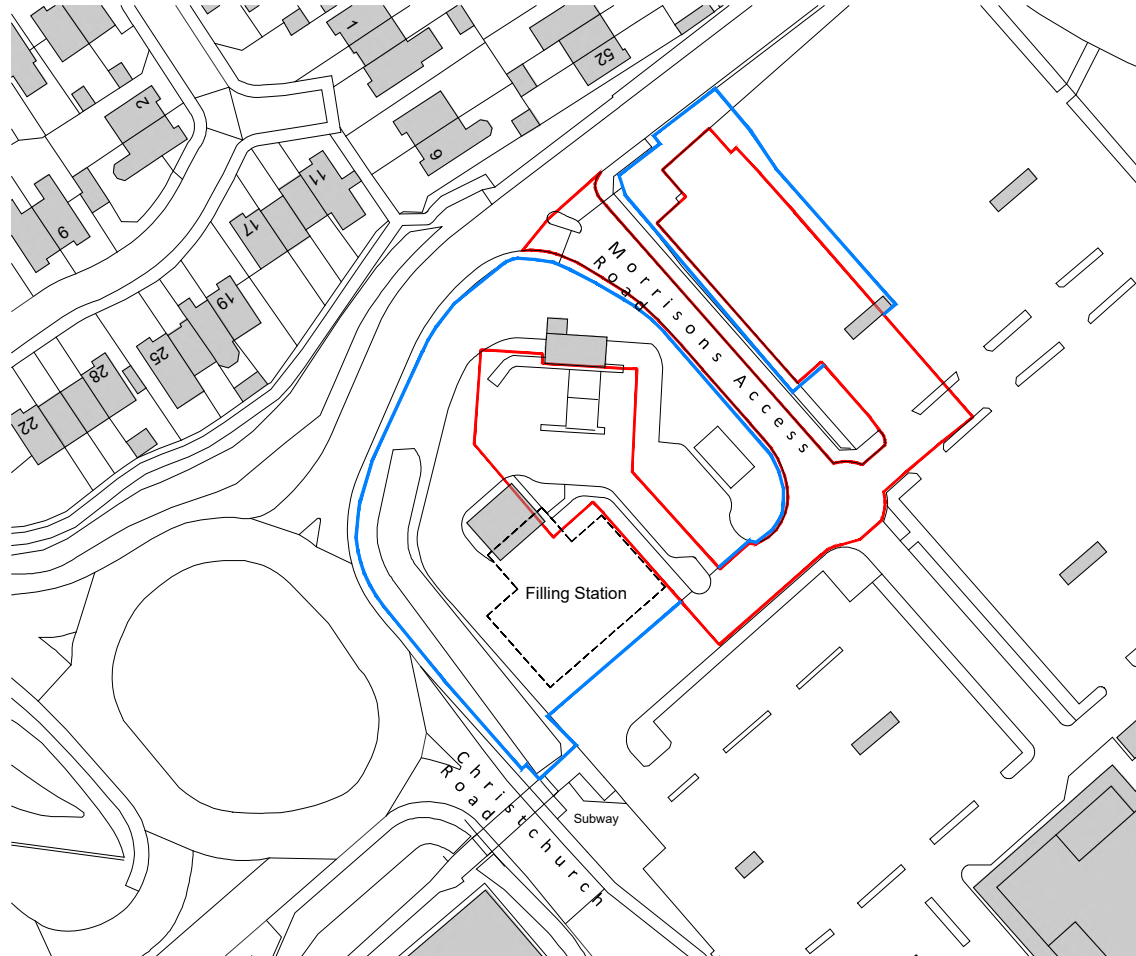
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KEY PLAN:

- APPLICANTS LAND OWNERSHIP LINE
AREA - 4615SQM - 0.4615 HECTARES
- APPLICATION SITE BOUNDARY LINE
AREA - 2633SQM - 0.2633 HECTARES



REV	DATE	DESCRIPTION	DRAWN/CHECKED
REVISION NOTES			
PLANNING			
			
MBH Design Studio Ltd. Rosemount House, Rosemount Avenue, West Byfleet, Surrey, KT14 6LB www.mbhstd.com t: 01932 352 727 f: 01932 351 545			
CLIENT			
			
PROJECT			
FS2096 - BAGLAN MOOR MORRISONS CHRISTCHURCH ROAD, BAGLAN INDUSTRIAL PARK, PORT TALBOT SA12 7DA			
DRAWING TITLE			
LOCATION PLAN			
DRAWN BY	DATE	SCALE	PAPER SIZE
DT	28.08.2024	1:1250	A4
CHECKED BY	DRAWING NUMBER	REV.	
KL	14314-2096-LP	-	



DRAWING NOTES

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This drawing is an initial feasibility scheme and is subject to technical review and internal approvals. DNO application process may affect feasibility, provide additional information and require further review of scheme. Feasibility may be affected by other factors as the scheme progresses to working drawing stage and may also be compromised by unforeseen elements encountered on site during installation of works

Scheme Based on OS Map Dated 07.08.2024

- GENERAL NOTES**
- This drawing has been prepared for the sole purpose of obtaining planning permission.
 - This drawing is to be read in conjunction with drawings numbered:

14314-2096-LP	Location Plan
14314-2096-BP	Block Plan
14314-2096-200	Existing Site Plan
14314-2096-201	Proposed Site Plan
14314-2096-202	Existing Sales Building Layout
14314-2096-203	Existing Sales Building Elevations
14314-2096-204	Proposed Sales Building Layout
14314-2096-205	Proposed Sales Building Elevations
14314-2096-206	EV Canopy and Charger Details
14314-2096-207	Substation Enclosure Details
14314-2096-208	LV Enclosure Details
14314-2096-209	Meter Cabinet Details
14314-2096-210	Jet Wash Plan and Elevations
14314-2096-211	Air/Water and Vac Details
14314-2096-212	Plant Room Elevations
 - Any advertisements are indicative and are subject to a separate advertisement application
 - Any neighbouring buildings shown on the elevations are diagrammatic and have been extrapolated from site photographs. They have not been measured.

SCHEDULE OF EXISTING FINISHES

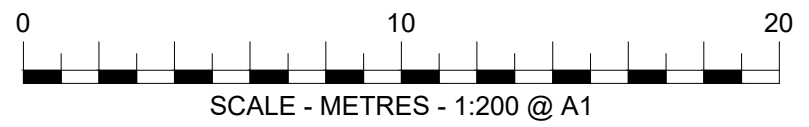
BUILDING EXTERNAL WALLS
Fairfaced Brickwork external wall finish.

BUILDING ROOF
Flat roof.

SHOPFRONT
White aluminum framed glazing with automatic doors.

CANOPY
Traditional steel framed canopy over forecourt w/o signage fascia.

SURFACING
Mixture of concrete and Asphalt, with various drainage channels / gullies.



REV	DATE	DESCRIPTION	DRAWN/CHECKED
REVISION NOTES			

PLANNING

mbh

MBH Design Studio Ltd.
Rosemount House, Rosemount Avenue, West Byfleet, Surrey, KT14 6LB
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CLIENT

mFg
motor fuel group

PROJECT

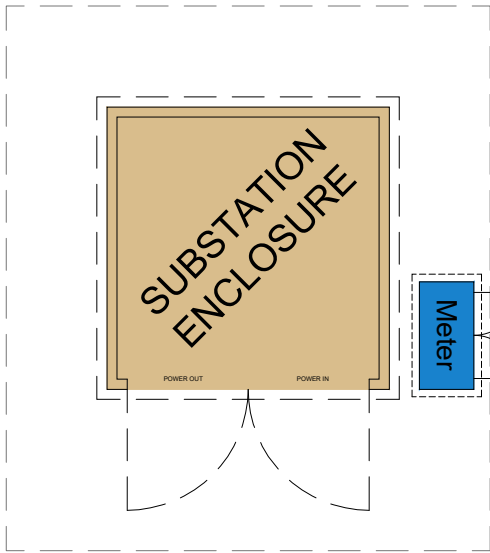
FS2096 - BAGLAN MOOR MORRISONS
CHRISTCHURCH ROAD,
BAGLAN INDUSTRIAL PARK, PORT TALBOT
SA12 7DA

DRAWING TITLE

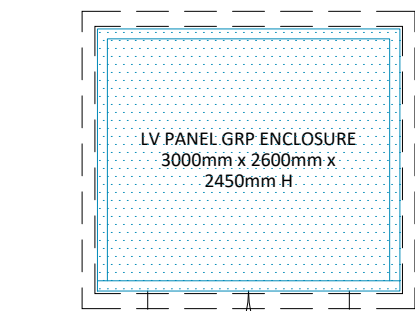
EXISTING SITE PLAN

DRAWN BY	DATE	SCALE	PAPER SIZE
DT	28.08.2024	1:200	A1
CHECKED BY	DRAWING NUMBER	REV.	
KL	14314-2096-200	-	

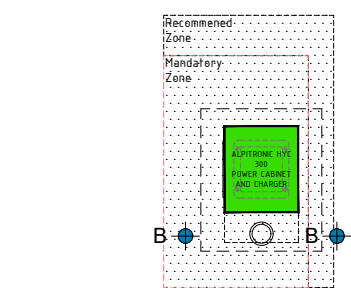
EV INFRASTRUCTURE LEGEND



DENOTES DNO HV/LV SUBSTATION
Typical GRP Enclosure 2.8m x 2.8m
All to service provider standard details
TO ICP DETAILS



DENOTES ENVICO TYPE O
METERING CABINET
1065mm x 540mm x 1273mm H
GRP Housing set 300mm clear
from GRP Enclosure



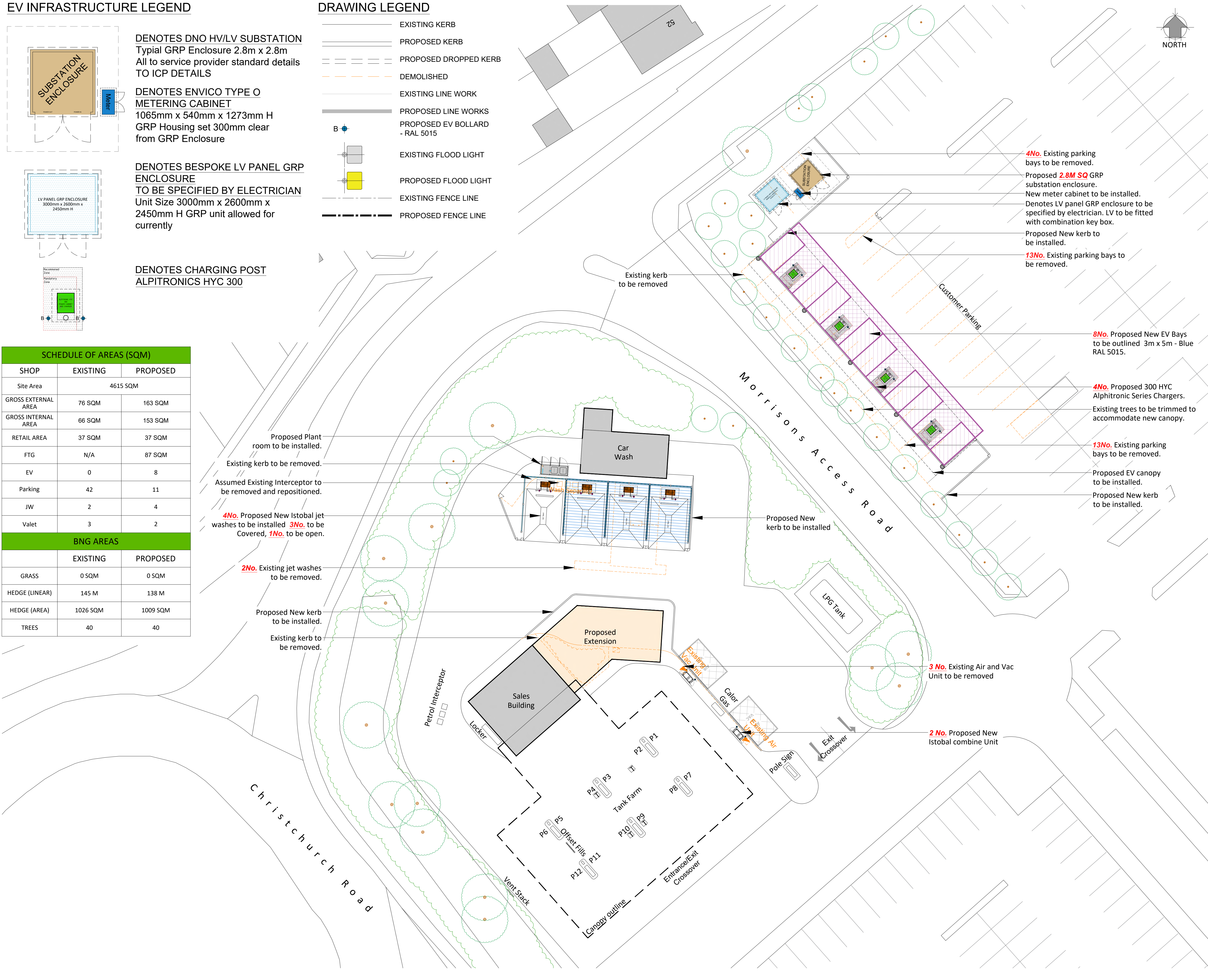
DENOTES BESPOKE LV PANEL GRP
ENCLOSURE
TO BE SPECIFIED BY ELECTRICIAN
Unit Size 3000mm x 2600mm x
2450mm H GRP unit allowed for
currently

DENOTES CHARGING POST
ALPTRONICS HYC 300

DRAWING LEGEND

- EXISTING KERB
- PROPOSED KERB
- PROPOSED DROPPED KERB
- DEMOLISHED
- EXISTING LINE WORK
- PROPOSED LINE WORKS
- PROPOSED EV BOLLARD
- RAL 5015
- EXISTING FLOOD LIGHT
- PROPOSED FLOOD LIGHT
- EXISTING FENCE LINE
- PROPOSED FENCE LINE

SCHEDULE OF AREAS (SQM)		
SHOP	EXISTING	PROPOSED
Site Area	4615 SQM	
GROSS EXTERNAL AREA	76 SQM	163 SQM
GROSS INTERNAL AREA	66 SQM	153 SQM
RETAIL AREA	37 SQM	37 SQM
FTG	N/A	87 SQM
EV	0	8
Parking	42	11
JW	2	4
Valet	3	2
BNG AREAS		
	EXISTING	PROPOSED
GRASS	0 SQM	0 SQM
HEDGE (LINEAR)	145 M	138 M
HEDGE (AREA)	1026 SQM	1009 SQM
TREES	40	40



DRAWING NOTES

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This drawing is an initial feasibility scheme and is subject to technical review and internal approvals. DNO application process may affect feasibility, provide additional information and require further review of scheme. Feasibility may be affected by other factors as the scheme progresses to working drawing stage and may also be compromised by unforeseen elements encountered on site during installation of works

Scheme Based on OS Map Dated 07.08.2024

GENERAL NOTES

- This drawing has been prepared for the sole purpose of obtaining planning permission.
- This drawing is to be read in conjunction with drawings numbered:
 - 14314-2096-LP Location Plan
 - 14314-2096-BP Block Plan
 - 14314-2096-200 Existing Site Plan
 - 14314-2096-201 Proposed Site Plan
 - 14314-2096-202 Existing Sales Building Layout
 - 14314-2096-203 Existing Sales Building Elevations
 - 14314-2096-204 Proposed Sales Building Layout
 - 14314-2096-205 Proposed Sales Building Elevations
 - 14314-2096-206 EV Canopy and Charger Details
 - 14314-2096-207 Substation Enclosure Details
 - 14314-2096-208 LV Enclosure Details
 - 14314-2096-209 Meter Cabinet Details
 - 14314-2096-210 Jet Wash Plan and Elevations
 - 14314-2096-211 Air/Water and Vac Details
 - 14314-2096-212 Plant Room Elevations
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SCHEDULE OF PROPOSED FINISHES

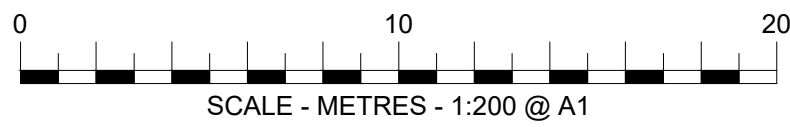
BUILDING EXTERNAL WALLS
Masonry brickwork to match existing external finish. Entire building to be decorated Grey RAL 7016

BUILDING ROOF
Existing sales building flat roof to be retained. New flat roof to be installed over proposed extension.

SHOPFRONT
Part New Shopfront frames to be finished in Grey (RAL7016)
New fully glazed, single auto-sliding door, frames to be finished in Grey (RAL 7016)

CANOPY
Traditional steel framed canopy over forecourt w/o signage to be retained as is.

SURFACING
Existing forecourt surfacing retained as is. Install Asphalt to new footpath and kerbed areas.



REV	DATE	DESCRIPTION	DRAWN/CHECKED
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REVISION NOTES

PLANNING



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CLIENT



PROJECT
FS2096 - BAGLAN MOOR MORRISONS
CHRISTCHURCH ROAD,
BAGLAN INDUSTRIAL PARK, PORT TALBOT
SA12 7DA

DRAWING TITLE
PROPOSED SITE PLAN

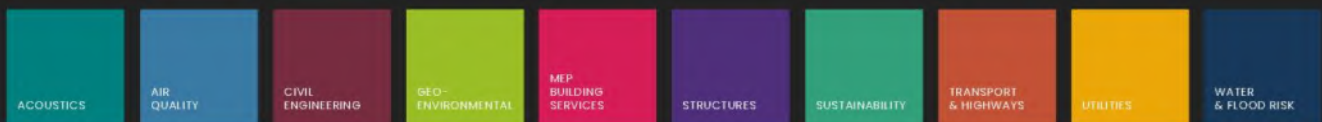
DRAWN BY DT	DATE 28.08.2024	SCALE 1:200	PAPER SIZE A1
CHECKED BY KL	DRAWING NUMBER 14314-2096-201	REV. -	

MBH Design Studio Ltd

MFG MORRISONS BAGLAN MOOR

Flood Risk Assessment

The information contained within this report and any appendices or supporting information provided are to be treated as confidential.



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