



# 1274

## Supporting Statement

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CHANGE OF USE TO BUILDINGS

HARBOUR AVENUE, PLYMOUTH, DEVON PL5 1BH

## Introduction

This document is provided to support a planning application for change of use of buildings and land for use as self-storage, commercial storage, indoor and outdoor vehicle storage, recreational sports area and ancillary office use. There are no proposed changes to external / internal appearance and no demolition is proposed.

## Transport Statement

Historically this site has had a number of uses. Pre 1980s the site was used for the transfer station by PCC for refuse lorries. Following that the site was used by Plymouth City College for construction wet skills learning and then the site contained a furniture storage and sales with other buildings being sublet to other businesses which included retail use.

Please refer to transport assessment that was prepared by Awcock Ward Partnership. It was concluded that the site and the proposals would not have a significant impact on the existing road network and would not be considered as severe by nature of reduced traffic movements and its links to public services.

Additionally, it was considered that the site provides a highly sustainable location for development, a safe and suitable access can be provided, there are opportunities to travel by sustainable modes of transport, and there would be no severe impacts on the local road network.

The existing access will continue to be used, and from historic applications no highway objections were raised.

## Refuse Disposal Details

Waste is to be collected in the same manor as with the previous uses on site. A bin storage area has been shown on the proposed site plan. There is both convenient and safe access for collection of waste, evidenced by previous uses, please refer also to the accompanying transport assessment.

## Ecology Information / Biodiversity Enhancements

There is no demolition of buildings and no external/internal works to the buildings, the application is for change of use. No further surveys are required.

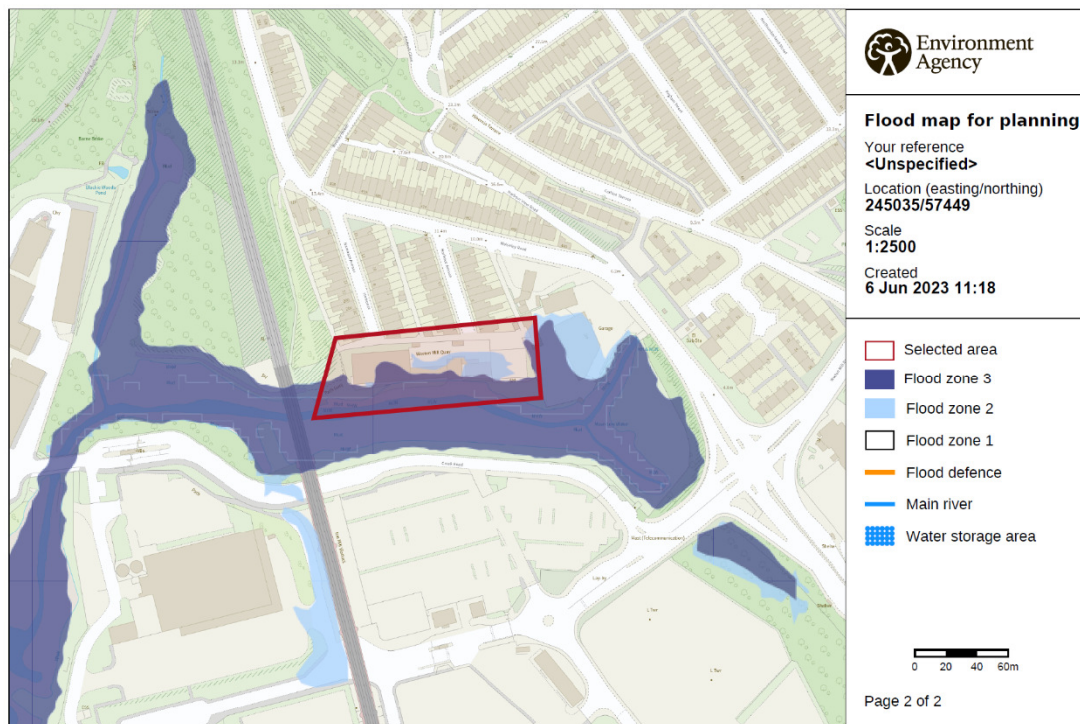
There are no changes to buildings, openings or increase in sizes, therefore no loss of green space/habitats, but the proposals will provide bat/bird boxes to provide biodiversity enhancements.

## Sustainability Statement

This proposal is for a change of use to the building, no works are proposed. Refer also to climate emergency compliance form.

## Flood Risk Assessment

The proposed site as shown below lies partly within flood zones 2 and 3.



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It can be seen that the southern edge of the site lies within flood zone 3 with an area within the parking zone that lies within flood zone 2. The main vehicle and pedestrian access to the site lies outside of any flood zone including the access into units A and C. The proposals herewith are commercial in nature with no residential uses proposed. Due to the nature of the change of use and by virtue of the main routes into the site being outside of any flood zone then no increased risk of flooding can be attributed to these proposals.

Reference is also to be made to the flood risk assessment and flood warning and evacuation plans that were prepared by Awcock Ward Partnership.

In conjunction with the evacuation plans it is concluded that the risk has been reduced from more vulnerable education to less vulnerable business. In line with the NPPF this reduced risk can be deemed as acceptable.