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# Flood Consequence Assessment

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Pre- Consultation for Commercial  
workshop and showroom at:

Charlies Stores  
Coed-Y-Dinas  
Welshpool  
Powys  
SY21 8RP

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Prepared for Mr C K Lloyd

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The logo for Roger Parry & Partners is located in the bottom left corner of the dark blue section. It consists of the company name in yellow text within a white-bordered square. The square is partially overlaid by a yellow diagonal shape at the bottom left.

**Roger  
Parry**  
& Partners

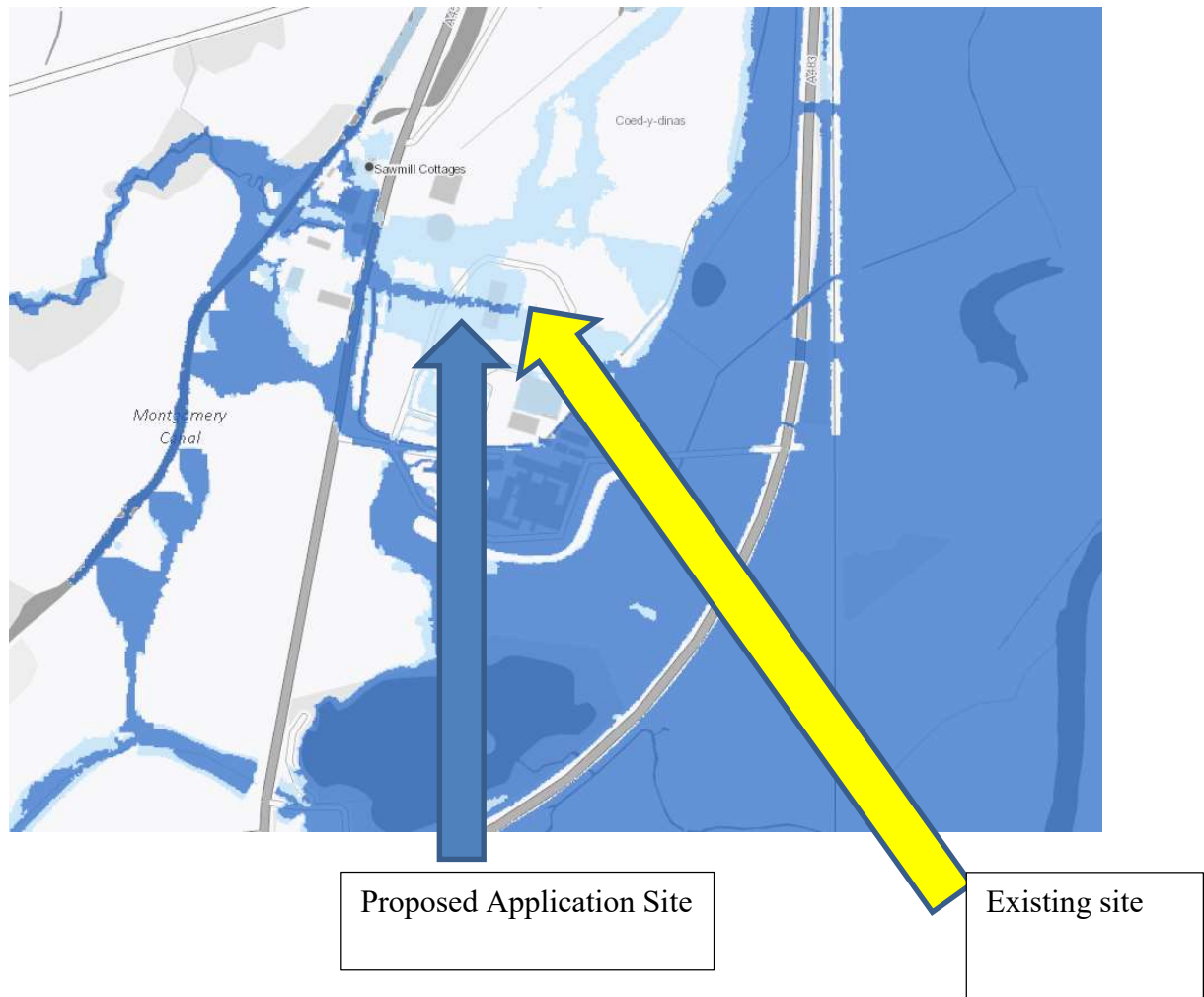
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## 1.0 INTRODUCTION

Consequence This statement shall consider the surface water and small water courses flood zones matters relating to the submission of an application for full planning consent to Powys County Council for the proposal to the erection of commercial workshop and showroom and all associated works. The application is in respect of Charlies Stores, Coed-Y-Dinas, Welshpool, Powys, SY21 8RP and is presented to the Local Planning Authority by Mr C K Lloyd.

## 2.0 FLOOD RISK ASSESSMENT



The map above has been taken from the website of Natural Resources Wales and details the Flood Risk Map for Rivers and Seas and Reservoir Flood Risk.

The map confirms that there is risk from River and Seas or Reservoirs upon the proposed development site.



The risk area is highlighted purple, from surface water and small watercourses.

### **Flood Risk Management**

When Coed-Y-Dinas was originally developed as a garden centre and farm store, the flood defences were improved under the guidance of the Environment Agency and the Powys Inland Drainage Board. Compensation ponds were created to the North of the site to address any flood alleviation and storage requirements. The use of this building would be generally regarded as low risk with access strictly monitored. No pits are envisaged with vehicles serviced on purpose made lifts.

Planning applications and approvals relevant to this are:

- Planning reference M2002-1052: Submitted October 2002 for the change of use of the Listed Buildings from agricultural use to garden centre retail. This was conditionally approved April 2003.
- Planning reference M2003-0869: A further application was submitted for a larger stores building N8, which received conditional consent on 4<sup>th</sup> February 2004.
- Planning reference P/2014/1203 Erection of a detached building as workshop (B2 Use Class for repair and maintenance of agricultural and grounds vehicles) with mezzanine level, together with associated detached building for pressure washing, formation of new on site vehicular access route, hard standing areas, vehicular parking area, security fencing together with engineering operations to form pond | Land At Coed Y Dinas Berriew Road Welshpool Powys SY21 8RR – approved

### **Planning ApplicationP/2014/1203**

An application was submitted and approved in 2014 for a B2 use workshop on land at Coed y Dinas. Within this application NRW supported the proposal with the below response:

*The Coed y Dinas complex benefits from a privately constructed and maintained flood embankment. This limits impact of flood water from the River Severn. The proposed workshop is therefore not considered to be at risk from the River Severn but part of the associated infrastructure may be and there may be a risk from the ordinary watercourse to the west. However, any possible flooding from the ordinary watercourse would likely be of shallow depth.*

*We also understand that previously the watercourse has been modified and controlled to help retain flow through the complex. According to Powysland IDB, flood water that used to come down from the sawmill which would have come across to the Coed y Dinas site now flows down a ditch in a northerly direction towards Ty Gwyn. Any flood risk in terms of loss of flood storage would be difficult to quantify and do not consider it appropriate to assess.*

*We therefore consider that the level of flood risk is acceptable and manageable, appropriate to the size and scope of the proposal.*