

Flooding Statement

The application site lies within Flood Zone 3, as identified by Natural Resources Wales, indicating a high probability of flooding. Notwithstanding this designation, the proposed development involves the enlargement of the existing lower ground floor flat and the introduction of a new ground floor flat. The scheme has been carefully designed to mitigate flood risk through resilient construction measures and appropriate internal layouts that ensure safety and functionality in the event of a flood.

In accordance with the principles of Planning Policy Wales (Edition 12) and Technical Advice Note 15: Development and Flood Risk (TAN15), development classified as vulnerable must be sited and designed to avoid placing occupants at undue risk. While the proposals introduce habitable space at lower and ground floor levels, the design will incorporate flood resilience and resistance techniques, such as raised electrical sockets, waterproof materials, and safe access/egress arrangements, to reduce exposure to floodwaters and protect future residents.

By integrating appropriate flood mitigation strategies, the development demonstrates a commitment to sustainable design and responsible placemaking. These measures not only limit the risk to future occupants but also prevent any additional burden on the wider floodplain or neighbouring properties. As such, the proposed scheme aligns with national flood risk management objectives and is considered an acceptable form of development within a Flood Zone 3 location.