

Ms V Robinson
Operational Manager
Development Management
The Vale of Glamorgan Council
Dock Office, Barry Docks,
Barry
CF63 4RT

Dyddiad/Date: 02 May 2018

Dear Sir/Madam,

**SITE: 5, MEADOW VIEW COURT, SULLY, VALE OF GLAMORGAN CF64 5AY
PROPOSAL: CHANGE ROOFING FINISH AND EXTEND REAR
CONSERVATORY. BUILD NEW REAR CONSERVATORY. EXTEND FRONT
PORCH AND FORM NEW BALCONY TO SIDE ELEVATION AND NEW
BOUNDARY WALL**

Thank you for consulting Natural Resources Wales (NRW) regarding the above application on 30 April 2018.

We have no objection to the proposed development.

The application site lies partially within Zone C2 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map, which is updated on a quarterly basis, confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the Sully Brook.

Given the scale of the proposed development (and in the absence of a flood consequence assessment) we consider the risk could be acceptable subject to the developer being made aware of the potential flood risks, and advised to install flood-proofing measures as part of the development. We note in particular that the property has a basement.

In areas at risk of flooding, we recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing

measures to the internal fabric of the ground floor, and locating electrical sockets/components at a higher level above possible flood levels.

We refer the applicant to our [website](#) for further advice and guidance.

Additional guidance including the leaflet "Prepare your Property for flooding" can be found by following the link: <https://www.gov.uk/prepare-for-flooding>.

The developer can also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', can be found by following the link:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11485/2187544.pdf

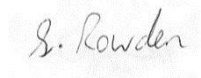
Other matters

Our comments above only relate specifically to matters that are included on our checklist Natural Resources Wales and Planning Consultations (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>).

We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. Please be advised that, in addition to planning permission, it is your responsibility to ensure that you secure all other permits/consents relevant to the development.

Further guidance on matters within our remit can be found on our website at www.naturalresourceswales.gov.uk

Yn gywir / yours faithfully



Stewart Rowden
Development Planning Advisor