

Title: Project Sakura, Flood Risk Note - P03  
Date: March 2024

## **I. Technical Advice Note 15**

Jubb have been instructed by TSL Limited to provide engineering input relating to drainage and flooding for the proposed extension of Project Sakura. The proposed development is approximately 3.26ha in size and located on National Grid Reference 338005 E; 350379 N. The site currently consists of Norish Coldstore, hardstanding, office and parking.

The Welsh Assembly Government's policy with respect to development in flood risk areas is set out in '*Planning Policy Wales, Technical Advice Note 15: Development, flooding and coastal erosion*', published September 2021 (TAN15) and revised in March 2023.

## **II. Flood Risk**

Natural Resources Wales (NRW) Development Advice Mapping has been used to assess the risk of flooding from various means to the development site. Extracts from NRW's mapping software have been included in the appendices.

### **a. Fluvial Flood Risk**

The main risk from fluvial flooding in the area comes from the unnamed tertiary river located along the western boundary. The NRW flood mapping shows that the proposed areas for development are located beyond the extent of the flood zone and therefore is not considered a risk for fluvial flooding. The existing site entrance has been categorised as a low flood risk from rivers, therefore has a risk of flooding between 1 in 1000 and 1 in 100 years.

The building extension extends towards the western boundary, the service road adjacent to the western boundary has been designed to be at or close to the existing ground level and does not compromise the flood storage of the adjacent watercourse running along the western edge. The proposed drainage features along the boundary will reduce the ground level with some areas being reduced below the existing ground level. The adjacent watercourse is accessed via a clearing between the boundary fence and the watercourse, as there are no changes to the boundary fence, and we are not encroaching outside, the access to the watercourse will remain per the existing arrangement.

**b. Coastal/tidal flooding**

The development is situated away from any coastal areas and the development advice map does not indicate any areas at risk of coastal flooding nearby.

**c. Pluvial Flood Risk**

The NRW flood mapping shows localised areas within the proposed site that are subject to high – low (Flood Zone 3 – 1) pluvial surface water flooding.

The development involves measures to mitigate against flood events which directs the flood water to a series of SuDS features and a below ground attenuation tank. The ground levels are proposed to fall away from the building towards filter strips to prevent flood risk to the building. The proposed development provides a positive drainage route and attenuation for all hard paved areas within the development as part of the SuDS Approving Body requirement in all developments in Wales, which prevents any additional flood risk in the surrounding area from surface water flows from the development.

The proposed new building FFLs will match the existing. The existing building FFL is elevated from the externals by approx. 1.3m at it's maximum at the south side and external levels rise to meet it the at the north, therefore there will be little/no risk of flooding to the building.

**d. Flood Risk from Sewers**

From review of NRW flood mapping and a utility survey there is shown to be no flood risk within the region of existing sewers.

**e. Reservoirs, canals, and other artificial sources**

There are no reservoirs, canals, or other artificial sources in the proximity to the site.

**f. Groundwater Flood Risk**

The ground investigation report (ref. 23284-JCE-XX-XX-RP-GCA\_001) stated that ground water was not encountered at shallow depths during the trial pits investigations. However, a number of groundwater strikes were recorded within each of the boreholes, often rising following the initial strike, often to near ground level or above ground level, indicating sub-artesian or artesian groundwater. Ground water monitoring revealed that the site is susceptible to groundwater flooding, however it is considered that the groundwater will consummate with the adjacent watercourse, and in reality, the risk of groundwater flooding is likely to be low (refer to Ground Investigation Report).

**g. Development Advice Zoning**

The NRW Flood Map for Planning shows that the area for development is within varying flood zones but predominantly within zone 1 for both fluvial and surface water flooding. A watercourse runs parallel to the western boundary and increases the categorisation of the local vicinity to Zone 2 but is restricted to the watercourse due to the existing site topography and does not encroach within the proposed development footprint. The flood maps suggests that the site contains areas of zone 2 and 3 surface water flooding within the areas of existing hardstanding, the flood maps zones illustrate the recorded historical flooding of the area. The SuDS features for the proposed development will

minimise the surface water flood risk in conjunction of the maintenance of the existing surface water system (silted/blocked gullies were recorded within the areas of flooding).

The designated site is "considered to be at little or no risk from fluvial or coastal/tidal flooding", showing the area is suitable for development and there is no need to consider flood risk further.

### **III. Appendices – NRW Flood Maps for Planning**

Flood Map for Planning - Detail  
Project Sakura

Legend

--- Flood Defence Locations

TAN15 Defended Zones

▨ Rivers

▨ Sea

▨ Rivers and Sea

Rivers

■ Flood Zone 3

■ Flood Zone 2

Sea

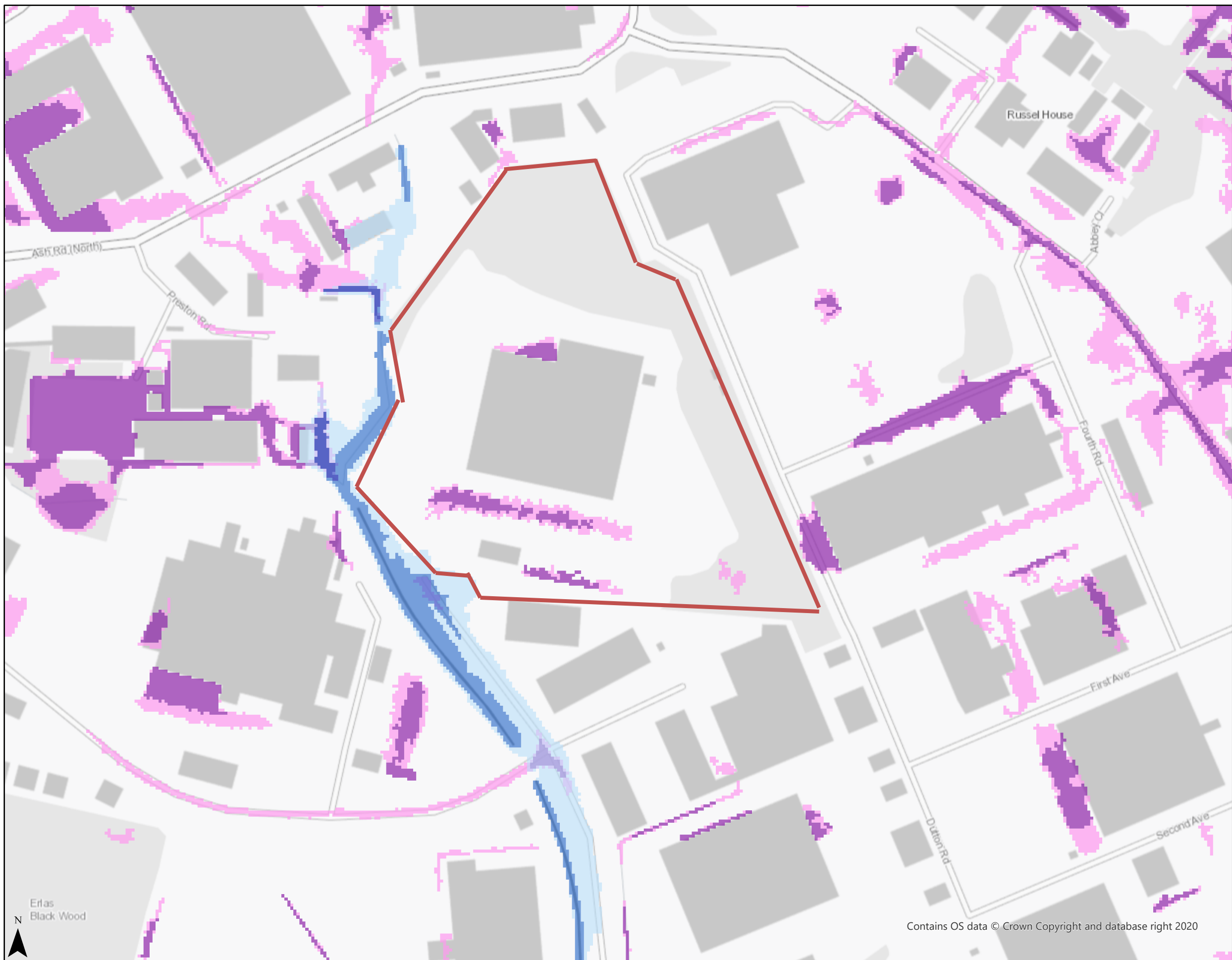
■ Flood Zone 3

■ Flood Zone 2

Surface Water and Small Watercourses

■ Flood Zone 3

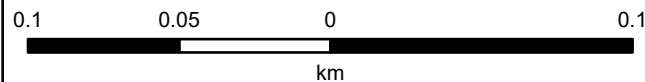
■ Flood Zone 2



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Scale at A3: 1:2,500

Date: 15/02/2024



British National Grid

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