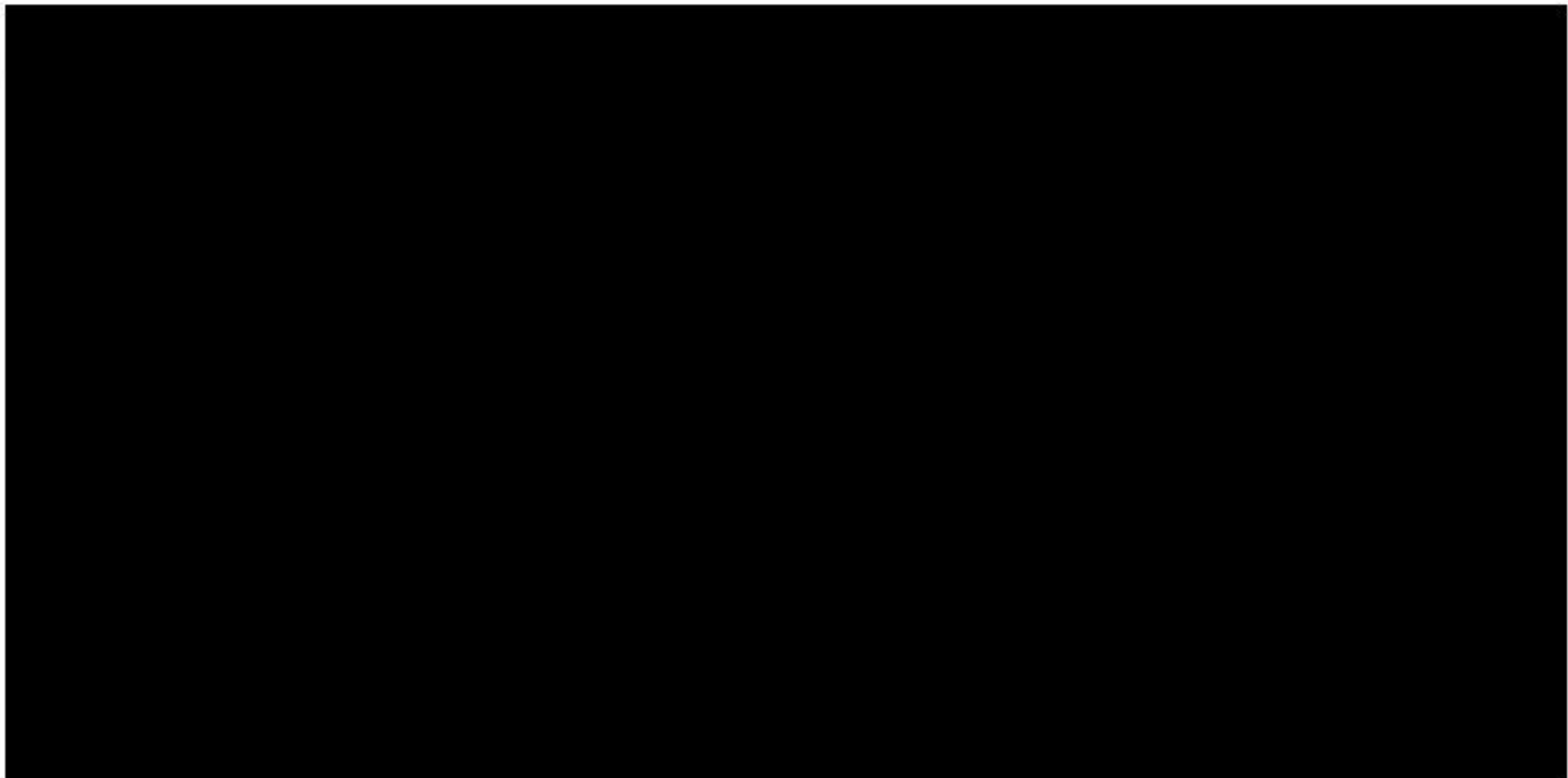
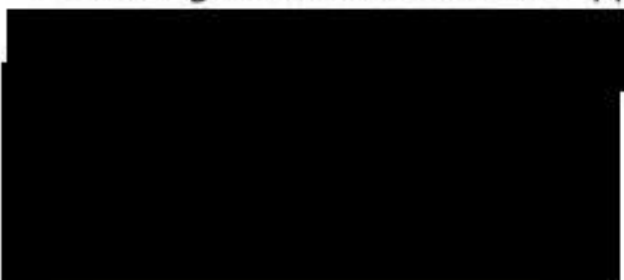




We note that part of the site is within Flood Zone 3, however, it is only the rear garden area of the proposed development. The building itself, as well as the habitable rooms and site access, are all within Flood Zone 1.

Additionally, we have checked the climate change maps and the dwelling/access remains in FZ1 in the year 2115.

Given that this site already has a Planning Approval for one dwelling, and the proposed dwelling location is within FZ1, can we please apply a more pragmatic approach which negates the requirement for an FRA? The EA agrees this is the most appropriate way forward,



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