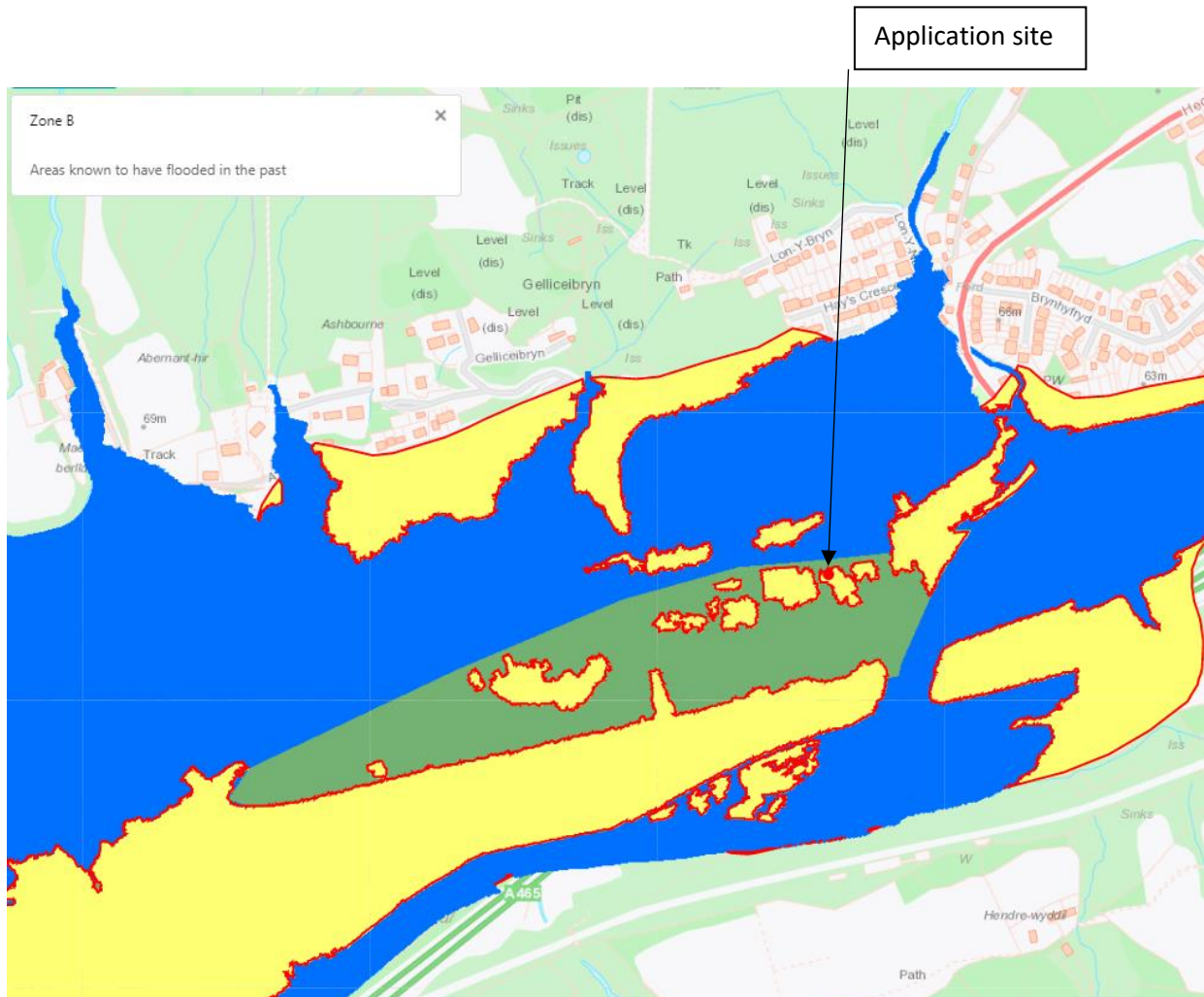


Flood Consequence Assessment

1.0 Background

1.1 Planning permission is sought for the subdivision of the ground floor former public house to create a separate Retail (Class A1) and Take away (Class A3) and the increase in ridge height including front and rear dormer windows to facilitate the provision of flats on 1st and 2nd floor level.

1.2 Having regard for the provisions of NRW Development flood risk map the site is located in a Flood B Zone:



1.3 The application site is located in a Flood B Zone, which under the provisions of Technical Advice Note 15 – Development Flood Risk is defined as:

Used as part of a precautionary approach to indicate where site levels should be checked against the extreme (0.1%) flood level. If site levels are greater than the flood levels used to define adjacent extreme flood outline there is no need to consider flood risk further.

1.4 TAN 15 serves as a framework for planning decisions in areas at risk of flooding. Application of this framework is based on the use of flood zones within the DAM and on the vulnerability classification of particular types of development. The proposed development consists of

commercial uses at ground floor level as per the existing situation and 4 flats split over the 1st and 2nd floor. The application site is currently occupied by the former pub and 1st floor flat and given it is in a flood B zone is not considered to be an unacceptable form of development.

2.0 Project Objective

- 2.1 The objective of the Flood Consequences Assessment is to assess whether this development would have an unacceptable impact on flooding.

3.0 Impact of Flooding on Proposed Development

- 3.1 The proposed development will be primarily at risk from fluvial flooding. The ground floor commercial unit will be retained as is and all highly vulnerable development will be located on the 1st and 2nd floors. Therefore the proposal will have no greater impact on flooding over and above the existing building.
- 3.2 Flooding will therefore not effect the flats on the 1st and 2nd floors. An FCA should be proportionate to the development and in light of the existing A3 and residential use at 1st floor level, it is not considered the proposal would have an unacceptable impact on flooding.

4.0 Likely Mechanisms and Sources of Flood Risk

4.1 Fluvial Flooding

Fluvial flooding is most commonly caused by intense rainfall causing flash flooding, or following prolonged rainfall upon saturated ground, resulting in overbank flows concealed on the floodplain adjacent to the river. The proposal will utilise the existing building and will not result in the introduction of vulnerable forms of development at ground floor level.

4.2 Tidal Flooding

The application is not close to the coast and therefore tidal flooding will not effect this proposal.

4.3 Ground Water Flooding

Risk of Flooding from Groundwater The local Strategic Flood Consequences Assessment states that there are no specific areas of historical groundwater flooding incidents in this area, where the site is located and overall groundwater is not believed to be a major source of flooding.

4.4 Surface Water Flooding

Risk of Flooding from Surface Water Surface water flooding occurs following intense rainfall events, when water is unable to infiltrate into the ground or cannot discharge to a watercourse. The proposal will result in no external works and as such will not have an impact on surface water flooding. The site falls outside the defined area where there are surface water issues.

4.5 Risk of Flooding from Artificial Sources

The site is located within outside NRW's risk of flooding from reservoirs dataset.

5.0 The depths of flooding throughout the site

- 5.1 The building is existing and will be retained with the only physical work being the increase in ridge height and provision of front and rear dormer windows. No other external works are proposed. The building is in a Flood B Zone and will unlikely suffer from flooding. The ground floor commercial use would be retained with all vulnerable uses located on the 1st and 2nd floor.

6.0 The speed of inundation of the site and rate of rise of floodwaters

- 6.1 As discussed above, the application site is in a Flood B Zone where development such as this is appropriate. A flood response plan will be implemented to ensure that future occupiers are aware of the risk of flooding. It is acknowledged that some aspects of the TAN15 Acceptable Criteria cannot be met once inundation has occurred, however, it is argued that through proper implementation of a flood response plan, residents, occupiers and customers should be able to leave the area before flooding occurs.

7.0 The effects on access and egress and infrastructure, for example public sewer outfalls, combined sewer overflows, surface water sewers and effluent discharge pipes from waste water treatment works

- 7.1 Modern sewer systems are typically designed to accommodate a 1 in 30 year return period flood event, and the road sewer systems were often constructed for a 1 in 20 year return period event. Consequently, storm events with a return period exceeding 30 years would be expected to result in flooding of some parts of the sewer system.

8.0 The impacts of the development on natural heritage

- 8.1 Proposal is a change of use application only and will not result in an impact on natural heritage.

9.0 The impact of the development in terms of flood risk on neighbouring properties and elsewhere on the flood plain

- 9.1 As stated throughout the report, the proposal is primarily for the change of use of the property only with only minor alterations to the roof and will not result in physical development which would effect flood risk on neighbouring properties.

10.0 Conclusion

- 10.1 The proposal is for the subdivision of the existing large commercial unit on ground floor and the alterations in the roof to provide 4 flats. The existing use would likely to have been a far more intensive form of use than the proposal and the scheme would not result in additional physical development. As such the proposal will not result in the creation of additional surface water issues on adjacent sites.
- 10.2 The proposal will adopt a Flood Response Plan to ensure proposed users can leave the premises in a safe manner in the event of a flood.
- 10.3 The application site is in a Flood B Zone and development like this is acceptable under the provision of TAN 15. In light of the extant lawful use of the site the proposal is considered an acceptable form of development and this FCA is considered proportionate to the size and scale of the development.