

Comments relating to this OBC.

Overview

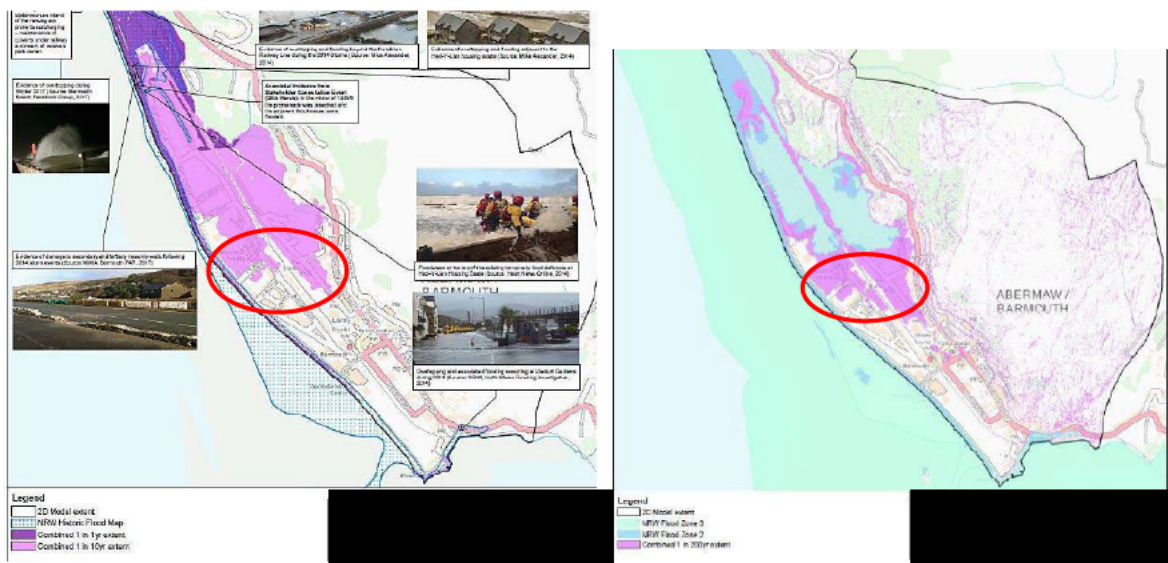
- Are you able to confirm the estimated present day SOP provided by the preferred option?
- Can you please confirm the number of properties benefitting from the preferred option including a breakdown residential vs non-residential

Economic

- Optimism Bias is set at 26%. This is a very specific figure, is there a calculation behind this? This is fairly low for this stage of assessment, can you please provide your justification for this figure.

Technical

- While the approach is broadly supported in the SMP, the SMP recommends Managed Realignment from Epoch 2. Does this constitute a change in policy and has the coastal group been consulted?
- The preferred option proposes some works to the north of the site to tie-in to [REDACTED]. What is this tie-in expected to look like? Does the current track/embankment level provide a sufficient standard of protection to avoid outflanking of the defence? Is it anticipated that works will require a line possession? I am aware that booking a possession has a long lead in time. How far have discussion with [REDACTED] progressed on this matter? Most of this work can be left to detailed design phase but it would be good to understand current assumptions.
- I couldn't find and utilities drawings. Has a service search been completed within the promenade?
- What is the expected change in beach levels in the 50 years, before managed realignment? Is renourishment envisioned over this time? Have overtopping rates for the preferred option been considered in this worst case scenario, with beach levels following draw down?
- Appendix B – validation (Figure 17 and 18). The model result shows a significant area of flooding near the intersection of Park Road and Bryn Mynach Road in the modelled 1 in 10 (Figure 17) that is not shown in NRW's zone 2 and 3, which represent significantly larger events (Figure 18) (See below Figure). I appreciate that this is a validation exercise not a verification exercise but is there a known reason for this difference?



Comments related to splitting the landward defence (Phase 1) and seaward rock and beach works (Phase 2).

Gwynedd [REDACTED] are currently producing an addendum to the OBC regarding phasing of the works, the following comments are relevant for that addendum:

- A conservative approach has been used throughout, in particular in calculation of benefits. This is likely to lead to underestimation of the BCR. In the OBC addendum it would be worth including a summary of why the approach is considered conservative to help justify the low BCR for the Phase 1 works.
- The BCR of the Phase 1 work is highly dependent on the residual life of the existing defences it would be useful to have some exploration of this and a sensitivity test of the defences lasting say 5, 10 and 15 years (or other sensible interval).
- Is there likely to be additional repair/landscaping works required to Phase 1 works to account for storm damage prior to Phase 2? Are there any additional costs expected e.g. increased mob/de-mob costs.

Comments for the detailed design stage.

The following comments are to be addressed in detailed design stage:

- Sensitivity testing is fairly generic (cost +/- 20%). This is acceptable at this stage, however, there are some big risks in this project, particularly with regards to material import costs. Material cost are currently highly variable it may be worth doing some further sensitivity testing in FBC stage looking at the impacts of higher material costs. Noted that this may change if the works are to be phased.
- The climate change allowance is based on 2017 guidance. A new version of this guidance is now available. For detailed design the scheme should be updated to incorporate latest guidance.