

Flood Evacuation Scheme (Rev.2) – Riverside Vista Pont Robert, Powys, SY22 6HY

Planning Permission 20/1740/FUL

The Riverside Vista Development is located on the edge of the picturesque village of Pont Robert, which is a hamlet situated in the parish of Meifod. The topography of the site provides stunning views across the River Vyrnwy and the Welsh hills beyond.

The total site is 1.64 acres (PtOs.0355 & PtOs.0348) with a frontage of 120 m. Full planning permission was secured for the construction of three 4-bedroom houses in 2017 & 2018. The recently (5 March 2021) granted planning permission for the erection of an additional two 3-bedroom dwellings called for submitting a **Flood Evacuation Scheme**. Figure No.1 shows the site's location. Figure No.2 shows the layout for the additional development and the emergency flood evacuation scheme.

The FFL of the two houses is 4 m and 4.5 m above the highway level. Figure No.3 shows the river Vyrnwy at high level, photograph taken in January 2021. It is worthwhile mentioning here that the river embankment on the highway side is about 4 meters higher than that on the opposite side of the river.

A portion of the north of the site is located in a C2 flood zone. The highest water level recorded in the location under consideration was 3.32m on 5th February 2011. The road along the site was not flooded on that day. Records show that the average water level is 1.322m and lowest being 0.33m.

The CFA report prepared by the consulting firm "flume" included the NRW FLOOD RISK FROM RIVERS (Figure 4). Also included in the report is the NRW HISTORIC FLOOD EVENTS, which indicates there have been no record of incidences of flooding, (Figure 5).

The CFA report concluded there is low risk of flooding. The NRW was in support to have the residential part of the dwellings being at elevated positions. To be on the safe side and have a practical flood evacuation scheme, it is proposed to have a footpath going from the back of the houses to the top

boundary of the land as shown in yellow in figure 2 revise 2. The footpath will continue along the south-north boundary passing the next field and then drop to the built steps adjacent to the Woodland. Those steps lead to the approved access from C2016 highway adjacent to the Woodland as shown in figure2 (rev. 2).The said footpath will provide a convenient evacuation route not just for the said two houses but for all the others. NRW data shows the entrance adjacent to the Woodland falls outside the flood plain .The emergency vehicle access route is shown in Green in figure 2. The report submitted by “flume Consulting Engineers confirmed that there will be zero level of water along the said vehicle route. The detail in figure 3 shows the whole evacuation route does not pass through a 3rd party land.

The residents of the houses should keep an eye on the flood alert issued normally by the NRW during the flooding seasons. Such information will be readily available at: www.naturalresources.wales/flooding/check-flood. The information is available in welsh Rhybuddion Ilifogydd and the web site is good. If the residents do not have internet facility then the information can be obtained by phoning the number 0345 988188-24 hour service.

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