

## **FLOOD RISK ASSESSMENT**

### **PETS AT HOME, UNIT 5, RAVENSIDE RETAIL PARK, CHESTERFIELD**



### **APPLICATION FOR THE INSTALLATION OF A MEZZANINE FLOOR TO BE USED FOR RETAIL AND/OR A PET CARE, TREATMENT AND GROOMING FACILITY (CLASS E)**

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#### **Introduction**

- 1.1 This document has been prepared in relation to an application being submitted on behalf of Pets at Home Limited for the installation of 22 no. air conditioning units and a gas bottle storage unit at Pets at Home, Unit 5 of Ravenside Retail Park in Chesterfield.
- 1.2 The application will not lead to any additional floorspace at the site.

#### **The Site and Current Level of Risk**

- 2.1 The application site is located in the existing retail terrace at the Retail Park. It is identified on the Environment Agency's flood map as falling within Flood Zone 3.
- 2.2 This is land assessed as having a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea in any year.

#### **Suitability of the Proposed Development**

- 3.1 As there will be no additional floorspace created at the application site, the load on the existing drainage infrastructure will not be adversely impacted upon in any way.
- 3.2 There are no alterations proposed to the established layout of the site. It follows that the access to the individual units for customers, service vehicles and emergency services will remain constant.
- 3.3 The floorspace at the application site falls within Use Class E. As the Council is aware, this Use Class falls within the 'Less Vulnerable' classification. It follows that the site is considered to be acceptable.

#### **Conclusion**

- 4.1 In light of the above, we conclude that there will be no adverse impact upon the risk of flooding at the application site or within the wider locality as a direct result of the development.
- 4.2 Furthermore, there will be no increase in risk of damage to existing buildings at the site or risk to customers visiting the site. Accordingly, we conclude that the development is suitable for the application site and accords with both local and national planning policy.