



# FLOOD CONSEQUENCE ASSESSMENT

**DEVELOPMENT:** Full Planning Application for a poultry unit including silos and all associated works

**LOCATION:** Ty Nant  
Talybont  
Ceredigion  
SY24 5DN

**CLIENT:** E Evans & Co

**Roger Parry & Partners LLP**  
The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU  
Tel: 01691655334 Fax: 01691 657798  
Email: [oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

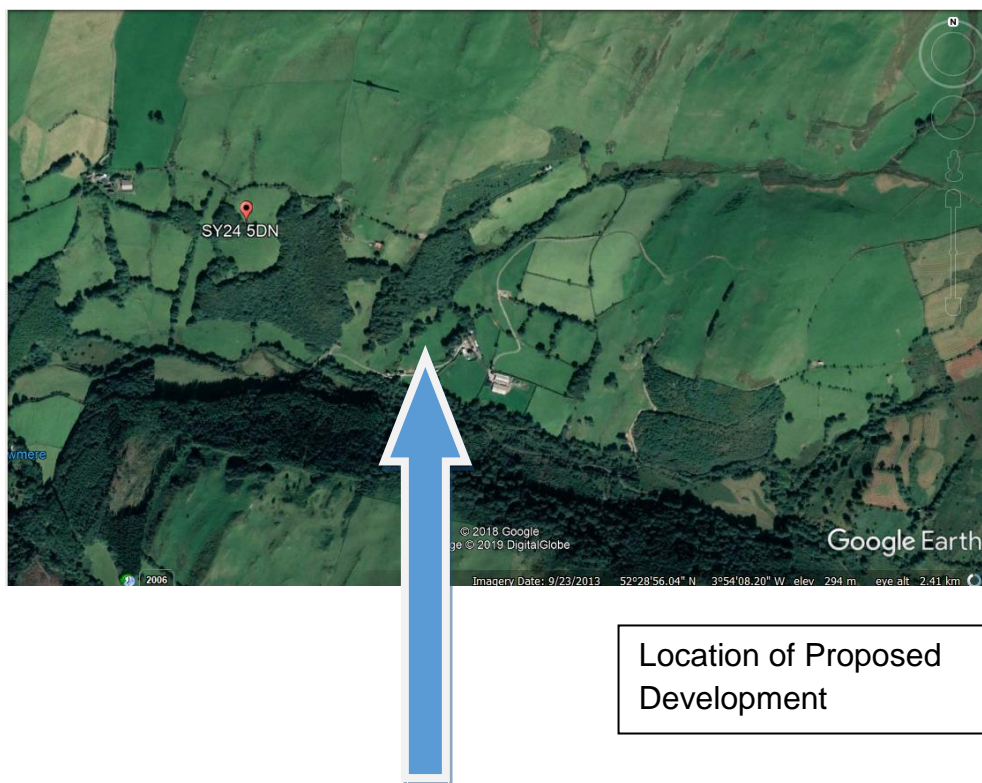
*Also at: 11 Severn Street, Welshpool, Powys, SY21 7AG*  
*Tel: 01938 554499 Fax: 01938 554462*  
*email: [welshpool@rogerparry.net](mailto:welshpool@rogerparry.net)*

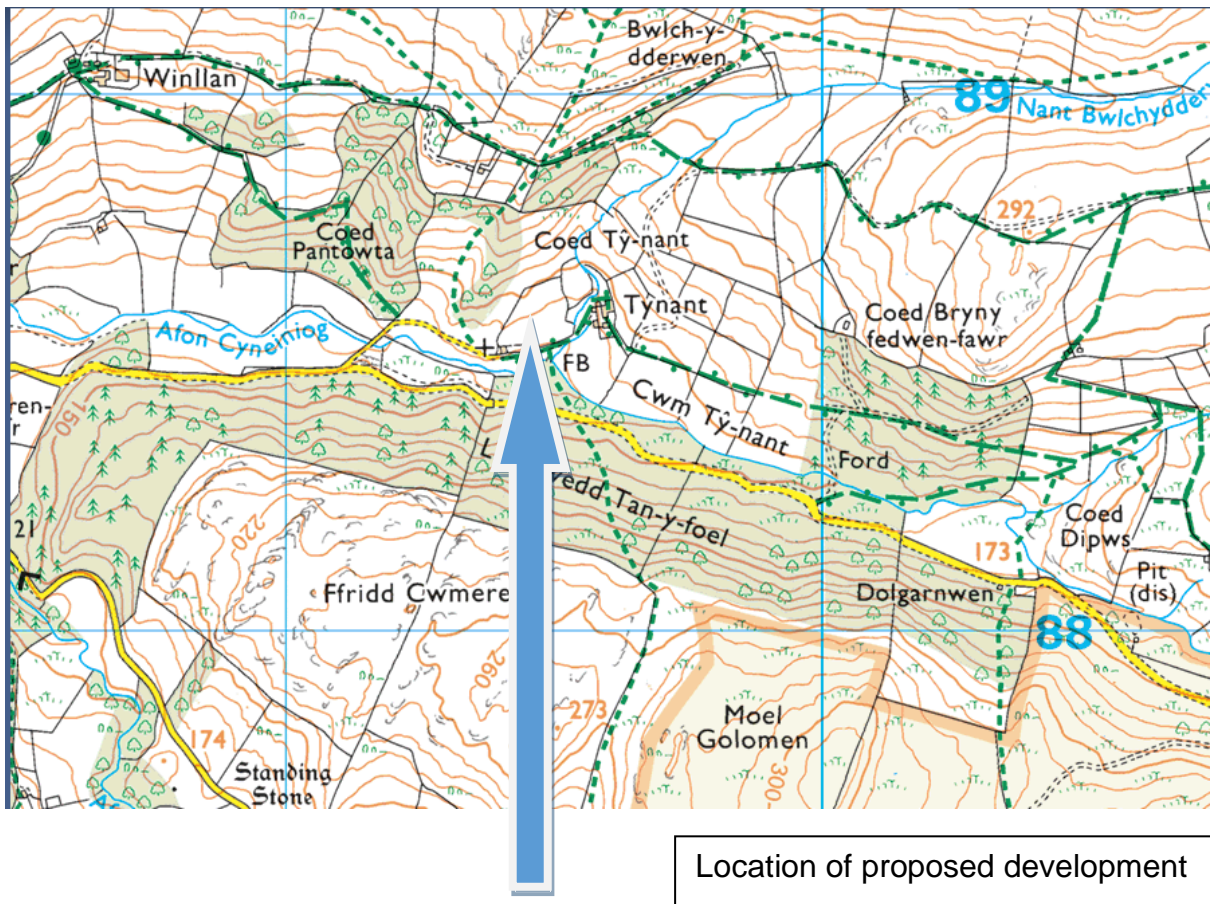
*Also at: Hogstow Hall, Minsterley, Shrewsbury, SY5 0HZ*  
*Tel: 01743 791336 Fax: 01743 792770*  
*email: [mail@rogerparry.net](mailto:mail@rogerparry.net)*

**June 2019**

## 1.0 INTRODUCTION

- 1.1 The objective of this report is to raise awareness of the risk of flooding in the location Ty Nant, Talybont, Ceredigion, SY24 5DN.
- 1.2 The plan describes the evacuation procedure and need for safe refuge.
- 1.3 The proposed development site is situated at SN694885, access to the proposed development is via a new access to the proposed poultry unit.
- 1.4 A site location map is in the plan below;





1.5 The site is not located in a Flood Zone.



## 2.0 FLOOD RISK

2.1 The land to the South to the proposed development is at risk from fluvial flooding as detailed by Natural Resources Wales and as identified on the plan above.

2.2 However, the development site is not within the flood risk.

## 3.0 SAFE REFUGE AND SAFE EXIT ROUTE

3.1 In the event of a 1 in 1000 year flood event the occupiers would remain at the farmstead and the development proposed which is at a significantly higher levels and would not be subject to flooding.

3.2 All occupiers and staff on farm will be made aware of the requirement to remain at the farmstead.

3.3 In the event that the site will need to be evacuated safe pedestrian access can be obtained over the farmland to local villages, and other residential dwellings.

## 4.0 FLOOD WARNINGS

4.1 NRW operate a flood forecasting and warning service in areas at risk of flooding from rivers or the sea, which relies on direct measurements of rainfall, river levels, tide levels in house predictive models, rainfall radar data and information from the Met Office. This service operated 24 hours per day, 365 days per year.

4.2 Development Advice Map - The Development Advice Map is for land use planning purposes. It should be used alongside Planning Policy Wales and Technical Advice Note (TAN) 15 to direct new development with respect to flood risk. Together, they form a precautionary framework to guide planning applications. The map is based on Natural Resource Wales' extreme flood outlines (Zone C) and the British Geological Survey drift data (Zone B). Zone B data originally published 2004, updated in 2017, Zone C data revised quarterly. The online maps shown here are limited to a scale above 1:25,000 and not designed for small-scale investigations but as a trigger for policy advice in TAN 15.

4.3 If flooding is forecast warnings are issued NRW will immediately update their website as below;

<b>Flood warnings</b>	 <b>Severe Flood Warning</b>	 <b>Flood Warning</b>	 <b>Flood Alert</b>	Last warning issued Sat, 23 Feb 2019 13:19:57
-----------------------	---	--	--	---

4.4 The applicants on this site will also sign up the NRW flood risk service as detailed below;

To [sign up for flood warnings](#), you'll need to provide:

- the address or location you are registering for
- a phone number you can be contacted on day or night
- an email address

The service is free.

[Sign in](#) if you want to update your details or cancel your account.

## Other ways to register

You can also register, update your details or cancel your account by calling Floodline.

## Floodline

Telephone: 0345 988 1188

Type talk: 0345 602 6340

24-hour service

[Find out about call charges on gov.uk](#)

## Welsh Language

You can choose to receive warnings and correspondence in either Welsh or English.

In an emergency we may send you warning information in English instead of Welsh.

## Twitter Alerts

Sign up to receive alerts during flooding and other major environmental incidents via our Twitter account [@NatResWales](#).

## When will we use Twitter Alerts?

We will use Twitter Alerts to send critical warning information to our customers via Twitter. We will only use Twitter Alerts to share urgent information about significant risks to life or the environment as a result of flooding or environmental incidents.

We will endeavour to use Twitter Alerts to share warnings about:

- imminent flooding to homes and businesses

- pollution that presents a risk to people
- failures of waterway structures presenting a hazard to the public or property

We will try and send the most critical flood warning information via Twitter Alerts. Please note, however, that these are sent manually. The best way to receive notifications of flood warnings for your local area is to sign up to our Floodline Warnings Direct service.

## How to sign up for Twitter Alerts

When you follow [@NatResWales](#) on Twitter, our Twitter Alerts will appear in your timeline with an orange bell symbol.

You can also sign up to receive our Twitter Alerts via text message and push notification to your mobile phone or tablet.

### 5.0 FLOOD PROCEDURES

- 5.1 In the event of a serious flood event across the site the competent warning authority is Natural Resources Wales. When a flood is expected the Local Authority and the local emergency services will be responsible for public care and safety.
- 5.2 The occupiers of the development proposed will keep a copy of this Flood Evacuation Plan on site and will review as required.
- 5.3 Occupiers of the proposed development will have a contact list for names and number required in the event of a flood.
- 5.4 Occupiers will keep a detailed eye on the NRW website and will check the flood warnings regularly during periods of heavy rainfall which may result in flooding.
- 5.5 Occupiers in the event of flooding will remain in the development proposed.
- 5.6 Occupiers will prepare and maintain a flood kit to contain items which are essential for evacuation. The flood kit will also be useful for general emergency situations and should be stored where occupiers can easily get it if the access route was flooded;
  - A torch
  - Blankets or a sleeping bag
  - A first aid kit including a supply if any of essential medication
  - A list of useful telephone numbers
  - A supply of bottled water
  - A stock on non-perishable food items

- A portable radio and supply of batteries
- Wellington boots or similar waterproof boots