

FOUL & SURFACE WATER DRAINAGE – CRITICAL DRAINAGE AREA.

Change of use of former pub with residential flat, to two dwellings, Collins Arms, 18 Higher Fore Street, Redruth, TR15 2AP

The site is located in an elevated position on Higher Fore Street, within the Redruth Critical Drainage Area. The site is an estimated 136 metres above sea level. There are no water courses located within the immediate area or near the application site.

The existing surface water for the building is disposed of into an existing combined sewer which serves the site. This will continue to be the case after the development. There is no increase in hard surface – the flat roof of the building element to be demolished is replaced by the paving of the external amenity area thus created. The inclusion of opportunities for planting boxes will allow roof water to be collected in water butts for watering purposes.

The change in use from a Public House to residential accommodation should lead to a reduction in foul sewage outflows.

There are no changes necessary or proposed to the public highway. All public highways serving the site are provided with surface water drainage and the area is not known to have suffered with localized flooding of public areas due to its elevated position and street drainage.

Flood risk matters are addressed in a specific Flood Risk Statement forming part of this application. The site lies in Flood Zone 1 – in an area with low probability of flooding.

We do not consider surface water or foul drainage to be an issue in this application.

RLT Architects

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