
LIMITED FLOOD CONSEQUENCE ASSESSMENT

Siting of 9 Polytunnels and associated works at Four Crosses Nursery Ltd, Elms Field, Domgay Road, Llanymynech, Powys, SY22 6SL

Prepared on behalf of Mr Swain

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Siting of 9 Polytunnels and associated works at Four Crosses Nursery Ltd, Elms Field, Domgay Road, Llanymynech, Powys, SY22 6SL

1. Introduction

This assessment has been prepared and submitted in respect of an application for the Siting of 9 Polytunnels and associated works at Four Crosses Nursery Ltd, Elms Field, Domgay Road, Llanymynech, Powys, SY22 6SL.

The purpose of this report is to outline the potential flood risk of the site, the impact of the proposal on flood risk to any third party and proposed mitigation measures available to mitigate against any identified flood risk.

This report has been prepared strictly in accordance with Planning Policy Wales (PPW) and Technical Advice Note 15 (TAN15).

2. Existing Site

The site is situated at Four Crosses Nursery Ltd, Elms Field, Domgay Road, Llanymynech, Powys, SY22 6SL. The proposed polytunnels, are located adjacent to the existing polytunnels and closely associated with the Four Crosses Nursery yard.

3. Proposal

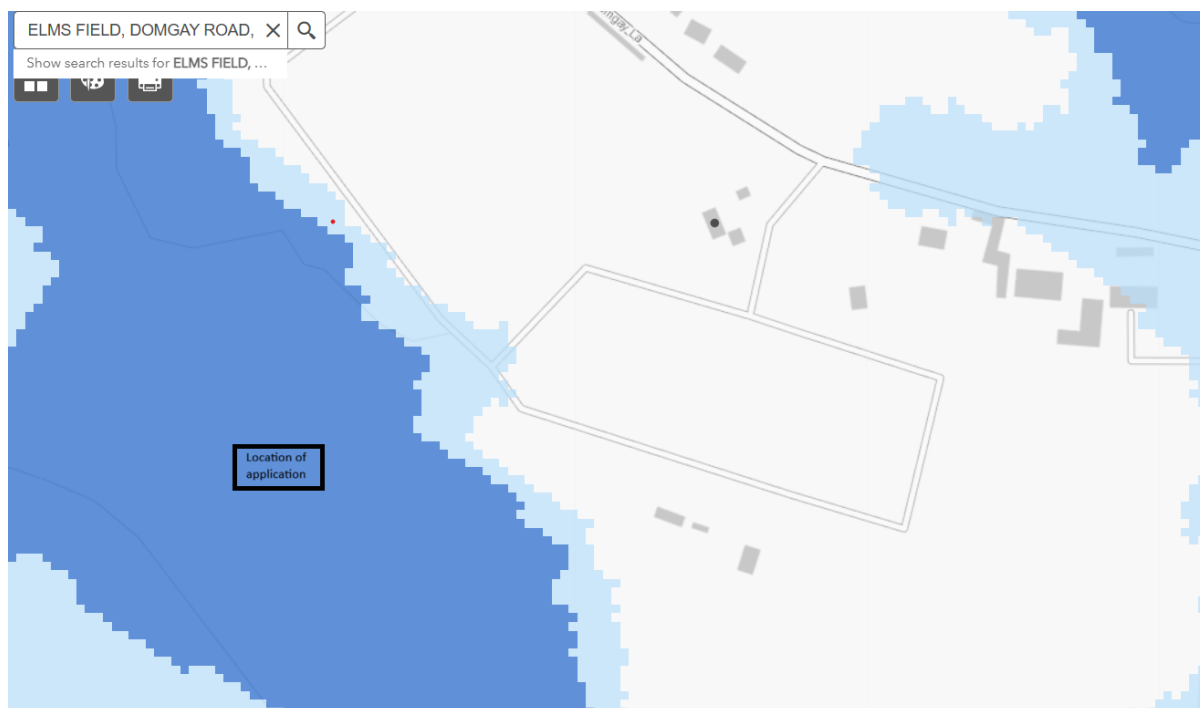
The proposal is for the siting of nine polytunnels and associated works. The proposed polytunnels will be sited on land which is currently used for horticulture.

The proposed polytunnels are very much needed for the existing garden nursery business to safeguard plants from the weather.

4. Flood Zone & Vulnerability

As seen in the Natural Resource Wales detailed flood map below, the proposed site is within a flood zone, however the proposal is for nine polytunnels and therefore there is no risk to life. The design of the polytunnels will ensure no detriment to the flood storage capacity of the site, and the soil will provide natural drainage during any flooding. Any flood water will be able to travel through the polytunnels without impediment.

The conveyance routes (flow paths) will not be blocked or obstructed. There will be no increase in the floodwater levels due to the proposed development. The development should not therefore be precluded on the grounds of flood risk.



(NRW detailed flood map showing River and Sea Water Flooding)



(NRW detailed flood map showing surface & small watercourses)

5. Water Management

There would not be any change in levels or contours of the site as part of the development as the proposed site is flat land. In terms of drainage, the field will be like for like in terms of grass to grass.

The flood flow conveyance routes will remain changed, the amended elevations illustrate the polytunnels are raised above ground level and the polytunnels are open either gable, so flood water will go underneath, and on the occasion that the flood depths are higher than the gap under the polytunnel, the flood water will enter and exit each end of the polytunnel. But this is highly unlikely, given the proposal is on the edge of the flood zone, which will mean the flood depths will be at the low end.

The polytunnels will be secured as shown on the drawings and therefore ensure it will not block or obstruct any flood water in the area.

6. Conclusion

The proposal is for nine polytunnels and associated works. The proposed polytunnels are very much needed for the existing garden nursery business to remain diverse and sustainable.

As shown on the Natural Resources Wales Flood map, the proposed site is within a flood zone. Due to the nature of the proposal, there will be no risk to life and there will be no increase in floodwater levels.

SAB will be required to ensure the overall drainage is acceptable coming off the polytunnels. This is being dealt with by a drainage consultant.