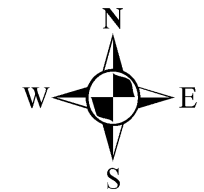


Dŵr Cymru  
Welsh Water

PPA0009069 Water plan



**LEGEND**

Clean network:

- Sluice valve
  - Pressure reducing valve
  - Meter
  - Bulk meter
  - Hydrant
  - Cap end
  - Air valve
  - Stop tap
  - Water Treatment Works
  - Water Pumping Station
  - Existing main
  - Non-operational main
  - Raw Water
- NB: Water main symbol colour indicates the type.  
 LIGHT BLUE - Trunk  
 DARK BLUE - Distribution  
 YELLOW - Raw Water

**Notes:**

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

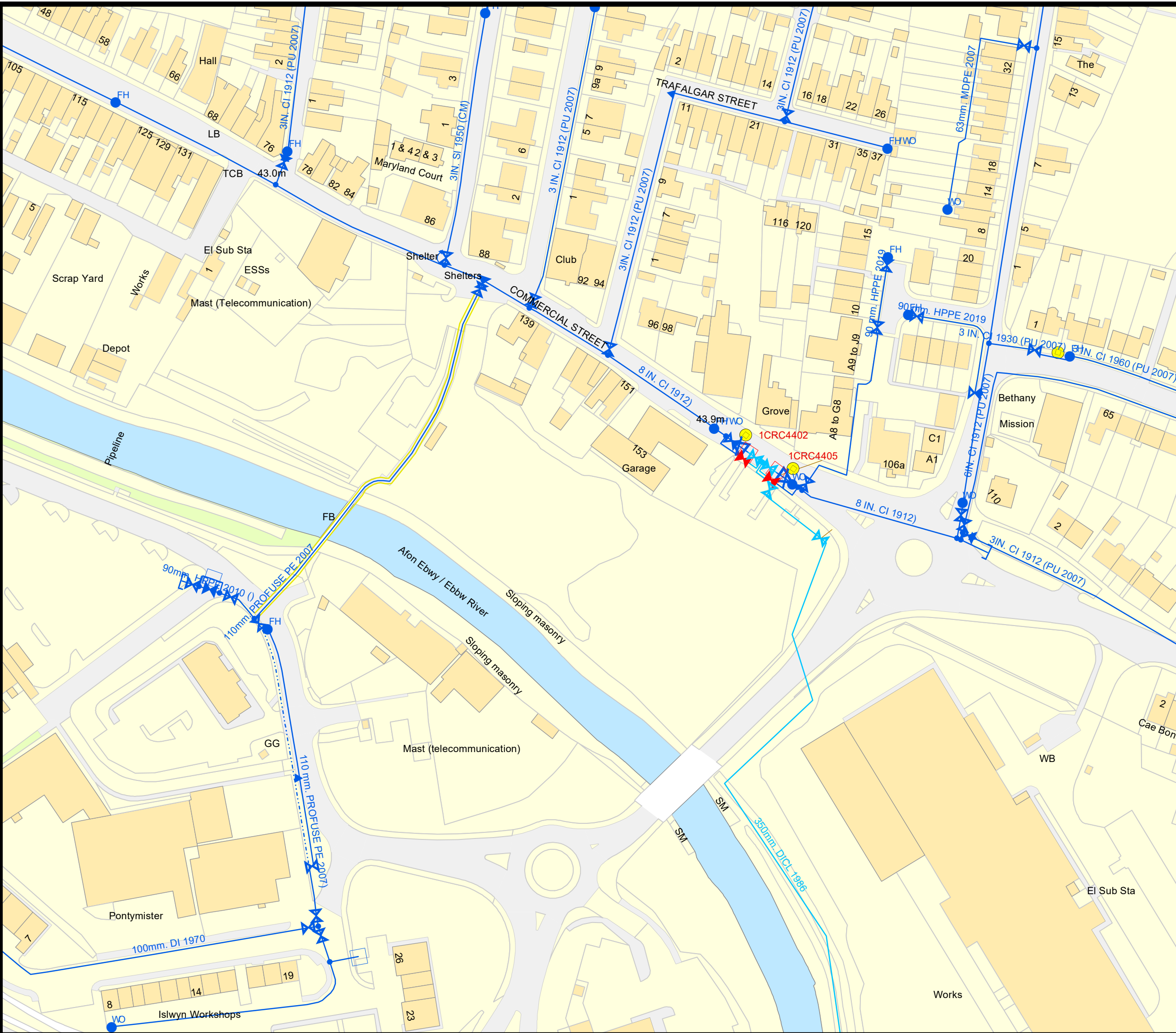
Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.**

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Map Ref: 324410,189879  
Map scale: 1:1275  
Printed by: Stacey Harris  
Printed on: 27 Nov 2024



## **Appendix E Existing and Proposed Development Plans**



SITE AREA = 10,710 SQ M / 2.64 ACRES

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DESIGN SUBJECT TO FOLLOWING:  
HIGHWAYS ENGINEERING DESIGN AND COMMENT  
TIES & TPO SURVEY  
M&E DESIGN  
FLOOD RISK ASSESSMENT  
GROUND INVESTIGATION  
LANDSCAPE ARCHITECTS DESIGN  
LEVELS REVIEW  
DRAINAGE DESIGN  
TITLE DEED REVIEW

LIDL DESIGN BASED OFF OF LATEST BBS 2023 LIDL SPECIFICATION - FEBRUARY 2024

HIGHWAYS DRAWINGS BASED ON CORUN DRAWING: 23-03849 PL01 Rev 8 Potential Ghost Island Junction

B4591


Scale bar added, north point adjusted, general

F	23/01/2025	amendations moved	KA
E	20/09/2024	Date of drawing amended	KA
D			

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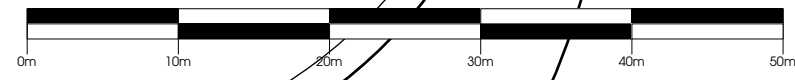
client  
**Lidl GB Ltd.**

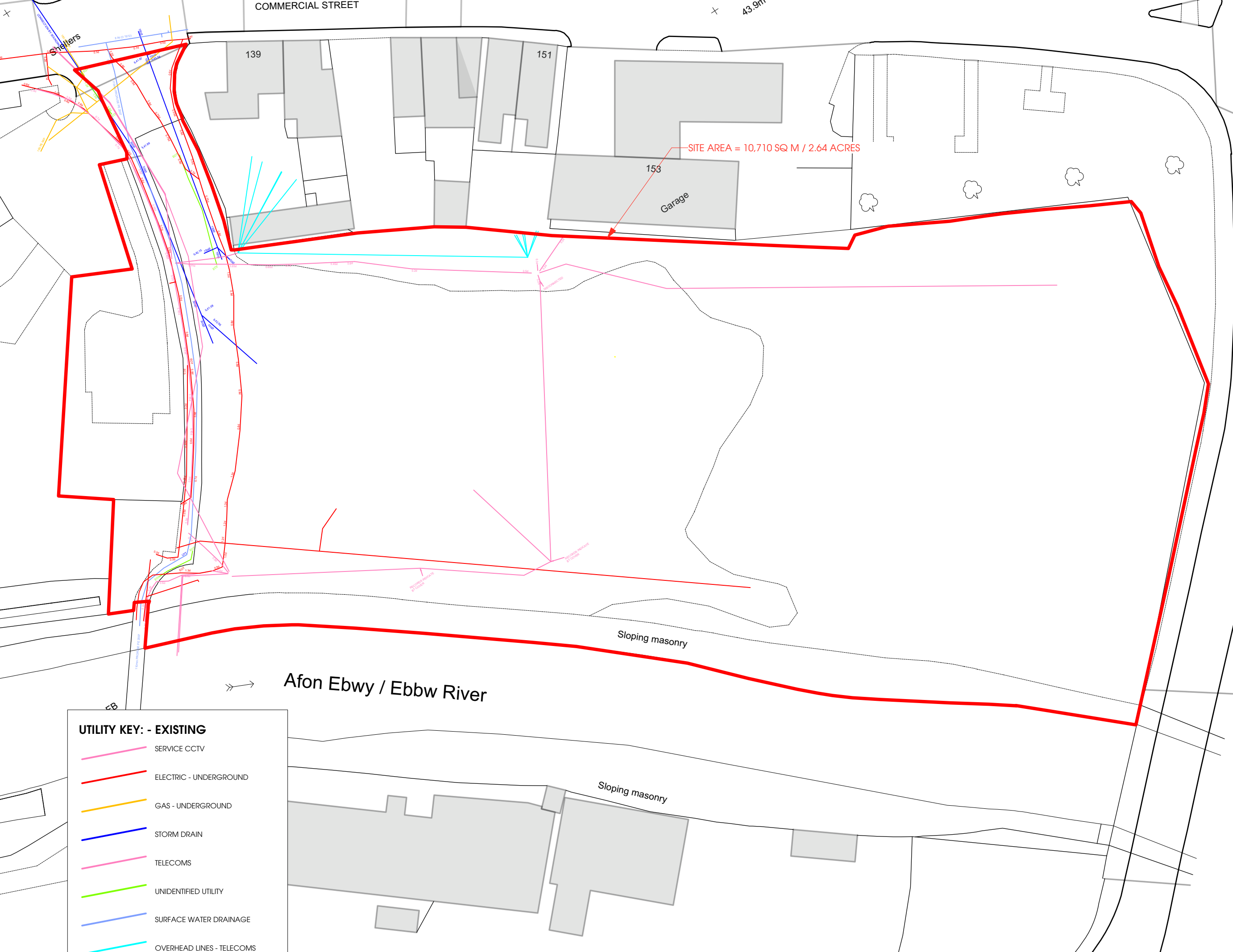


project  
**Commercial Street  
Risca**

drawing title  
**GA Existing Site Plan**

date **September 2024**  
status **Planning**  
scale **1:500 @ A3**  
drawn **NG** checked **BM**  
job no. **3067** dwg no. **P401** rev. **F**





SITE AREA = 10,710 SQ M / 2.64 ACRES

Sloping masonry

Afon Ebwy / Ebbw River

Sloping masonry

**UTILITY KEY: - EXISTING**

- SERVICE CCTV
- ELECTRIC - UNDERGROUND
- GAS - UNDERGROUND
- STORM DRAIN
- TELECOMS
- UNIDENTIFIED UTILITY
- SURFACE WATER DRAINAGE
- OVERHEAD LINES - TELECOMS

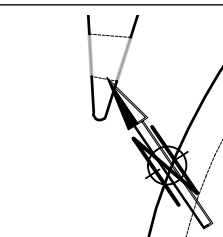
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DO NOT SCALE!  
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DESIGN SUBJECT TO FOLLOWING:  
HIGHWAYS ENGINEER DESIGN AND COMMENT  
TREE & TPO SURVEY  
M&E DESIGN  
FLOOD RISK ASSESSMENT  
GROUND INVESTIGATION  
LANDSCAPE ARCHITECTS DESIGN  
LEVELS REVIEW  
DRAINAGE DESIGN  
TITLE DEED REVIEW

LIDL DESIGN BASED OFF OF LATEST BBS 2023 LIDL SPECIFICATION - FEBRUARY 2024

HIGHWAYS DRAWINGS BASED ON CORUN DRAWING: 23-03849 PL01 Rev 8 Potential Ghost Island Junction



B4591


H	23/01/2023	Scale bar added, north point adjusted, general	KA
G	13/11/2024	Proposed landscaping scheme updated as per	KA
F	03/10/2024	Planning pack updated to match latest scheme	KA
Rev.	Date	Description	Drawn

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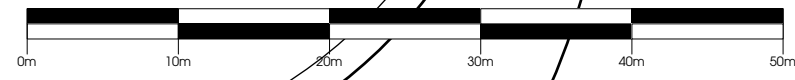
client  
**Lidl GB Ltd.**



project  
**Commercial Street  
Risca**

drawing title  
**GA Existing Site Plan -  
Utilities**

date **September 2024**  
status **Planning**  
scale **1:500 @ A3**  
drawn **NG** checked **BM**  
job no. **3067** dwg no. **P406** rev. **H**



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DESIGN SUBJECT TO FOLLOWING:  
HIGHWAYS ENGINEERING DESIGN AND COMMENT  
TREE & TPO SURVEY  
M&E DESIGN  
FLOOD RISK ASSESSMENT  
GROUND INVESTIGATION  
LANDSCAPE ARCHITECTS DESIGN  
LEVELS REVIEW  
DRAINAGE DESIGN  
TITLE DEED REVIEW

LIDL DESIGN BASED OFF OF LATEST BBS 2023 LIDL SPECIFICATION - FEBRUARY 2024

HIGHWAYS DRAWINGS BASED ON CORUN DRAWING: 23-00849 PL01 Rev 8 Potential Island Junction

SITE AREA = 10,710 SQ M / 2.64 ACRES

EXISTING TELECOMS POLE WITH OVERHEAD UTILITIES - SHOWN IN TURQUOISE

EXISTING TREES TO REMAIN - RPA TO BE SURVEYED - ANY EXCAVATION TO BE DONE AS PER SPECIALIST INSTRUCTION

**SCHEDULE OF AREAS (TYPE 1300)**

SALES	=1334 m <sup>2</sup>
WAREHOUSE	=410 m <sup>2</sup>
ANCILLARY	=218 m <sup>2</sup>
GIA	=1962 m <sup>2</sup>

EXISTING RIGHT OF WAY TO SLIGHTLY MODIFIED TO BE BROUGHT AWAY FROM THE PROPOSED ROADWAY AND STRAIGHTEN UP TO CONNECT TO BRIDGE CROSSING

SITE ACCESS AND HIGHWAYS BASED ON CORUN HIGHWAYS DRAWING: 23-00849 PL01 Rev B

PROPOSED LANDSCAPING BASED ON LANDSCAPE ARCHITECTS DESIGN. REFER TO CA 2024-RISCA-03 LANDSCAPEPROPOSALSOVERALL FOR MORE INFORMATION


Scale bar added, north point adjusted, general W 23/01/2025 annotation moved. KA  
 Proposed landscaping scheme updated as per V 13/11/2024 Consolidation drawing 123 CA 2024 - RISCA-0 REV 8 KA  
 U 11/11/2024 Proposed rear retaining wall location adjusted. KA  
 Scheme updated as per new topographical survey received 04/11/24 and updated as per T 04/11/2024 Consolidation Landscaping scheme. KA  
 S 04/10/2024 Lidl flagpole added. KA  
 Rev. Date Description Drawn

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E: info@htcarchitects.co.uk

client  
**Lidl GB Ltd.**



project  
**Commercial Street  
Risca**

drawing title  
**Proposed Setting Out Plan**

date **September 2024**  
 status **Planning**  
 scale **1:500 @ A3**  
 drawn **KA checked BM**  
 job no. **3067** dwg no. **P402** rev. **W**



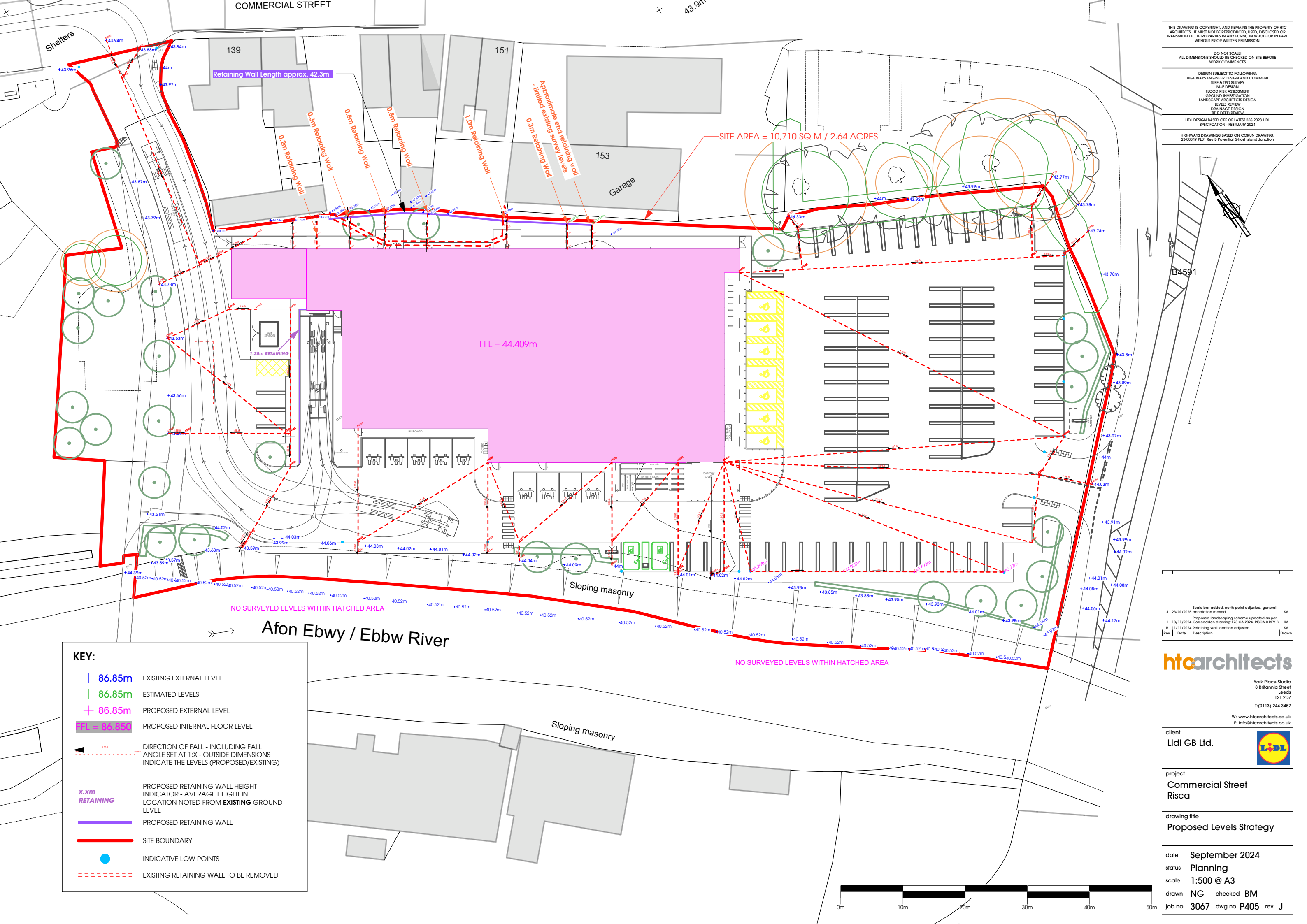
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DESIGN SUBJECT TO FOLLOWING:  
HIGHWAYS ENGINEER DESIGN AND COMMENT  
TRES & TPO SURVEY  
M&E DESIGN  
FLOOD RISK ASSESSMENT  
GROUND INVESTIGATION  
LANDSCAPE ARCHITECTS DESIGN  
LEVELS REVIEW  
DRAINAGE DESIGN  
TITLE DEED REVIEW

LIDL DESIGN BASED OFF OF LATEST BBS 2023 LIDL SPECIFICATION - FEBRUARY 2024

HIGHWAYS DRAWINGS BASED ON CORUN DRAWING: 23-03849 PL01 Rev 8 Potential Ghost Island Junction



NO SURVEYED LEVELS WITHIN HATCHED AREA

NO SURVEYED LEVELS WITHIN HATCHED AREA

**KEY:**

- + 86.85m EXISTING EXTERNAL LEVEL
- + 86.85m ESTIMATED LEVELS
- + 86.85m PROPOSED EXTERNAL LEVEL
- FFL = 86.850 PROPOSED INTERNAL FLOOR LEVEL
- DIRECTION OF FALL - INCLUDING FALL ANGLE SET AT 1:X - OUTSIDE DIMENSIONS INDICATE THE LEVELS (PROPOSED/EXISTING)
- x.xm RETAINING PROPOSED RETAINING WALL HEIGHT INDICATOR - AVERAGE HEIGHT IN LOCATION NOTED FROM EXISTING GROUND LEVEL
- PROPOSED RETAINING WALL
- SITE BOUNDARY
- INDICATIVE LOW POINTS
- EXISTING RETAINING WALL TO BE REMOVED


Scale bar added, north point adjusted, general

J	23/01/2025	annotation moved.	KA
I	13/11/2024	Proposed landscaping scheme updated as per	KA
H	11/11/2024	Retaining wall location adjusted	KA
Rev.	Date	Description	Drawn

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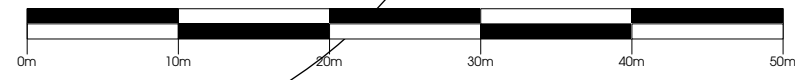
client  
**Lidl GB Ltd.**



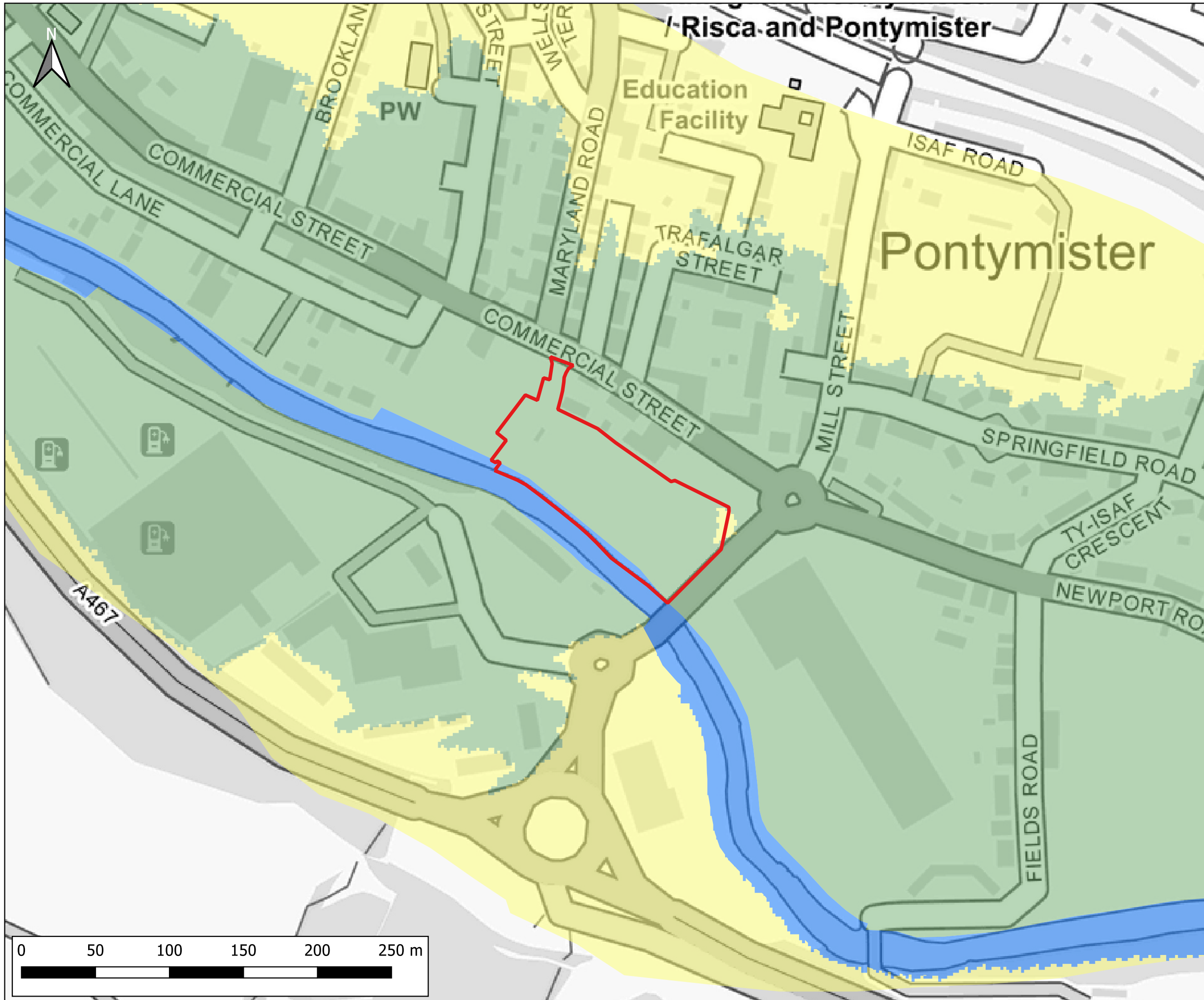
project  
**Commercial Street  
Risca**

drawing title  
**Proposed Levels Strategy**

date **September 2024**  
status **Planning**  
scale **1:500 @ A3**  
drawn **NG** checked **BM**  
job no. **3067** dwg no. **P405** rev. **J**



## Appendix F NRW Flood Maps




Notes:  
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

**LEGEND**

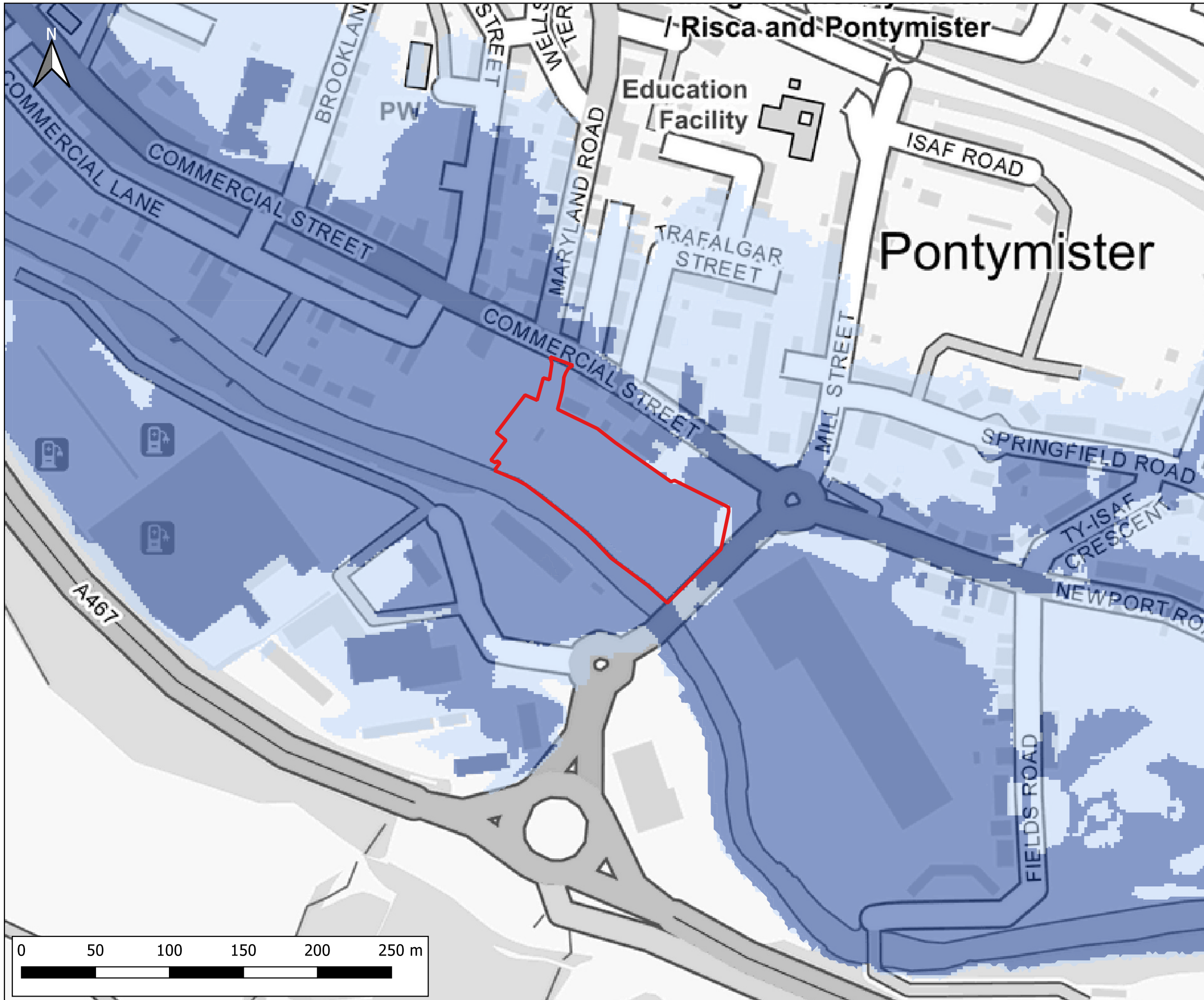
- Site Boundary
- Development Advice Map (TAN15)
- Zone A
- Zone B
- Zone C1
- Zone C2



CLIENT:			
Lidl Great Britain Limited			
 <a href="http://www.waterco.co.uk">www.waterco.co.uk</a>			
SCHEME:			
Land at Pontymister, Risca			
PLOT TITLE:			
NRW Development Advice Map Data published October 2022			
PLOT STATUS:			DATE:
FINAL			20-11-2024
DRAWN:	CHECKED:	APPROVED:	PLOT SCALE AT A3:
JP	AW	MW	1:2500
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15679_NRW_DAM_Map			-











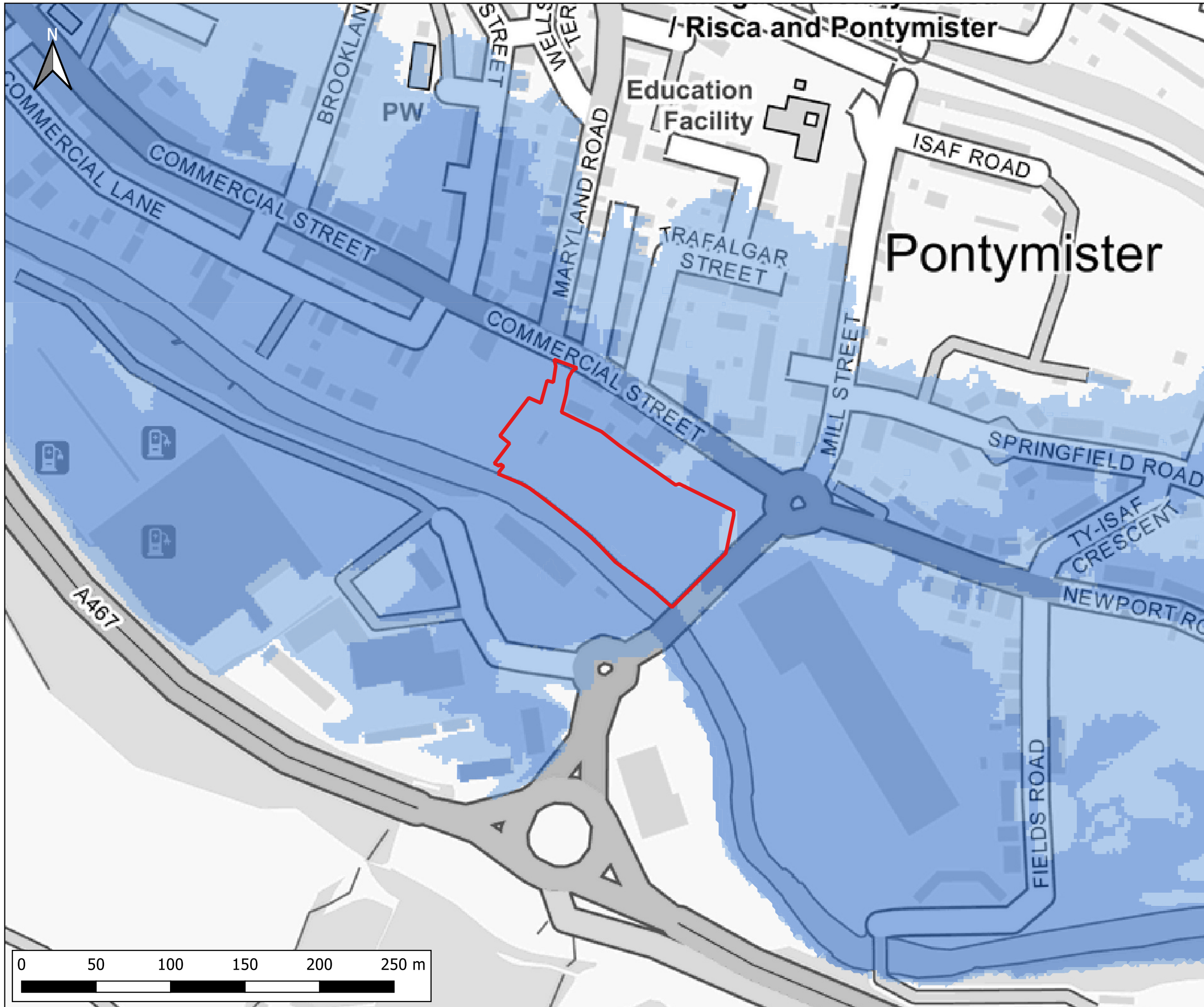
Notes:  
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise  
 2) Flood Zone 3 displays the extent of flooding from rivers with a 1% AEP or greater of flooding in a given year including and allowance for climate change and the sea with a 0.5% AEP or greater of flooding in a given year including and allowance for climate change  
 3) Flood Zone 2 displays the extent of flooding from rivers with a less than 1% AEP but greater than or equal to 0.1% AEP of flooding in a given year including and allowance for climate change and the sea with a less than 0.5% AEP but greater than or equal to 0.1% AEP of flooding in a given year including and allowance for climate change

**LEGEND**

-  Site Boundary
-  NRW Flood Map for Planning  
Flood Zone 2
-  Flood Zone 3






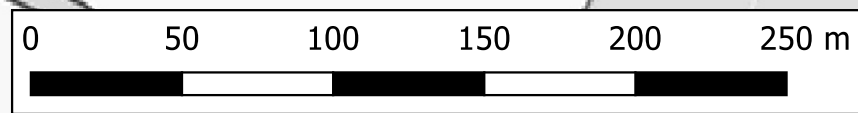
CLIENT:			
Lidl Great Britain Limited			
 www.waterco.co.uk			
SCHEME:			
Land at Pontymister, Risca			
PLOT TITLE:			
NRW Flood Map for Planning (Rivers and Sea) Data published May 2024			
PLOT STATUS:		DATE:	
FINAL		20-11-2024	
DRAWN:	CHECKED:	APPROVED:	PLOT SCALE AT A3:
JP	AW	MW	1:2500
PLOT NAME:			REVISION:
15679_NRW_FMFP			-




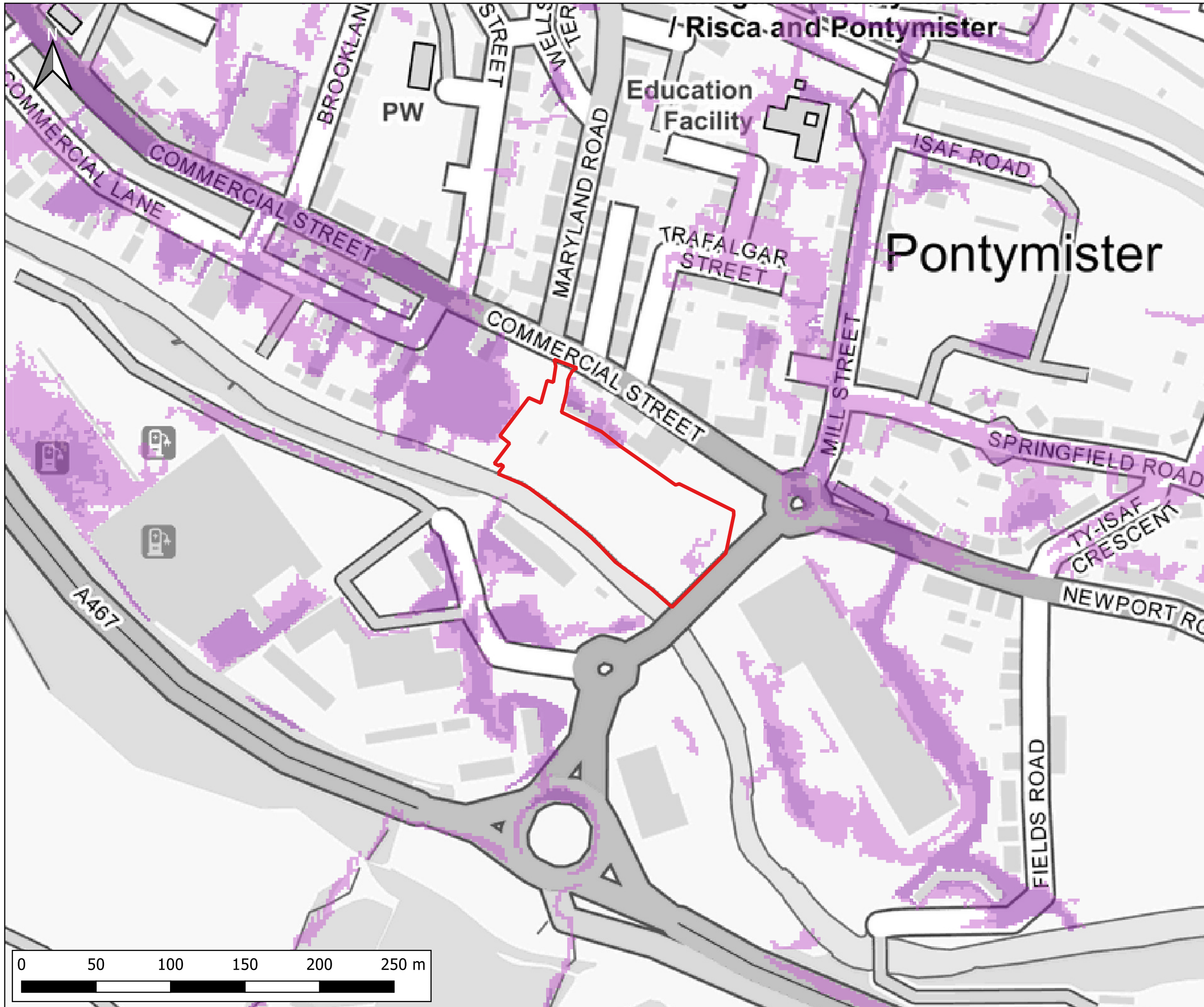
Notes:  
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

**LEGEND**

-  Site Boundary
- NRW Flood Zones Rivers
-  Flood Zone 3
-  Flood Zone 2



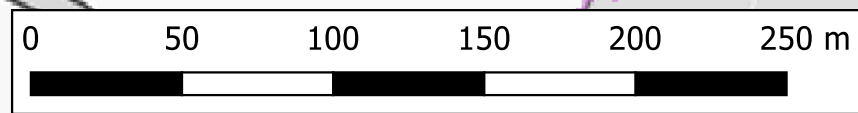
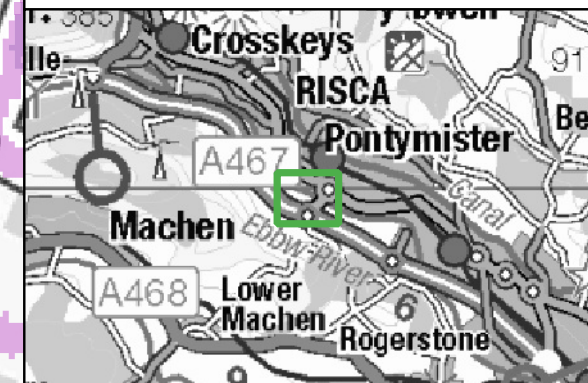
CLIENT:			
Lidl Great Britain Limited			
			
www.waterco.co.uk			
SCHEME:			
Land at Pontymister, Risca			
PLOT TITLE:			
NRW Flood Zones Rivers Data published May 2024			
PLOT STATUS:		DATE:	
FINAL		20-11-2024	
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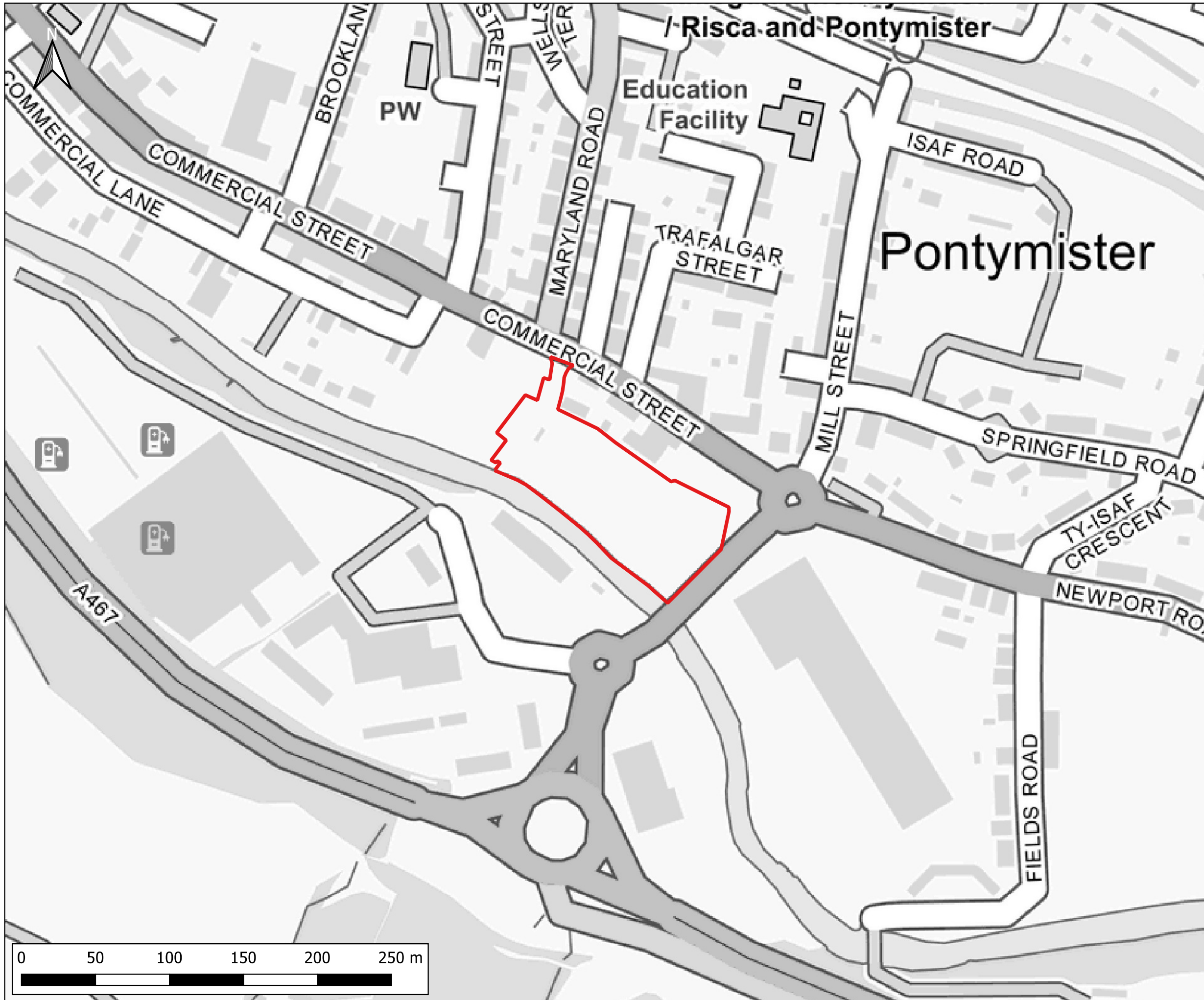
Notes:  
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

**LEGEND**

- Site Boundary
- NRW Flood Zones Surface Water and Small Watercourses
  - Flood Zone 3
  - Flood Zone 2






CLIENT: Lidl Great Britain Limited			
 www.waterco.co.uk			
SCHEME: Land at Pontymister, Risca			
PLOT TITLE: NRW Flood Zones Surface Water & Small Watercourses Data published May 2024			
PLOT STATUS: FINAL			DATE: 20-11-2024
DRAWN: JP	CHECKED: AW	APPROVED: MW	PLOT SCALE AT A3: 1:2500
PLOT NAME: 15679_NRW_Flood_Risk_from_Surface_Water			REVISION: -




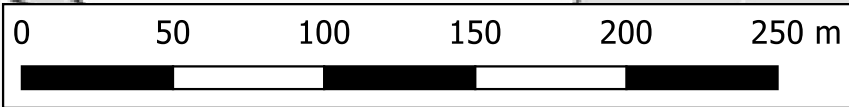
Notes:  
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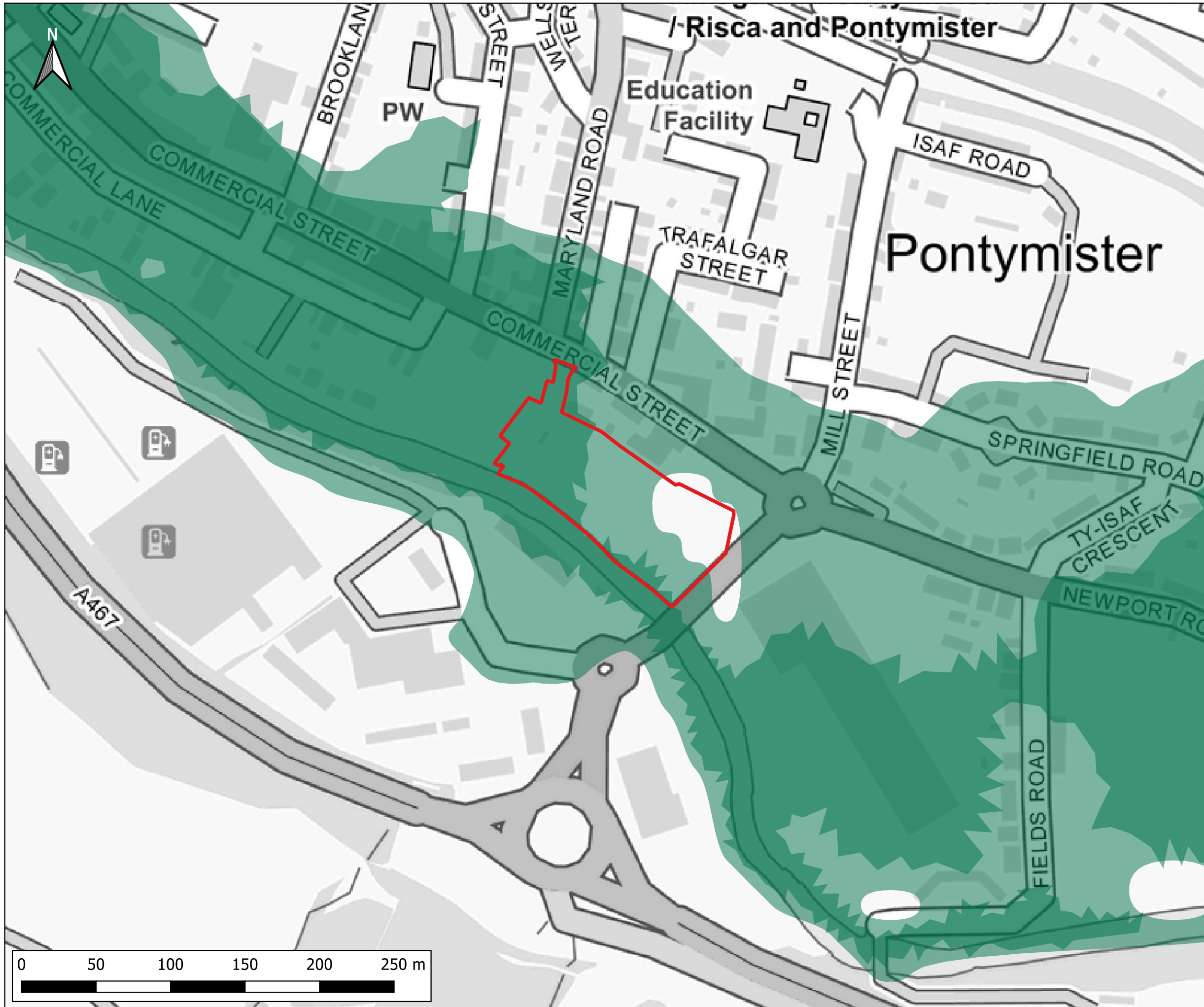
**LEGEND**

-  Site Boundary
- NRW Flood Zones Sea
-  Flood Zone 3
-  Flood Zone 2



CLIENT:			
Lidl Great Britain Limited			
			
www.waterco.co.uk			
SCHEME:			
Land at Pontymister, Risca			
PLOT TITLE:			
NRW Flood Zones Sea Data published May 2024			
PLOT STATUS:			DATE:
FINAL			20-11-2024
DRAWN:	CHECKED:	APPROVED:	PLOT SCALE AT A3:
JP	AW	MW	1:2500
PLOT NAME:			REVISION:
15679_NRW_Flood_Zones_Sea			-

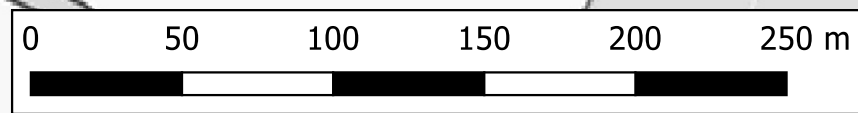





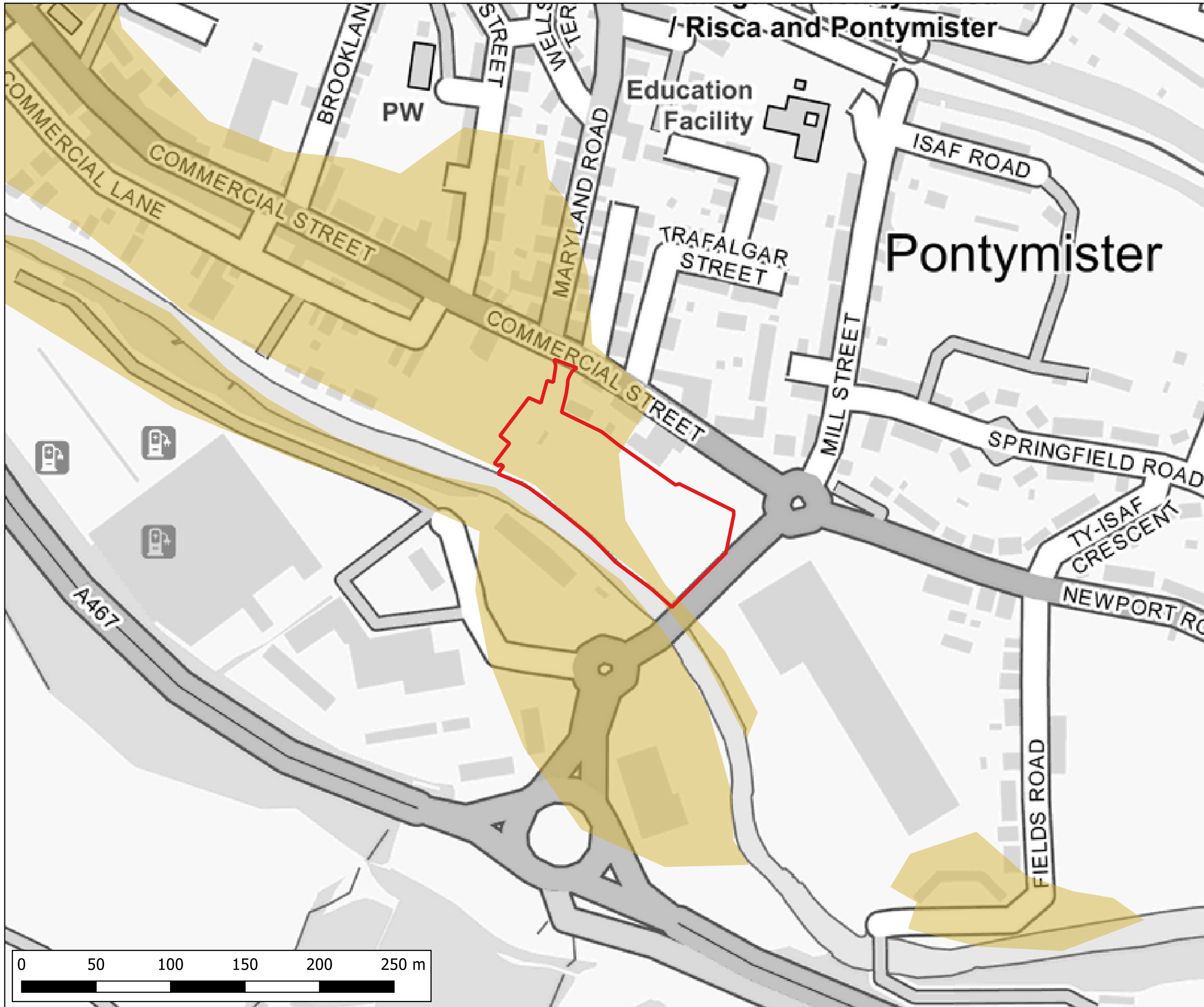
Notes:  
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

**LEGEND**

- Site Boundary
- Flood Risk from Reservoirs Extent



CLIENT:			
Lidl Great Britain Limited			
 <a href="http://www.waterco.co.uk">www.waterco.co.uk</a>			
SCHEME:			
Land at Pontymister, Risca			
PLOT TITLE:			
NRW Flood Risk from Reservoirs Data published February 2017			
PLOT STATUS:		DATE:	
FINAL		20-11-2024	
DRAWN:	CHECKED:	APPROVED:	PLOT SCALE AT A3:
JP	AW	MW	1:2500
PLOT NAME:			REVISION:
15679_NRW_Flood_Risk_from_Reservoirs			-



Notes:  
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

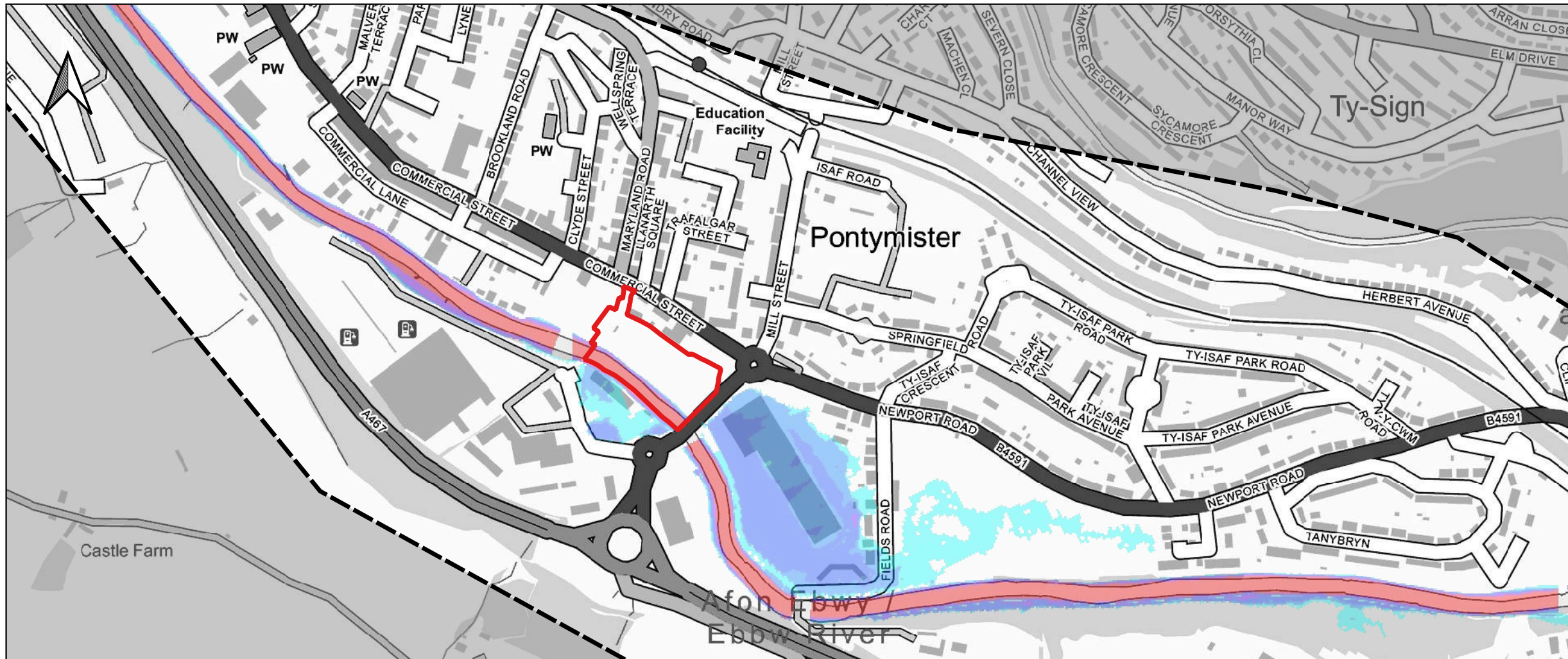
- LEGEND**
- Site Boundary
  - NRW Recorded Flood Extents



CLIENT:		Lidl Great Britain Limited	
 <a href="http://www.waterco.co.uk">www.waterco.co.uk</a>			
SCHEME:		Land at Pontymister, Risca	
PLOT TITLE:		NRW Recorded Flood Extents Data published May 2024	
PLOT STATUS:		FINAL	DATE: 20-11-2024
DRAWN: JP	CHECKED: AW	APPROVED: MW	PLOT SCALE AT A3: 1:2500
PLOT NAME: 15679_Recorded_Flood_Extents		REVISION: -	

## Appendix G Model Results

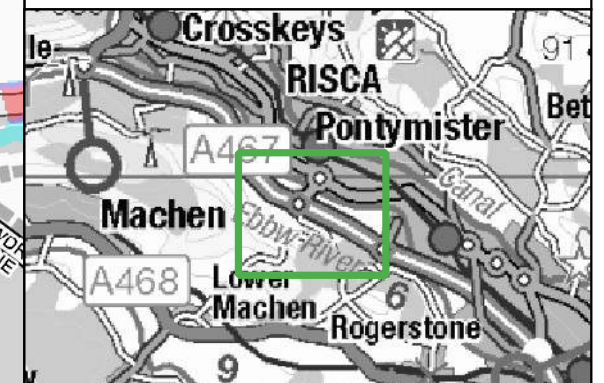
### Normal Conditions



Notes:  
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

**LEGEND**

- Site Boundary
- Maximum Flood Depth
- <= 0.3m
- 0.3m - 0.6m
- 0.6m - 1.2m
- 1.2m - 2.4m
- > 2.4m



CLIENT:  


  
www.waterco.co.uk

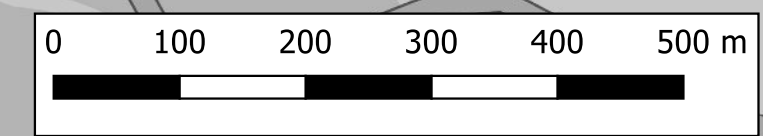
SCHEME:  
**Land at Pontymister, Risca**

PLOT TITLE: Maximum Flood Depth  
1% AEP Fluvial Event  
Existing Scenario (EXG)  
Defended Scenario  
Normal Conditions

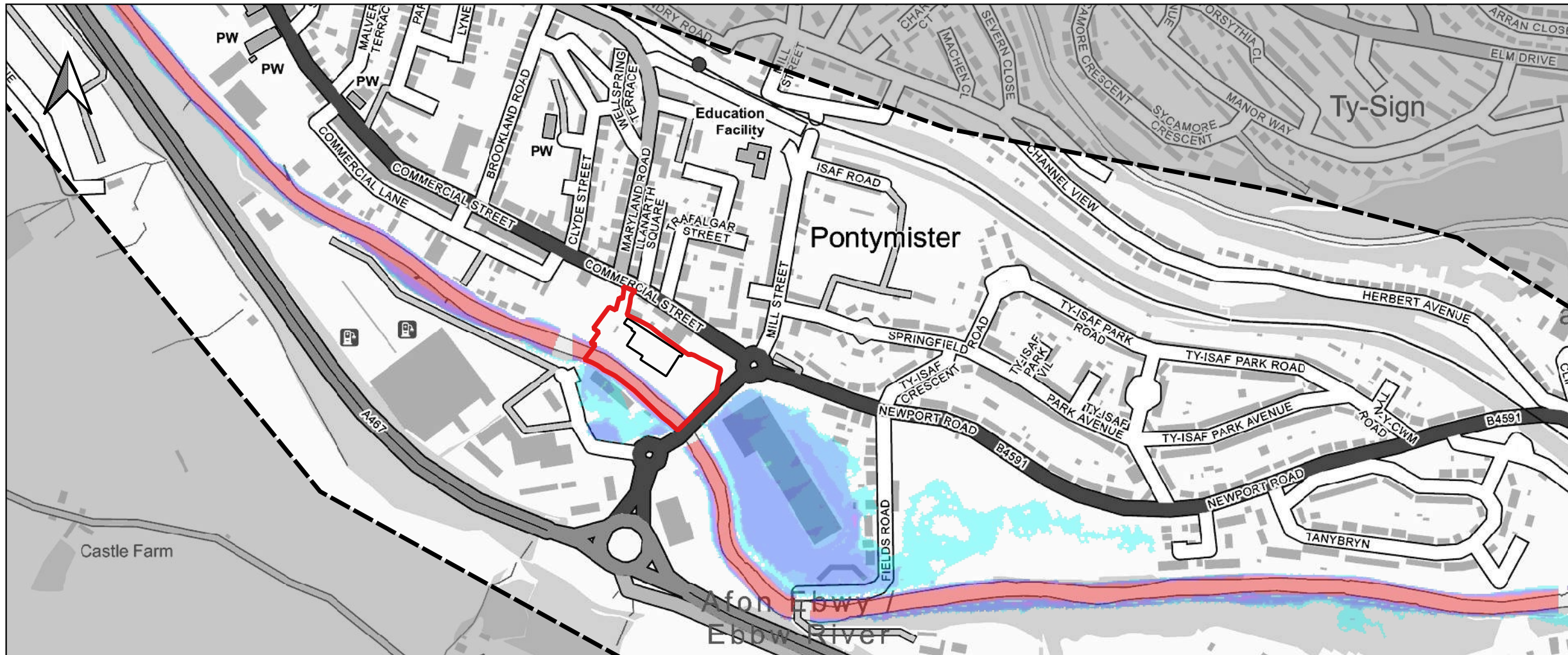
PLOT STATUS: FINAL DATE: 26-11-2024

DRAWN: MH	CHECKED: AA	APPROVED: LS	PLOT SCALE AT A3: 1:6000
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PLOT NAME: 15679\_EBBW\_Q100\_DEF\_EXG\_NC\_023\_d\_Max REVISION: -



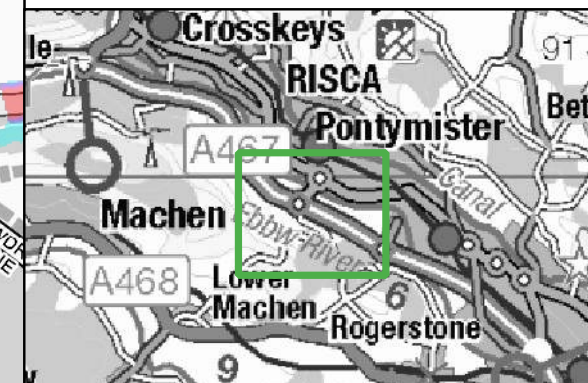
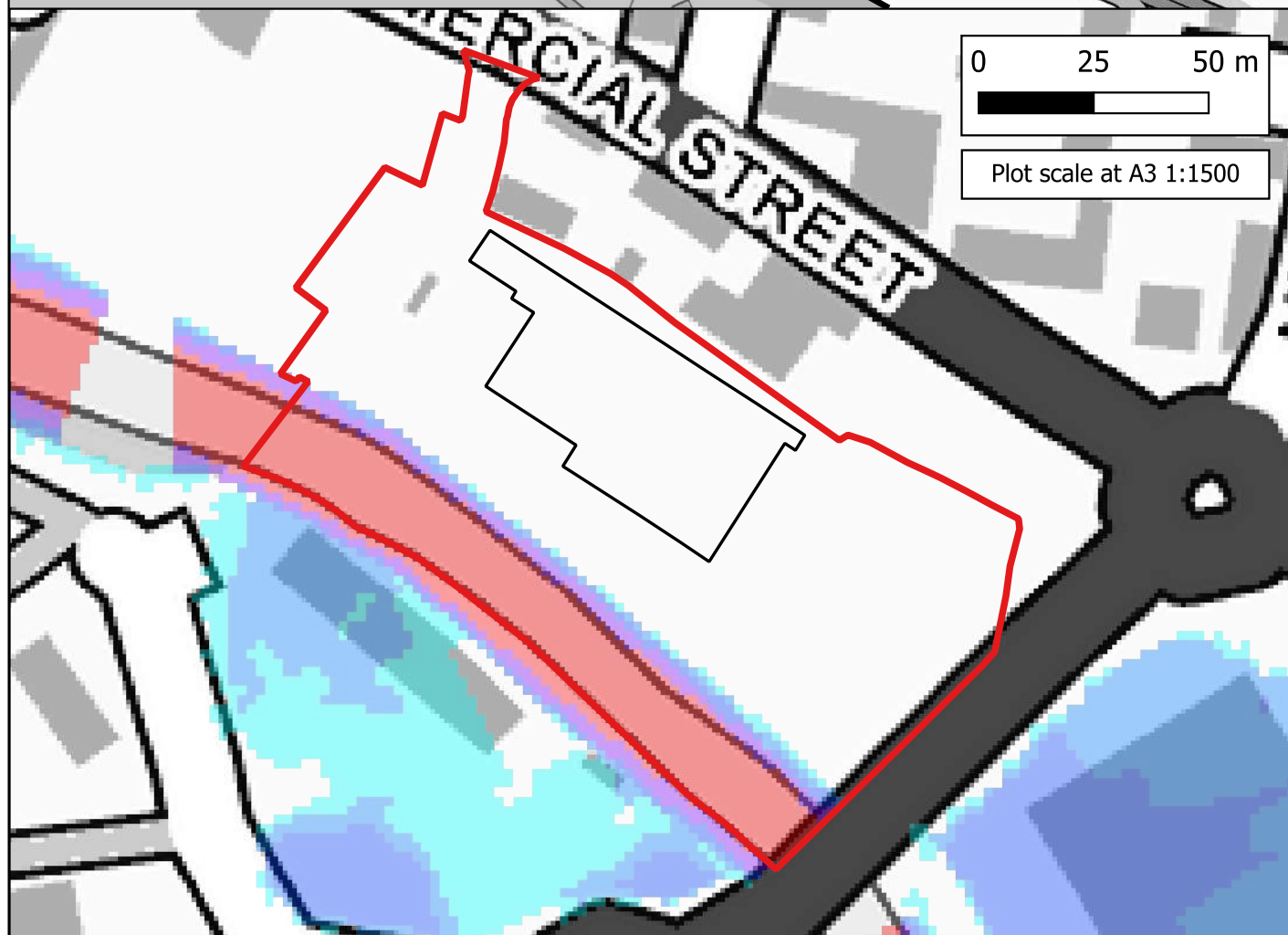




Notes:  
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

**LEGEND**

- Site Boundary
- Proposed Store
- Maximum Flood Depth
  - <= 0.3m
  - 0.3m - 0.6m
  - 0.6m - 1.2m
  - 1.2m - 2.4m
  - > 2.4m



SCHEME:  
**Land at Pontymister, Risca**

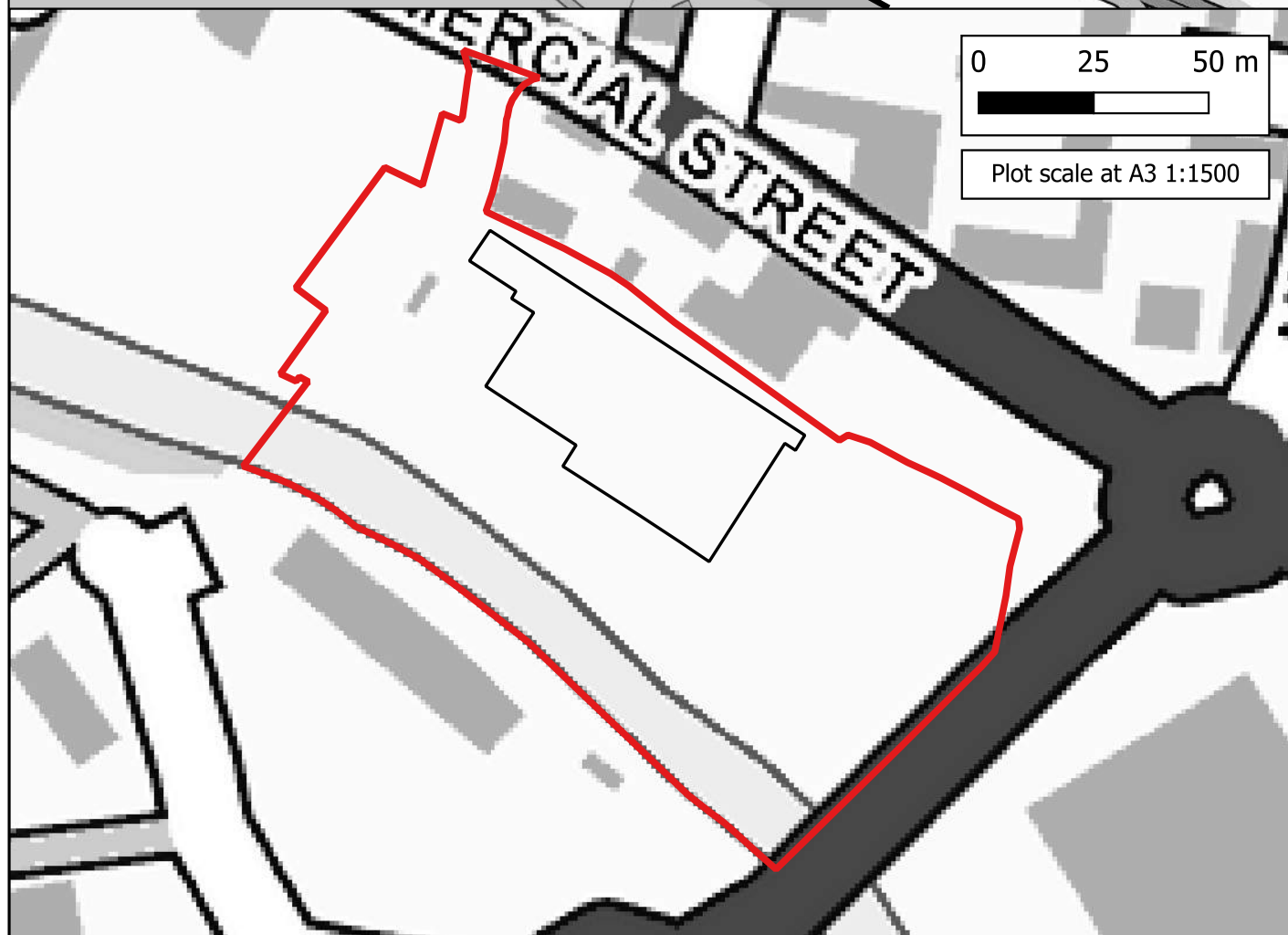
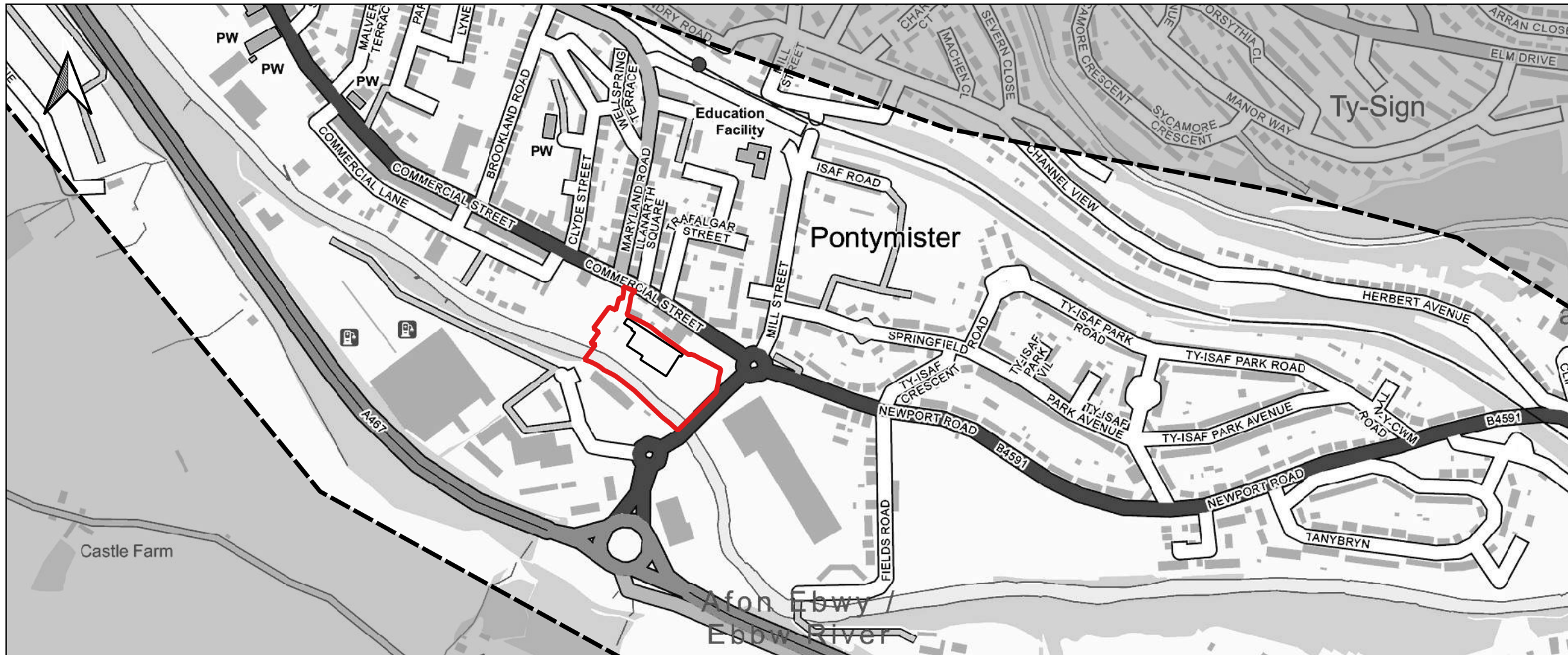
PLOT TITLE: Maximum Flood Depth  
1% AEP Fluvial Event  
Proposed Development Scenario (DEV)  
Defended Scenario  
Normal Conditions

PLOT STATUS: FINAL DATE: 26-11-2024

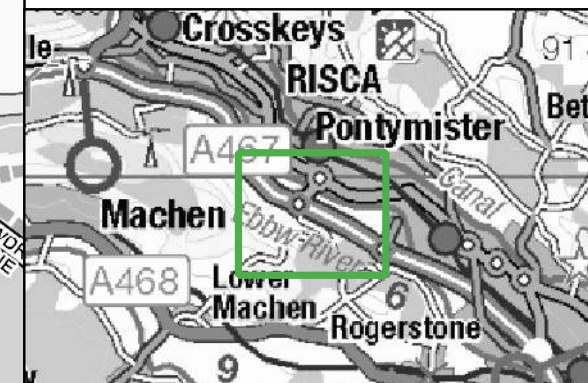
DRAWN: MH	CHECKED: AA	APPROVED: LS	PLOT SCALE AT A3: 1:6000
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PLOT NAME: 15679_EBBW_Q100_DEF_DEV_NC_027_d_Max	REVISION: -
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Notes:  
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.



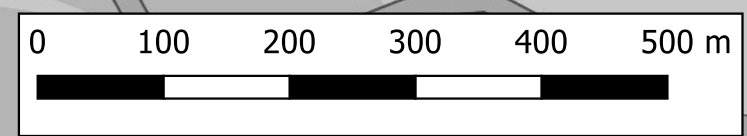
SCHEME:  
**Land at Pontymister, Risca**

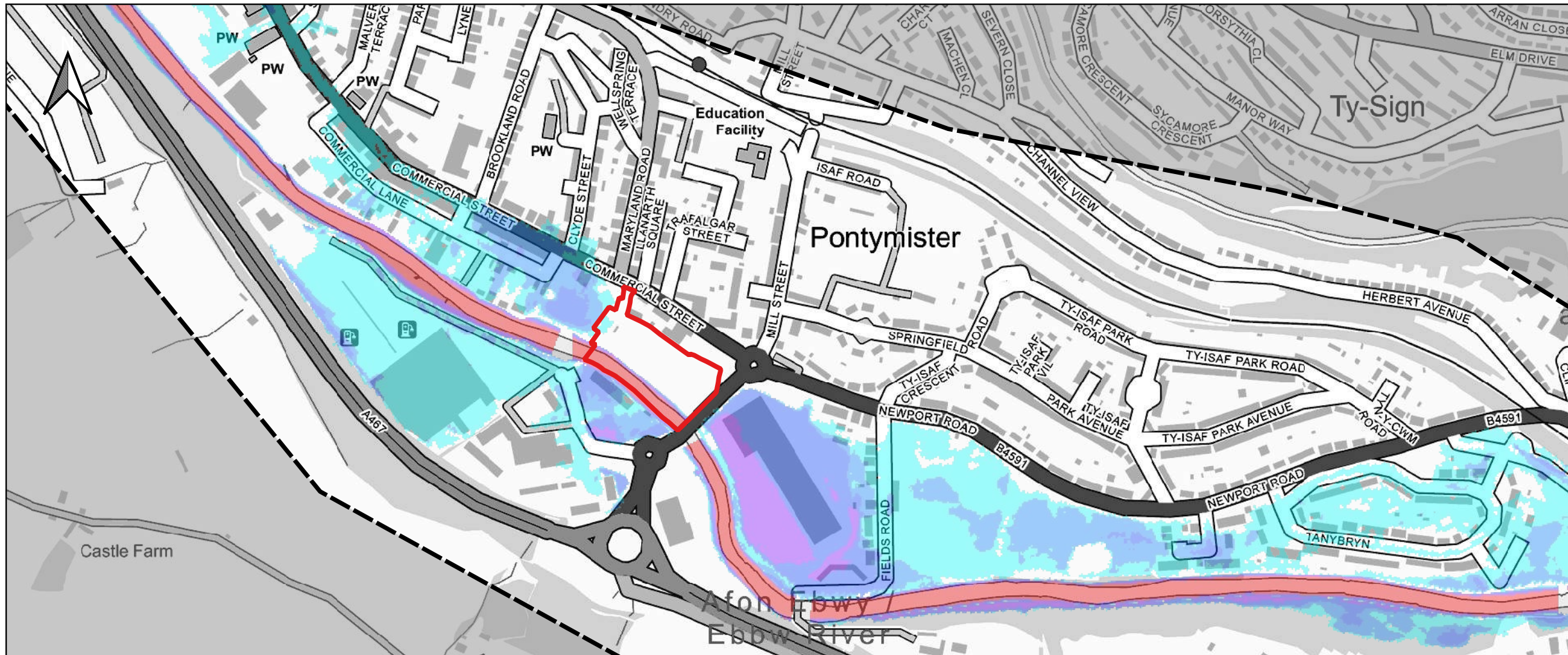
PLOT TITLE: Maximum Flood Depth Difference  
1% AEP Fluvial Event  
DEV-EXG  
Defended Scenario  
Normal Conditions

PLOT STATUS: FINAL DATE: 26-11-2024

DRAWN: MH	CHECKED: AA	APPROVED: LS	PLOT SCALE AT A3: 1:6000
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PLOT NAME: 15679\_EBBW\_Q100\_DEF\_DEV-EXG\_NC\_027\_d-Diff REVISION: -

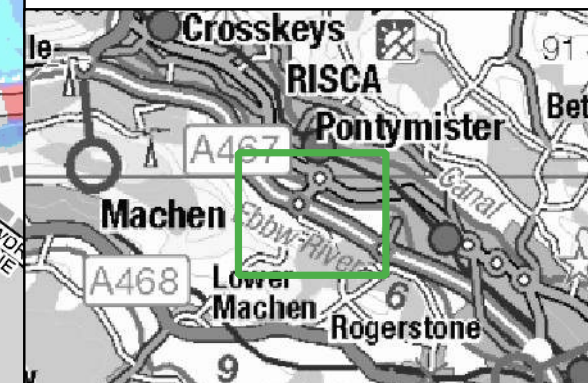
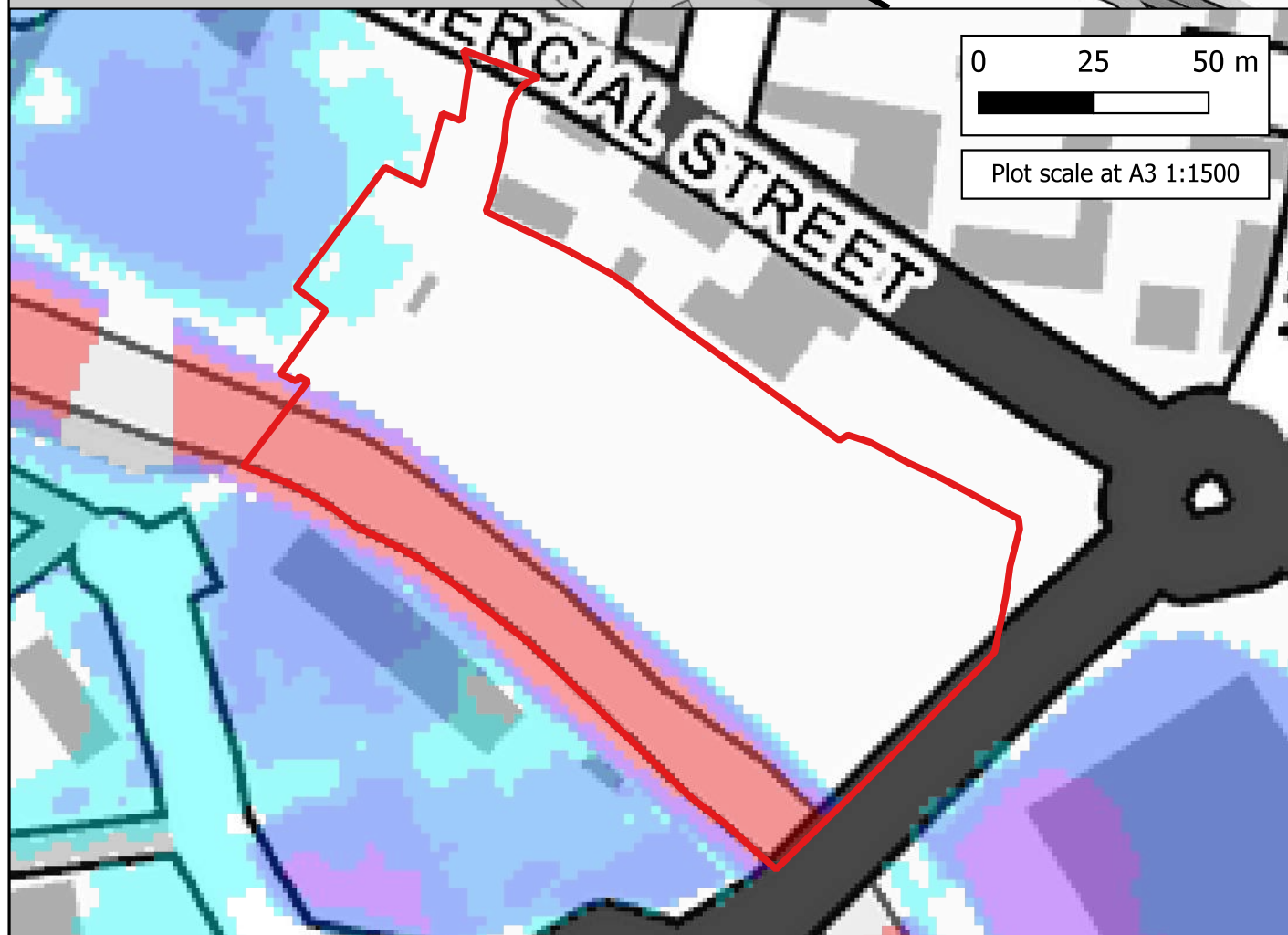




Notes:  
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

**LEGEND**

- Site Boundary
- Maximum Flood Depth
- <= 0.3m
- 0.3m - 0.6m
- 0.6m - 1.2m
- 1.2m - 2.4m
- > 2.4m



CLIENT:  


  
 www.waterco.co.uk

SCHEME:  
**Land at Pontymister, Risca**

PLOT TITLE: Maximum Flood Depth  
 1% AEP Plus 25% Climate Change Fluvial Event  
 Existing Scenario (EXG)  
 Defended Scenario  
 Normal Conditions

PLOT STATUS: FINAL  
 DATE: 26-11-2024

DRAWN: MH	CHECKED: AA	APPROVED: LS	PLOT SCALE AT A3: 1:6000
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PLOT NAME: 15679\_EBBW\_Q100CC25\_DEF\_EXG\_NC\_023\_d\_Max  
 REVISION: -

