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# Flood Consequential Assessment

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Planning application for the  
erection of an agricultural  
building and all associated  
works.

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On behalf of A M Jones

Court Calmore  
Montgomery  
Powys  
SY15 6HQ

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**July 2024**

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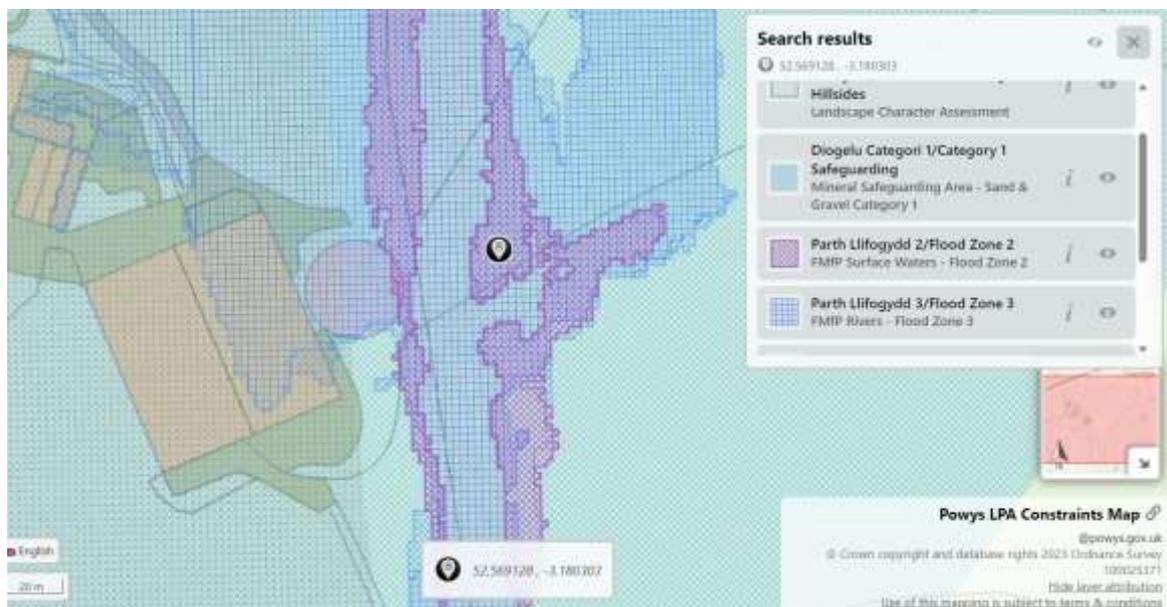
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## 1. Flood Consequential Assessment

Please find below a Flood Consequential Assessment, which includes the acceptable criteria within the relevant part of Section 9 of TAN 15.

- 1) Acceptable consequence for nature of use: An agricultural building, located within the Flood Zone 2 (1:1000) as defined by TAN15. Plan Enclosed.
- 2) The location of the plant is located within a C2 Flood Zone 2 (1:1000). 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 'Development Advice Maps' identify that parts of the farm complex is shown to be located within the 'C2 zone', 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 Court Calmore close to the proposal site.
- 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 building 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. 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.

## 2. Surface Water Flooding

- 1) It is also noted that the proposed agricultural building is not located within a surface water flooding zone.
- 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) The proposal is for an agricultural building to be used to as a milking parlour, this is low vulnerable development.
- 4) The site surrounding the building 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.