
Flood Consequence Assessment

**Land to the East of Pool Quay
Pool Quay
Welshpool
Powys
SY21 9JS**

Erection of slurry store and all associated
works

Mr A M Jones

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Roger Parry & Partners LLP

www.rogerparry.net

richard@rogerparry.net

Tel: 01691 655334

Author: Philippa Maddocks

Reviewed by: Gwyn Humphreys BSc (Hons)

AssocRTPI and Richard Corbett BSc (Hons) MRICS

FAAV

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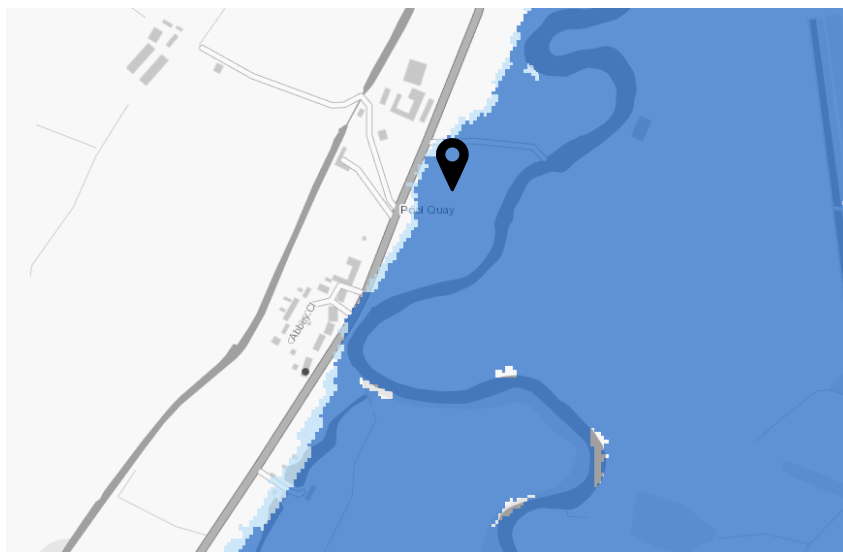
**Roger
Parry**
& Partners

1. Flood Consequential Assessment

Please find below a Flood Consequential Assessment, which includes the acceptable criteria within the relevant part of TAN 15.

- 1) Acceptable consequence for nature of use: An agricultural building, located within the Flood Zone 3 (1:100) as defined by TAN15. Plan Enclosed.
- 2) The location of the proposed building is partially located within Flood Zone 3 (1:100). This is defined as in Planning Policy Wales, Technical Advice Note (TAN)15: Development and Flood Risk 'areas of the floodplain without significant flood defence infrastructure'. In such areas it is considered that only less vulnerable development should be considered subject to the application of a justification test. This kind of use is accepted as being 'less vulnerable' subject to justification. In this case the proposal is for an agricultural building. The 'Flood Map for Planning Maps' identify that the majority of the farm complex is shown to be located within Flood Zone 3, therefore it is not considered that there will be any change to the effects that would currently be experienced if the site was to be flooded.
- 3) Occupiers (Owners) aware of flood risk: The owners are fully aware of flood risk. The owners manage and own the land to the East of Pool Quay, the land that the proposal site is within.
- 4) Effective flood warning to be provided: The owners receive automated flood warnings from the NRW by telephone on landlines and mobiles.
- 5) Flood resistant design: All plant and machinery will be secure.
- 6) No increase in flooding elsewhere: The erection of the proposed slurry store will make no increase in any way of flooding elsewhere. Please note that there will be no increase of the floor level and the floors levels will remain as existing.

With regard to environmental management, all facilities for the storage of oils, fuels and chemicals (if required) will be sited on impervious bases and surrounded by impervious bund walls. Waste excavation material or building wastes generated in the course of the development will be removed and disposed of appropriately.



1.1 Surface Water Flooding

- 1) It is also noted that the proposed slurry store is located within surface water and small watercourses flood zone 3.
- 2) Surface water and small watercourse flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.
- 3) It is proposed to create a balancing pool that will hold any surface water through a SUDS design this will be confirmed and finalised within any SAB application.
- 4) Flood zone 3 means this area has more than 1% (1:100) of flooding in any given year.
- 5) The proposal is for an agricultural slurry store; this is low vulnerable development. The site is already partially surfaced with hardcore; this negates the risk of any of possible surface water being an issue.
- 6) The site surrounding the store will be laid with permeable materials such as hardcore, this will ensure any surface water on the site will be able to drain freely and any surface water flood risk is managed.
- 7) We also note the nearby water course which runs along the eastern boundary. We can confirm that our development and redline does not affect this water course.
- 8) There will be no increase in surface water as we will rainwater harvest all the rainwater from the roof for use within the cattle buildings as per the drainage plan.