

Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 24/0553/OUT

Grid Ref: E: 309591
N: 300794

Community Council: Dwyriw Community

Valid Date: 16.04.2024

Applicant: Mr & Mrs David Wierzbinski

Location: Development At Argae Fields, New Mills, Newtown, Powys,

Proposal: Outline: Erection of an agricultural worker's dwelling with garage, installation of a septic tank and all associated works

Application Type: Outline planning

Reason for update report

Clarification is provided in respect of surface water flood risk.

Officer Appraisal

Surface water flood risk

The existing vehicular access and part of the proposed access track are located within Flood Zones 2 and 3 for chance of flooding from surface water and small watercourses. The dwelling itself would not be within the flood risk area. The Land Drainage Section have advised that the Authority holds no historical flooding information relating to the site and the Civil Contingencies department has advised that even during Storm Dennis in February 2020, this site experienced no flooding issues to their knowledge

Section 6.2 of Technical Advice Note (TAN) 15: Development and Flood Risk (2004) states that new development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development such as residential development and Emergency Services in zone C2 should not be permitted. The flood mapping has been updated for planning purposes and currently the high risk areas of flooding from rivers are categorised as Flood Zones 2 and 3. The site is not located within a C2 flood zone nor it is located within Flood Zones 2 and 3 of chance of flooding from rivers. Therefore, the proposed development does not conflict with Technical Advice Note 15.

The flood risk in this instance relates to chance of flooding from surface water and/or

small watercourses, rather than risk of flooding from main rivers. The approach in relation to surface water flood risk advised within the current TAN15 and the revised draft version of TAN15 is that locally-appropriate approaches can be used in the decision making process for planning applications.

In this instance, a Flood Consequences Assessment (FCA) has been submitted and reviewed by the Land Drainage section. Land Drainage have not raised any objections but have advised that no buildings, structures, fences, planting or changing of contours shall take place within the flood extent identified on NRW's Flood Map and referenced within the FCA without prior permission of the planning authority. On this basis, a condition could be attached if consent was recommended to address the surface water flood risk to part of the access track.

A Flood Warning & Evacuation Plan (FWEP) has been included as mitigation within the Flood Consequences Assessment (FCA). The Civil Contingencies Department have provided comments, which raise no concerns with emergency access from the site in the event of flooding, stating that flooding recedes quickly in the area and in the event that evacuation is needed, there should be no issue with egress on to the B4389 either south towards Newtown or north towards New Mills village on towards Llanfair Caereinion.

RECOMMENDATION

Based on the above discussion, surface water flood risk has been adequately addressed consistent with national and local planning policy and guidance. The recommendation continues to be one of refusal for the reasons set out in the original committee report.