

# FLOOD RISK ASSESSMENT

TO ACCOMPANY

APPLICATION FOR  
PLANNING CONSENT

FOR

ADDITION OF ONE EXTERNAL,  
WALL MOUNTED CONDENSER UNIT  
TO THE GROUND FLOOR

AT

THE POSTERN GATE,  
1 PICCADILLY  
YORK  
YO1 9NX

**Existing Property:**

The existing property to which this Flood Risk Assessment relates is located at:

90 Piccadilly, York, YO1 9NX

The ground floor of the property is currently occupied by a JD Wetherspoons pub and a Travelodge Hotel. This application relates to the JD Wetherspoons pub.

**Existing Flood Risk**

The existing property is classified as falling under Flood Zone 3 due to its location on the banks of The River Foss.

Within Flood Zone 3 there is a high probability of flooding without local flood defences. These protect the area against a river flood with a 1% chance of happening each year, or a flood from the sea with a 0.5% change of happening each year

During the Planning Application process, the following answers to the corresponding questions were submitted:

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary).

Answer: Yes and therefore the inclusion of this report.

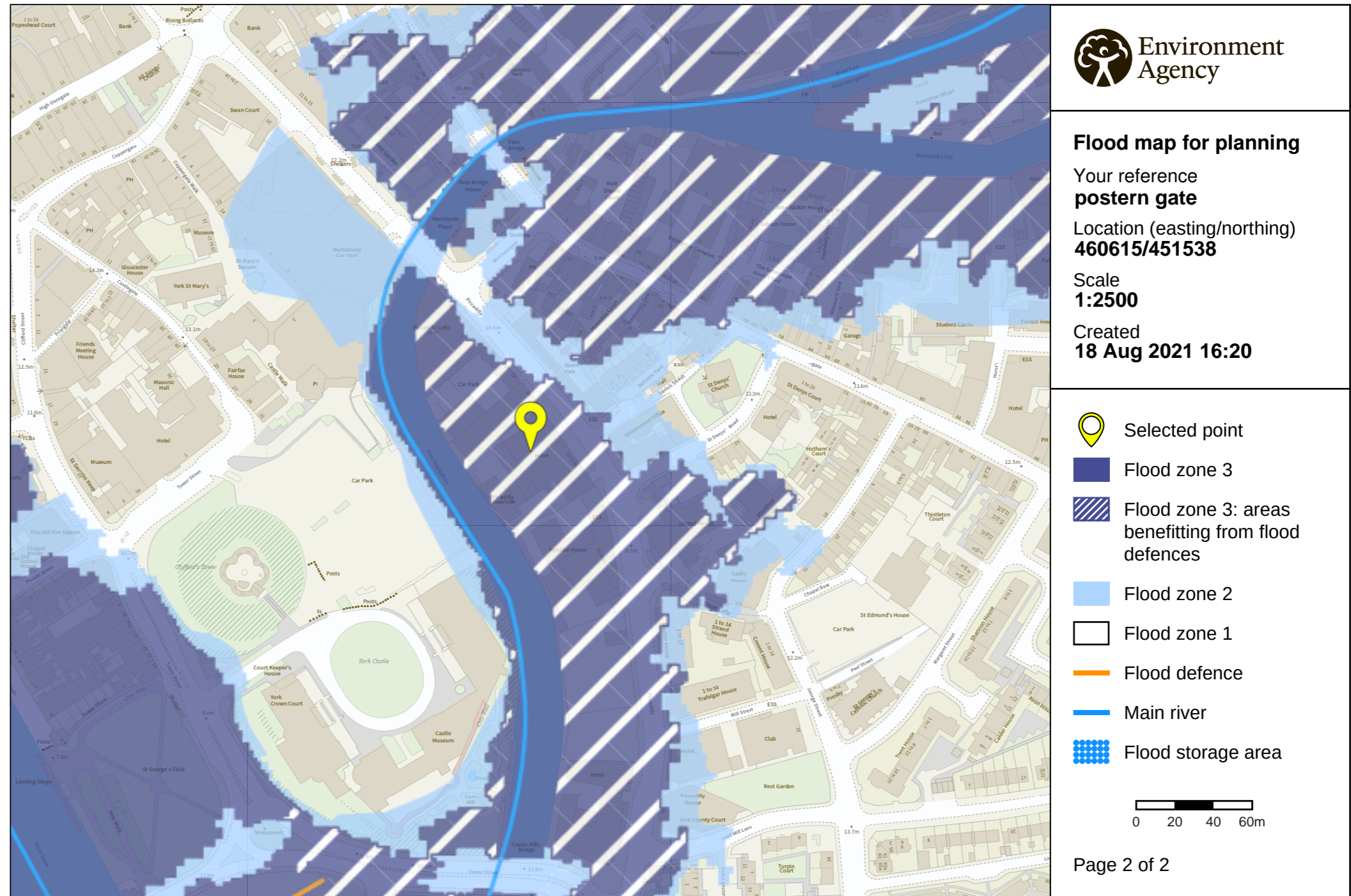
Will the proposal increase the flood risk elsewhere?  
Answer: No

How will surface water be disposed of?  
Answer: Mains sewer

**Proposals & Change in Flood Risk**

The proposal is for the installation of a condenser which has been placed on the side wall. This proposal has no impact on any flood risk.

The Flood Maps below is, sourced from [www.floodmap.net](http://www.floodmap.net).



© Environment Agency copyright and / or database rights 2021. All rights reserved. © Crown Copyright and database right 2021. Ordnance Survey licence number 100024198.



