

**JOB NO:** 3513

**ADDRESS:** FMR SITE OF FOOT ANSTEY SARGENT, DERRY'S CROSS, PLYMOUTH PL1 2SW

**PROJECT:** CONTINUED USE OF WESTERN ZONE AS TEMPORARY PAY & DISPLAY CAR PARK (FOR A DURATION OF 2 YEARS) TOGETHER WITH THE RETENTION OF BOUNDARY HOARDINGS

**DOCUMENT:** FLOOD RISK ASSESSMENT

**ISSUE:** 12/07/2023

## **1.0 INTRODUCTION**

1.1 The proposal is for the continued temporary use as a car park of a site at Derry's Cross, Plymouth. The Site has been in use as a pay-and-display car park for about 10 years on a 2-year cycle of temporary permissions. Prior to this, the site provided car parking for up to 102no vehicles for Foot Anstey Sargent for many decades.

## **2.0 SITE DESCRIPTION**

2.1 The overall site is split into a western zone and an eastern zone. The western zone has been granted Planning Permission a number of times as a car park, most recently on 13/01/2022 (LPA ref: 21/02172/FUL) for continued use to a temporary 'pay and display' car park (for a duration of 2 years), together with retention of boundary hoardings. This current application is to continue the use for a further 2-year period.

## **3.0 DETAILED PROPOSALS**

3.1 This application seeks to maintain the status quo for a further two years; that being the provision of car parking spaces for a total of 35no car parking spaces, including 4no spaces for wheelchair users. The further temporary use is identical to the previous approvals for temporary use.

## **4.0 FLOOD RISK CONSIDERATIONS**

4.1 The site is located within Flood Zone 1. A flood risk assessment is not required if the site is smaller than one hectare and is not affected by sources of flooding other than rivers and the sea, for example surface water drains.

4.2 The site is finished in tarmacadam and laid to falls to a number of storm water gullies. This arrangement remains unchanged from the historical use of this area of site for car parking by Foot Anstey Sargent. Site Layout drawing **3513 – 41 Rev F** indicates all gullies and approximate falls on site.

4.3 The existing storm water drainage provision functions perfectly well and the site drains successfully.

4.4 There were no objections raised to previous applications in terms of storm water drainage.

4.5 There is no history of flooding on the application site.

4.6 There is no change to the current storm water drainage provision.

Your proposed development is in an area with a low probability of flooding

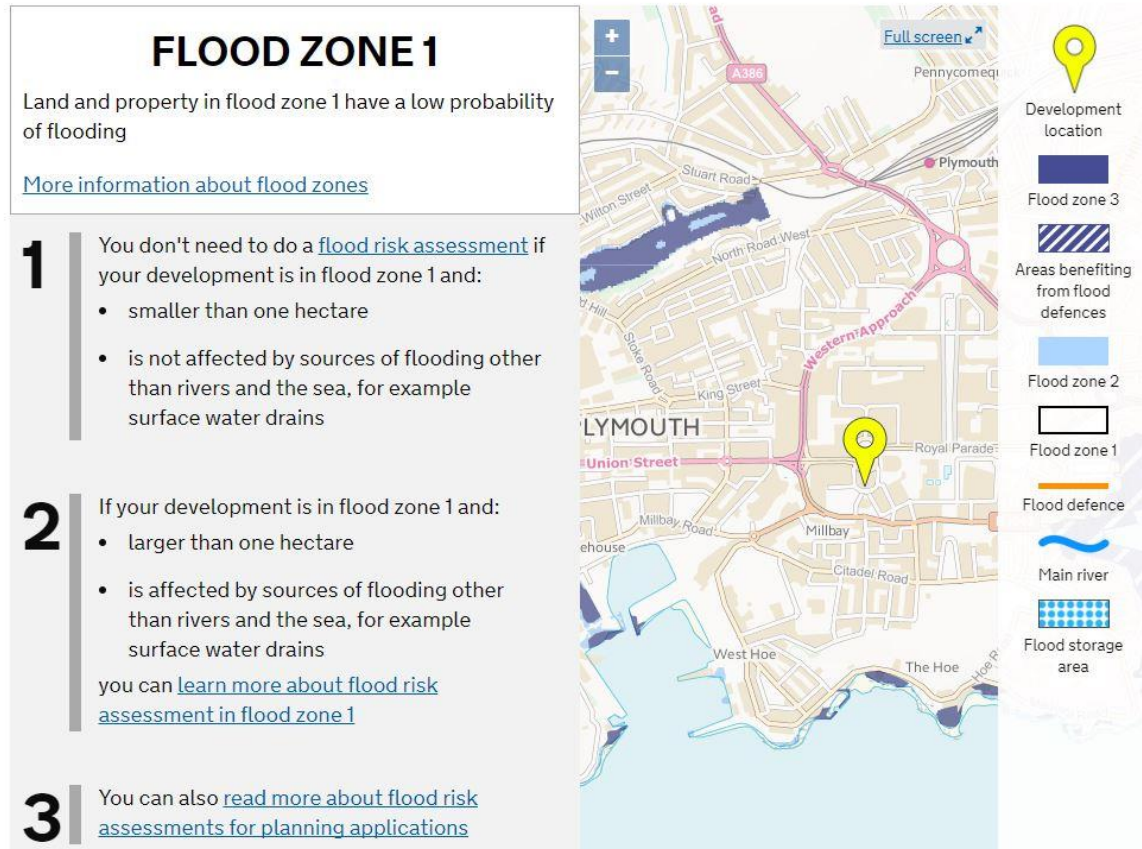


Fig 1. Flood Zone Extract

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## 5.0 CONCLUSION

5.1 The application is for temporary use only for 2 years, on a site with no history of flooding, located with Flood Zone 1. There is an historical use for car parking along with historical surface falls and drainage provision, all of which functioned well. There is no change to this. As such the existing flood risk will not increase and the application should be supported.



APPENDIX 1 – SITE PHOTOS



Fig 2. View into northwest corner (note: falls)

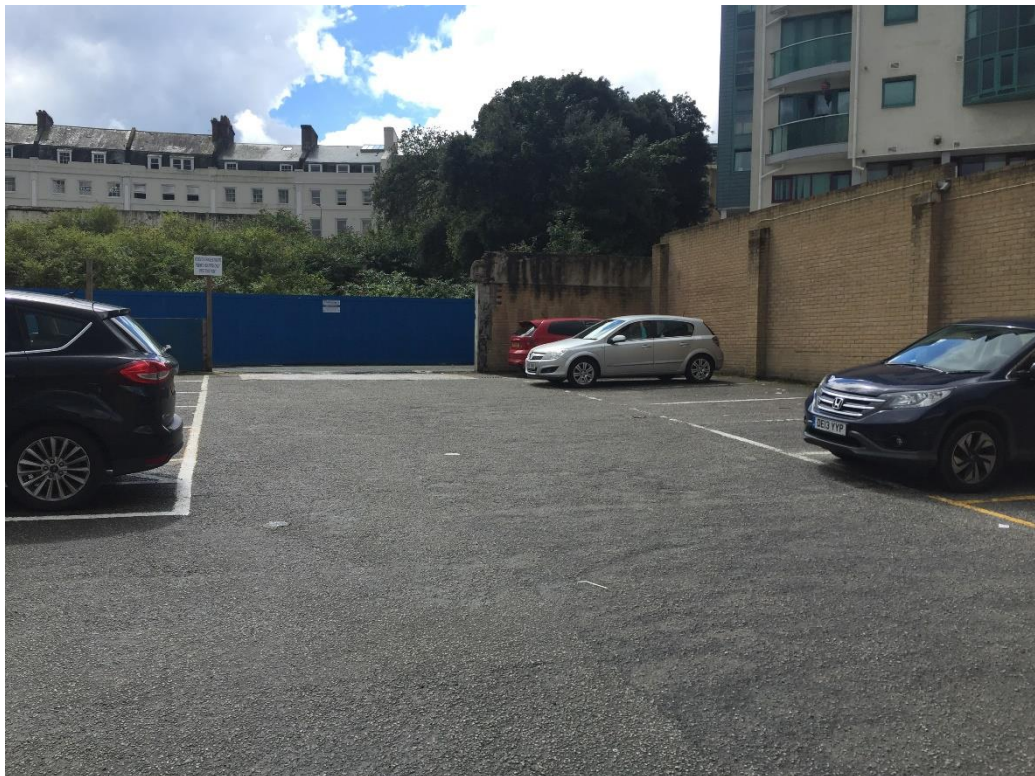


Fig 3. Storm water gully in parking space no.3





**Fig 4. View west (note: falls)**



**Fig 5. View south (note: falls)**





**Fig 6. View southwest (note: falls)**



**Fig 7. View north (note: gully adjacent parking space no.19)**