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Strategic Planning and Infrastructure
Plymouth City Council
Floor 2, Ballard House
West Hoe Road
Plymouth
PL1 3BJ

Letter sent via the Plymouth City Council Pre-Application Portal

21st January 2021

Dear Sir/Madam,

RE: Pre-Application enquiry for Land at Yonder Street, Hooe, Plymouth

This pre-application advice has been submitted via the Plymouth City Council Pre-application portal by Bailey Partnership's Chartered Town Planning service on behalf of Mr A Patrick (the applicant) for:

"Proposal to erect one new dwelling and car parking on land at Yonder Street, Hooe, Plymouth"

The application fee of £255 has been paid online via the Plymouth City Council Pre-Application Portal.

Supporting Documents

The following documents are provided in support of the application:

- Application form
- Cover letter (this letter)
- Flood Risk Assessment and Drainage Strategy (Parts 1-5)(See notes below)
- Site Location Plan – YON BPC XX XX DR B 000 001
- Concept Scheme – YON BPC XX ZZ DR A 0300

The supporting statement for the proposal will be provided once the pre-application enquiry has been registered.

Flood Risk Assessment and Drainage Strategy

The Flood Risk Assessment and Drainage Strategy is dated 2019, was originally written for the construction of two dwellings. The principles and flood risk otherwise remain the same, and we have made adjustments to the design to accommodate the recommendations. Further details of scheme design will be included within the supporting statement, shall be submitted during the course of the pre-application enquiry.



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The scheme is currently undergoing a pre-application enquiry with the Environment Agency. However, this pre-application enquiry remains live and advice is yet to be received.

I trust that the information provided in support of the application and listed above is sufficient to enable the Council to determine the application favourably. However, should you wish to request any further information please do not hesitate to ask.

Yours faithfully

Louis Dulling
Mplan MRTPI
On behalf of Bailey Partnership