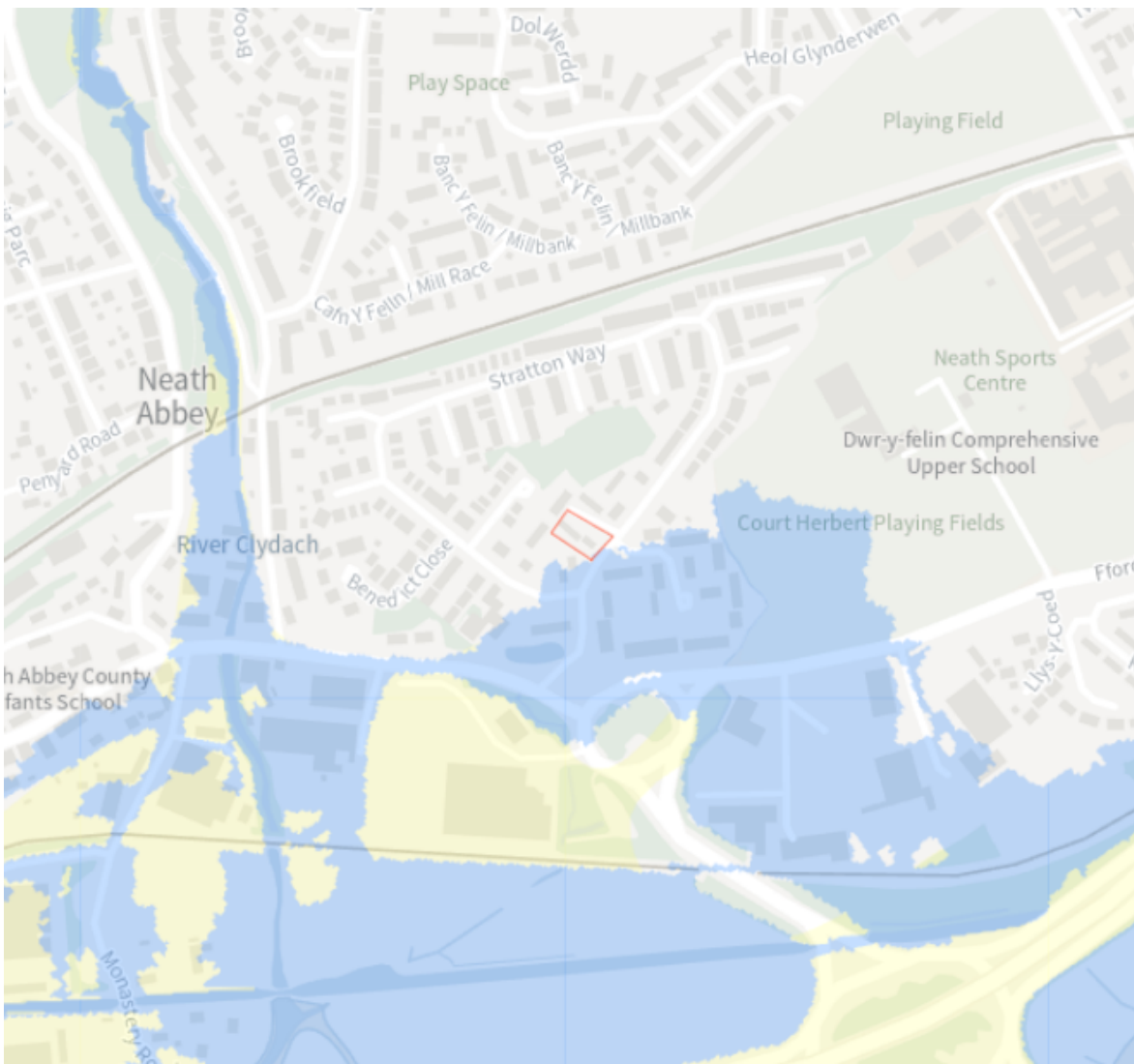


Flooding Note

The application site is situated largely outside of the Flood Zone, where development of less vulnerable uses is supported subject to compliance with relevant tests as set out at Table 9 of Technical Advice Note 15 (2004). The curtilage abuts an area that is identified as falling within Flood Zone C2.



The NRW Flood Map for Planning identifies the majority of the site as falling within Flood Zone 2 with the edge of the curtilage falling within Flood Zone 3.

In the context of the above, adopting a precautionary approach we have considered the relevant tests of TAN15.

Justification test

This proposal does not result in any new residential accommodation but is simply an enhancement of the insulation efficiency of the existing buildings. The works form part of a wider initiative to sustain and support the existing settlement.

While the justification test is not strictly applicable in this case, the proposal nevertheless accords with the objective set out in TAN 15 Para 6.2

Acceptability of consequences test

With regards to managing the consequences of flooding, the proposed development does not propose development that changes the existing situation.

The proposal does not therefore affect in any way the risk or impact of flooding on any existing residents

The consequences of the proposal in flood risk terms are therefore acceptable against the considerations in Section 7 of TAN 15.

Surface water flooding

The proposal does not include any new built works and there are no consequences for surface water flooding to be considered in this case.

Conclusions

The proposal has been considered against the relevant tests of TAN15 and is compliant with them.

Mango Planning & Development Limited
July 2024