

**SITE:** Land at Old Post Office, Glewstone Road, Pencraig HR9 6HP  
**TYPE:** Planning Permission  
**DESCRIPTION:** Wooden cabin for use as holiday accommodation in addition to ancillary use (retrospective).  
**APPLICATION NO:** 213981  
**GRID REFERENCE:** OS 356321 - 220998  
**APPLICANT:** Mr Steven Dodd

Our knowledge of the development proposals has been obtained from the following sources:

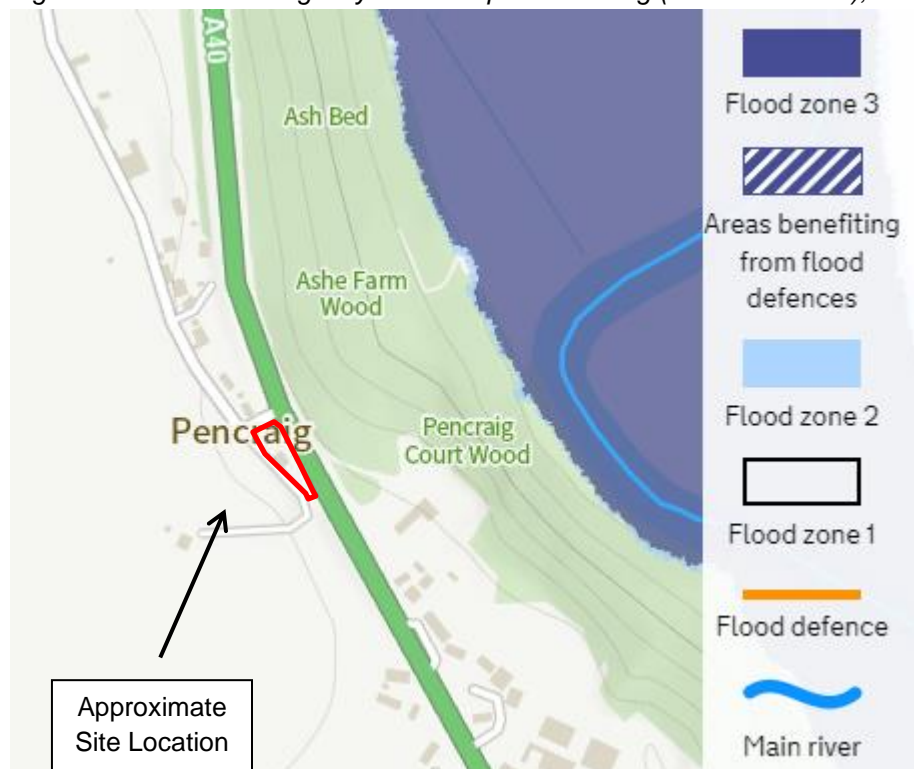
- Application for Planning Permission;
- Location Plan (Ref: 200-04);
- Block Plan (Ref: 200-03);
- Site As Built (Ref: 200-02).

### **Overview of the Proposal**

The Applicant has constructed a wooden cabin for use as holiday accommodation in addition to ancillary use. We estimate that the site covers an area of approx. 0.08ha. The River Wye flows approx. 270m to the east of the site and Luke Brook flows approx. 550m to the west of the site. The topography of the site slopes down from west to east by approx. 2m but it should be noted that the site is located on a steep hillside sloping towards the River Wye. The surrounding area significantly slopes towards the river starting most notably from the east of the adjacent highway.

### **Site Location**

Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), January 2022.



### **Flood Risk**

#### ***Fluvial Flood Risk***

Review of the Environment Agency's Flood Map for Planning (Figure 1) indicates that the site is located within the low risk Flood Zone 1. As the proposed development is less than 1ha and is located within Flood Zone 1, in accordance with Environment Agency standing advice, the planning

application does not need to be supported by a Flood Risk Assessment (FRA). This is summarised in Table 1:

Table 1: Scenarios requiring a FRA

	Within Flood Zone 3	Within Flood Zone 2	Within Flood Zone 1
Site area less than 1ha	FRA required	FRA required	FRA not required*
Site area greater than 1ha	FRA required	FRA required	FRA required

\*except for changes of use to a more vulnerable class, or where they could be affected by other sources of flooding

### **Surface Water Flood Risk**

Review of the EA's Risk of Flooding from Surface Water map indicates that the site is not at risk of surface water flooding.

### **Other Considerations**

Review of the EA's Groundwater map indicates that the site is not located within a designated Source Protection Zone or Principal Aquifer.

### **Surface Water Drainage**

We note that no details regarding the surface water drainage arrangements for the development have been provided. We ask for clarification of any surface water drainage arrangements which have been put in place for the wooden cabin.

A rainwater harvesting system could be an appropriate method to collect and re-use rainwater in order to reduce the surface water run-off from the site, due to the small footprint of the wooden cabin.

### **Foul Water Drainage**

We note the submission of the Site as Built drawing which indicates a connection from the proposed holiday accommodation to the existing cess pit on site.

We require clarification of whether the existing feature labelled as a cess pit is that or a septic tank. The following web address explains the difference between the two.

<https://www.expressdrainagesolutions.co.uk/advice-centre/alternative-drain-systems/cesspits-beginners-guide/>

We also request information explaining the domestic facilities within the holiday accommodation which require foul water drainage.

### **Overall Comment**

We recommend that the following information is provided prior to the Council granting planning permission:

- Clarification of the surface water drainage arrangements for the development.
- Clarification of the existing foul water drainage arrangements, whether this is a cess pit or septic tank.