

Merthyr Tydfil County Borough Council
Appeal Statement - Addendum

Appeal Reference: CAS-02533-K1J3B8

Planning Reference: P/22/0222

Appeal By: Chris Marshall

Site At: Caravan, Land Northwest of Aartal Bungalow, off Brecon Road

Proposal: Resiting of existing residential mobile home, expansion of residential curtilage and construction of day room/utility area, provision of ancillary tourer and parking area with ecological enhancements (Full)

- 1 It is acknowledged that the planning application (P/22/0222) was refused on three grounds, of which Reason 3 (as set out on the planning decision notice) is concerned with the vulnerable nature of the development which partial lies within a C2 Floods Zone.
- 2 The planning application did not include an assessment/consideration of the flood risks in support of the development proposal. However, it is noted that Natural Resources Wales (NRW) has been consulted for their advice in response to this appeal.
- 3 It has been concluded by NRW that (in the absence of a flood consequence assessment) that they consider the proposal could be acceptable from a flood risk perspective, subject to the developer being made aware of the potential flood risks and have advised that the installation of flood-proofing measures as part of the development
- 4 Despite the policy position, as set out in Planning Policy Wales (PPW) and the Technical Advice Note (TAN15), the Council would accept the advice from NRW. On this basis the Council would agree to withdraw the third reason for refusal, which could instead be dealt with by way of a condition (should the Inspector be minded to allow the appeal) to ensure appropriate flood risk mitigation is put in place.
- 5 No information has been provided which sets out what mitigation measures would be appropriate to implement. As such the following condition could be imposed:

Before any construction works commences on site, a flood-proofing scheme that has been prepared by a suitably qualified person, shall be submitted to the local planning authority for written approval. All works shall be carried out in accordance with the approved details prior to the occupation of the day room/utility building and retained in perpetuity.

Reason – In the interest of health and safety and to ensure adequate measures are implemented to manage any potential flood risks, in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.