
LIMITED FLOOD CONSEQUENCE ASSESSMENT

Erection of a poultry pullet rearing unit to replace 2 existing egg laying units and associated works at Tanat Valley Poultry unit, Llanrhaeadr Ym Mochnant

Prepared for G & G Jones



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Limited Flood Consequence Assessment at Tanat Valley Poultry Site, Llanrhaeadr Ym Mochnant

1. Introduction

This assessment has been prepared in respect of the proposed poultry unit that is replacing 2 existing poultry units at Tanat Valley site, Llanrhaeadr Ym Mochnant.

The purpose of this report is to outline the potential flood risk of the site, the impact of the proposal on flood risk to any third party and proposed mitigation measures available to mitigate against any identified flood risk.

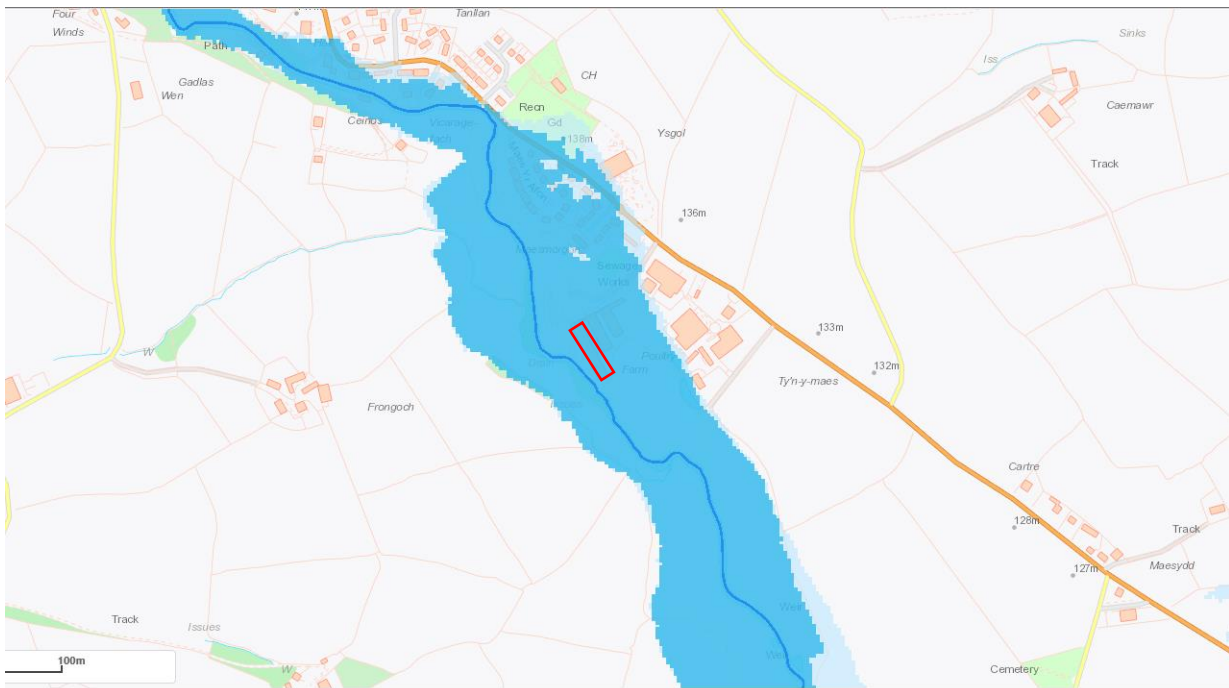
This report has been prepared strictly in accordance with Planning Policy Wales (PPW) and Technical Advice Note 15 (TAN15).

2. Existing Site

The site is situated at Grid Reference – 312855, 325511. The existing site is agricultural land, with two existing poultry units with existing hard surfacing surrounding it.

The site is amongst other buildings, and will not look out of place, given the existing site context.

A plan of the site and flood zone can be found below:



3. Proposal

The proposal is in full form, and is for the erection of a poultry unit to replace 2 existing poultry units. The floor area of the proposed building will be less than the current buildings, and will be sited on the existing ground level, and therefore no alteration will be made to the floodplain, which would cause any further flood consequence downstream.

4. Flood Zone & Vulnerability

The Welsh Government Development Advice Map shows that the whole site is located within Flood Zone C2 (0.1% or greater probability of flooding).

Agricultural development is acknowledged to be considered a low vulnerable development in accordance with TAN 15. Low vulnerable development can be acceptable in the flood zone, when it is justifiable to do so, and does not give rise to any additional flood risk on site or downstream.

The existing and proposed use means that it would have minimal risk to life, minimal disruption to people living in the area, minimal potential damage to property given the existing buildings on site and minimal impact of the proposed development on flood risk generally.

The existing poultry units are within the flood zone, with the replacement in the flood zone. The proposed building will only replace the existing buildings on site, and therefore the consequence of flooding from this development will be no more than the current site.

5. Surface Water

Surface Water flooding occurs when rainwater does not drain away through the drainage system or naturally soak away into the ground.

The proposal does not include any additional hardstanding areas, and provide improved surface water drainage systems (stone attenuation trenches) than the existing poultry units.

Therefore the surface water drainage will be an improvement of what there is currently.

6. Mitigation

The finished floor levels of the building will be set at the existing finished floor levels on site, and therefore will not increase the chances of flooding or take away more flood storage from the floodplain.

Permeable surfacing will be used throughout the development to minimise the risk of surface water flooding. Together with the introduction of rainwater harvesting.

The NRW flood alert service covers the Llanrhaeadr area, and therefore the applicants will be able to register to receive free flood alerts, given that the site is within the flood zone.

7. Impact on Flood Risk Elsewhere

No increase of flooding will occur elsewhere, as the proposal will reduce the amount of floor area taken up by buildings on site, and the building will be sited at the same floor level as the existing units.

8. Conclusion

The proposed development is for a poultry unit to replace two existing poultry units.

The floor area of the proposed building will reduce the amount of building area that the current two poultry units cover, with no engineering operations proposed which would impact the floodplain in any way of reducing or increasing the flood storage.

In light of the above, the development should be considered acceptable in terms of flood risk and not cause any flood risk down stream.

9. Recommendations

Set the finished ground floor levels at the same level as the existing buildings.

All facilities for the storage of oils, fuels and chemicals (if required) will be sited on impervious bases and surrounded by impervious bund walls. All dirty water, slurry and parlour washings produced will be collected on impermeable surfaces and stored appropriately, such storage complying with the Control of Pollution (Silage, slurry and agricultural fuel oil) regulations 1991 (as amended).

Waste Excavation material or building wastes generated in the course of the development will be removed and disposed of appropriately.