
Flood Consequential Assessment

**Change of use of agricultural
land to dog walking paddock
and all associated works**

GM & DA Woollam

Land Adjacent to B5445

Lavister

Rossett

Wrexham

LL12 0DF

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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: a dog walking paddock. This is an application for less vulnerable development. We are aware of the flood risk to the site and the any impacts on users to the site.
- 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 a leisure use. The 'Development Advice Maps' identify that the south of the complex is shown to be located within the 'C2 zone', therefore it is not considered that there will not 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 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. If and when flood warnings are received the site will be closed and users will be notified.
- 5) Flood resistant design -
 - All mechanical and electrical equipment will be set above any extreme flood event which may occur at any source.
 - Excavated material must not be stored within the flood zone.
 - The site will not be open during flooding.
- 6) No increase in flooding elsewhere. The change of use will make no increase in any way of flooding elsewhere as the site will remain grassland. Please note that there will be no increase of the floor level and the floors levels will remain as existing.
- 7) There will be no ground raising or recontouring of ground level as a result of the proposal. There will be a small area of hardcore for parking however this is a permeable material and will not increase the flood risk.

2. Management Plan

All bookings will be taken via a mobile phone app, this will allow the client to know who is on site at all times. Should a flood warning be received a notification will go out to all users to make them aware of this and the site will be closed.

Once any flood risk is removed the clients will check the site to ensure it is safe for users again and a notification will be sent out to notify users the site has re opened.

