

**FLOOD RISK &**

**CRITICAL DRAINAGE ASSESSMENT PLANNING APPLICATION**



Site Address:

Fish Boy PZ, 10 Chapel Street, Penzance, TR18 4AJ

Stage. Planning

Scale: As indicated Date. 30/03/2021

Prepared by: Mr Christopher J Menear C.Build.E MBEng  
**Chartered Building Engineer**



HEAD OFFICE  
Chi Gallos Office 3, Hayle Marine  
Renewables Business Park, North  
Quay, Hayle, Cornwall, TR27 4DD  
  
[www.cornwallplanninggroup.co.uk](http://www.cornwallplanninggroup.co.uk)  
[office@cornwallplanninggroup.co.uk](mailto:office@cornwallplanninggroup.co.uk)  
T: +44 (0)1736 448500  
  
Registration No: 04345204  
VAT No: 221707243

## **Contents**

1. The Proposal
2. Policy Background
3. Assessment
4. Sea Level
5. Groundwater and The Land
6. Conclusion

## **THE PROPOSAL**

This assessment accompanies a full planning permission application for the following works;

Construction of Extension/Alterations, New Signage, External Painting & Associated Works.

## **POLICY BACKGROUND**

The main, national policy document for Flood Risk Assessments (FRAs) is the Government's Planning Policy Statement. Local policy guidance is provided by the Environment Agency's non-statutory 2010 document "Drainage Guidance for Cornwall Council" (DGCC).

The application accordingly needs a FRA only because of the last factor mentioned in this paragraph, which is that the Environment Agency has indicated that there may be drainage problems in the area.

## **ASSESSMENT**

The nearest watercourse to the application site is Lariggan River 800m to the West. It would appear the Local Plan's Proposals Map and the Environment Agency's Indicative Flood Map both show the application site to be outside any flood plain and it is higher than the likely extent of any flooding along this minor watercourse. It is therefore considered that there is no risk of flooding affecting the proposed house.

## **SEA LEVEL**

The application site lies 500m from the coast and at an elevation of about 26ft AOD. Sea levels are currently estimated to be increasing in the order of 1 metre in 100 years. The proposed development is consequently well outside any areas of current or anticipated tidal flooding.

## **GROUNDWATER AND THE LAND**

The topography in this locality means that the application site is situated within a built-up area with modern mains drainage.

## **LIKELIHOOD OF FLOODING AS A RESULT OF THE PROPOSAL**

The application site contains an existing building. The surface water drainage will be as existing. The proposed footprint of the development is only altered slightly to the existing building. Therefore, no impact in terms of increased drainage and water run-off will be caused.

Therefore, there would be no increase in the rate at which water runs off the site. There would be no flooding impact on any adjacent downstream sites as a result of the proposed scheme.

## **CONCLUSION**

The application site contains the following aspect;

1. It is sited 26ft above sea level.
2. It is not sited within a Flood Zone.
3. The nearest coast is approximately 500m from the application site.

In conclusion, the proposed development is considered acceptable with respect to flood risk.