
Flood Consequential Assessment

Erection of slurry store and all
associated works

On behalf of BP Lewis & Son

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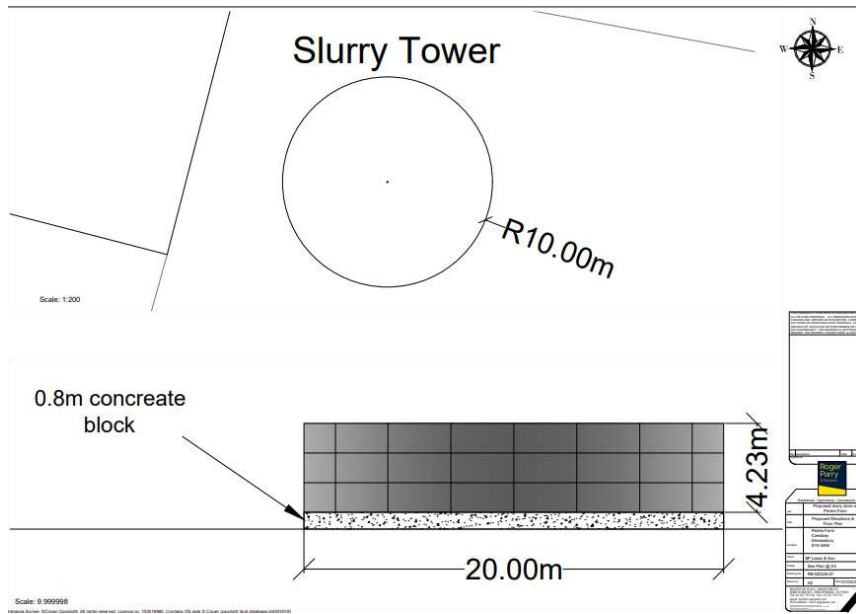
Please find below a Flood Consequential Assessment, which includes the acceptable criteria within the relevant part of Section 9 of TAN 15.

- 1) Acceptable consequence for nature of use: a slurry store. This is an application for less vulnerable development. We are aware of the flood risk to the site and the any impacts on any mechanical, electrical equipment and potential animal welfare issues. We occupy the remainder of the buildings at Pentre Farm and these are all issues that we have to deal with and have relevant experience and knowledge of how to do so.
- 2) The location of the plant is located within a C2 flood risk zone. 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 agricultural use. The 'Development Advice Maps' identify that the whole 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 Pentre Farm at the proposal site.
- 4) Effective flood warning to be provided: The owners receive automated flood warnings from the Environment Agency by telephone on landlines and mobiles.
- 5) Flood resistant design. All plant and machinery will be secure, and animal welfare is always of paramount importance.
- 6) Comparison of Predicted Flood Levels with Existing Ground Levels

Please see attached the flood level information from the NRW Data Distribution team. You will see that a worst case scenario of Un defended and 1:1000 year results in a flood level of 0.72m, which is an acceptable depth within of water to a self contained slurry storage facility.

Existing Ground Level:	63.6 mAOD	
Un defended:	1:100	1:1000
Elevation, mean (mAOD)	63.94	64.32

We propose a 0.8m raised foundation pad in order to reduce indicative flood depth to an acceptable level.



- 7) No increase in flooding elsewhere. The erection of the proposed slurry store 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.
- 8) We also write to confirm that the proposed development will not compromise the integrity and access to the adjacent flood defences.