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# Flood Consequential Assessment

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Full planning application for the conversion of an existing shop into a residential property

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On behalf of S Bates

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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: current use is a dwelling. We are aware of the flood risk to the site and the any impacts on the additional living area for the dwelling house.
- 2) The location of the property 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'.
- 3) Occupiers (Owners) aware of flood risk: The owners are fully aware of flood risk. The owners live at the property.
- 4) Effective flood warning to be provided: The owners receive automated flood warnings from NRW on landlines and mobiles.
- 5) Flood resistant design – all ingress to the property will 300mm over the street level.
- 6) We also write to confirm that the proposed development will not compromise the integrity and access to the adjacent flood defences.