PLANNING STATEMENT

This statement has been prepared in support of the application for Full Plans to re-locate the erection of a new dwelling at Gwern y To Farm, Shocklach, previously approved under Planning Application P/2018/0367.

Background

The historical Planning Approval has been approved for the demolition of an existing house and re build a new dwelling on the existing foot print. The existing Farmhouse has been demolished in readiness for commencing the erection of the new dwelling. The location of the proposed dwelling is situated within the flood risk area see figure 1. Construction of the new dwelling has not yet commenced

Following demolition of the farmhouse the applicant has installed a temporary static caravan to live on site while the new dwelling is constructed. While living in the caravan the applicant and his family have experienced the extent of flooding to the property location and surrounding area. Photographs 1, 2, 3 & 4 are attached to illustrate the severity of the flooding. As can be seen from the photographs the extent of flooding is dangerous and causes a health and safety risk for the applicant and his young children. During times of flooding the applicant and his family will not be able to leave or access the property safely.

There has been recent consultation from NRW to advise the applicant and other local land owners that they intend to end the financial funding for the running of pumps in Shocklach. This has caused great concern and worry to the applicant as the stopping of the pumps will increase the extent of flooding and extend the duration of the flooding and therefore further increase the risk to the applicant and his family.

Proposal

The applicant proposes to re-locate the proposed dwelling to an area outside the flood risk zone. This proposal is on the grounds of eliminating the risk to the applicant and his family. The applicant intends to retain the dwelling design approved under the previous application. The applicant confirms his acceptance to signing a legally binding agreement to prohibit the building of the historical planning approval P/2018/0367 subject to receiving approval for re-locating the property to outside the flooding zone.

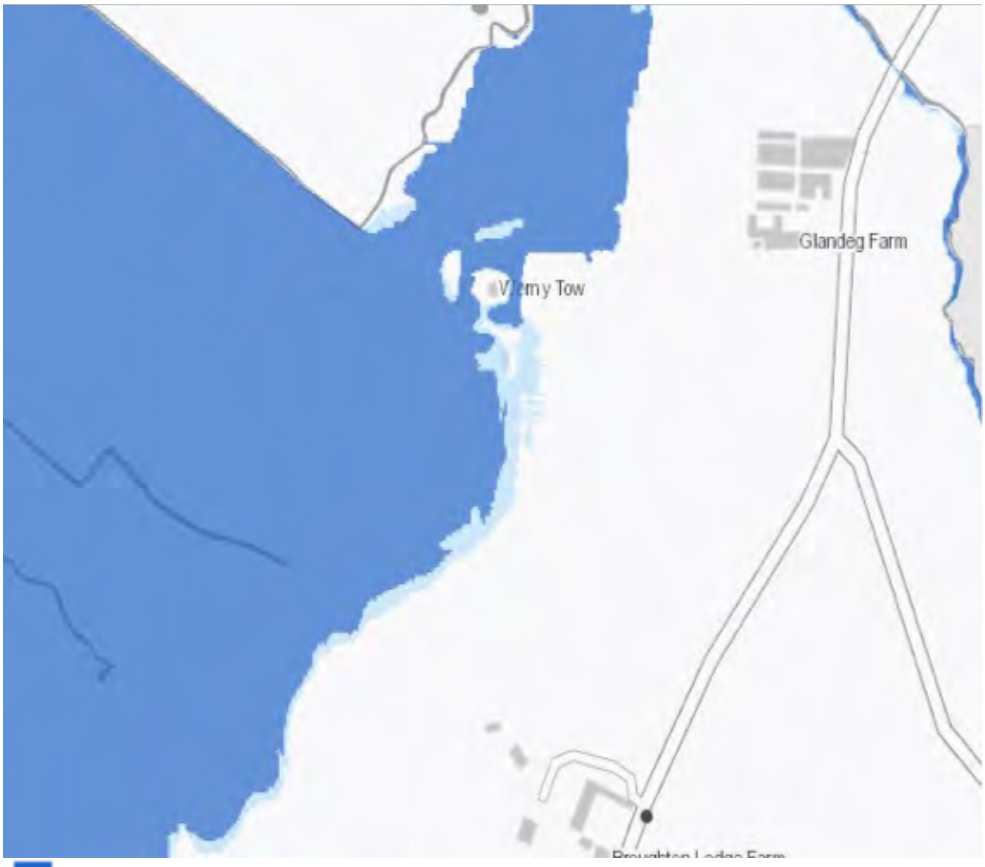
The NRW have been consulted with regards to the re-location of the property and have confirmed their recommendation to locate the dwelling outside the flood risk zone
(See figure 2).

Drainage

The applicant proposes to re locate the treatment plant to an area outside the flood risk area. The discharge from the treatment plant will be discharged to a herringbone soakaway situated outside the flood risk zone reducing the risk of contamination.

Conclusion

Overall, therefore the application is for re-sitting of the new dwelling on grounds of health and safety to the applicant and his family, with the intention to provide a proposal with a sympathetic scale and form to the surrounding area.



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Figure 1. NRW Flood Zone mapping (NRW, 2023)



Photograph 1



Photograph 2



Photograph 3



Photograph 4

Figure 2 Email of support from NRW

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Subject: RE: Gwern y To Farm, Shocklach - P/2018/0367 - query on relocation of replacement dwelling NRW:08542160
Date: 28 March 2023 at 16:36:22 BST
To: Mark Pritchard <marklpritchard@btinternet.com>

Hello Mark,

Thank you for your email regarding the proposed replacement dwelling at Gwern Y To.

With regards to the proposal for relocating the replacement dwelling so that it is outside of areas defined as being at risk of flooding, our advice would be to direct developments away from areas at risk of flooding. We would not raise concerns on flood risk grounds if the development was located outside of flood risk areas as defined in the DAM and Flood Map for Planning.

We note that the proposal is within the phosphate sensitive catchment for the River Dee and Bala Lake Special Area of Conservation, however the proposal is for a replacement dwelling rather than an increase in the number of dwellings on site. We would advise that you consider the advice on our website - Planning Advice and in particular, the sections titled 'What development proposals are unlikely to increase phosphorous levels within a river SAC?' and also 'What this means for development proposals involving private sewage treatment systems?' in relation to the foul drainage proposals.

Please note that this is without prejudice to subsequent full details being submitted to the LPA in respect of the proposed relocation of the replacement dwelling.

If you have any further queries please do not hesitate to contact me.

Kind regards,
Rachael

Rachael Burke

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales
www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.