

FLOOD RISK ASSESSMENT

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 in Redruth. The site is an estimated 138 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. This will continue to be the case after the development.

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.

The attached Environment Agency Flood Map for Planning for the site clearly indicates that the site lies in Flood Zone 1 – in an area with low probability of flooding.

We do not consider Flood Risk to be an issue in this application.

RLT Architects

2022/2653

September 2023

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
170235/42164

Created
23 Jun 2023 10:51

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
170235/42164

Scale
1:2500

Created
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-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

