

Flood Risk Statement – Additional Container

1.0 Introduction

As part of the existing Booths By The Bridge development, a containerised unit has been placed on the north eastern side of the property which serves as additional storage as well as houses a pizza oven.

2.0 Development Information

The development consists of a 9.75m x 3m shipping container sat on existing handstanding ground (concrete slab) on the north eastern perimeter of the Booths By The Bridge property, see below aerial image:



(Google Copyright)

The development serves as an additional storage facility as well as pizza preparation area for the onsite café.

3.0 Development & Flood Risk

The development is part of the existing café onsite which is located within flood zone 3 on the NRW flood map for planning and is deemed susceptible to flooding from the nearby River Neath. The development is classified as less vulnerable. As part of the original flood risk assessment the area where the container is located (point 2) will be susceptible to flood depths up to 0.9m during the 1% (1 in 100) chance rising to 1.22m when including climate change to the 1% (1 in 100) chance.

The shipping container is not considered to significantly displace flood water in the event of fluvial flooding due to its small size and would flood internally as is not designed to be watertight. It should also be noted that as part of the site redevelopment, previous outbuildings have been demolished which were larger in footprint than those that have replaced them, therefore, the overall flood risk locally will have been reduced due to the development.

The shipping container is also located on existing hardstanding (concrete slab) and hence no additional impermeable surfaces have been created as a result, therefore, increased surface water run-off will not occur as a result of the development.

The client has confirmed to FCI that the container floor level is raised 0.1m above ground level with vulnerable internal items (pizza oven) raised 1.0m above floor level and hence would remain resilient to damage in all but the most extreme fluvial scenarios.

4.0 Conclusion

The inclusion of an additional shipping container as part of the existing café development located on the north eastern perimeter of the property is considered suitable on flood risk grounds. The container is a minor development and classed as less vulnerable with flood risk not increased elsewhere and vulnerable equipment located within has been raised as high as practically possible to reduce the risk of flood damage.