

Development Management
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Our ref: 3887

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Dear Development Management

Flood Risk Assessment for Proposed Change of use from offices to residential of 10-12 Church Street, St Austell, PL25 4AS

Introduction

A prior notification application under Class MA has been submitted for 10 -12 High Street, Saint Austell, PL25 4AS.

The Building sits within Flood Zone 1 and the St Austell Critical Drainage Area1.

Paragraph W of Part 3 of Schedule 2 to the GPDO 2015 requires that where the Class MA application relates to prior approval as to the flooding risks on the site, on receipt of the application, the local planning authority must consult the Environment Agency where the development is in an area within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency for the purpose of paragraph (zc)(ii) in the Table in Schedule 4 to the Procedure Order.

Paragraph W also requires that where the EA is to be consulted a site-specific flood risk assessment is required. Unlike other classes of PD, Class MA does not permit any external works or formation of hard standings etc. As such, no external changes are proposed.

Critical Drainage Area

The Critical Drainage Area is concerned with run-off. It states that surface water run-off must be robustly controlled for all new development, in-fill development and redevelopment.

However, the proposed development in this case consists of a change of use and internal works only. No changes are proposed which will have an affect on the current surface water.

The change of use will therefore have no effect on surface water run-off and will therefore not adversely affect the critical drainage area.

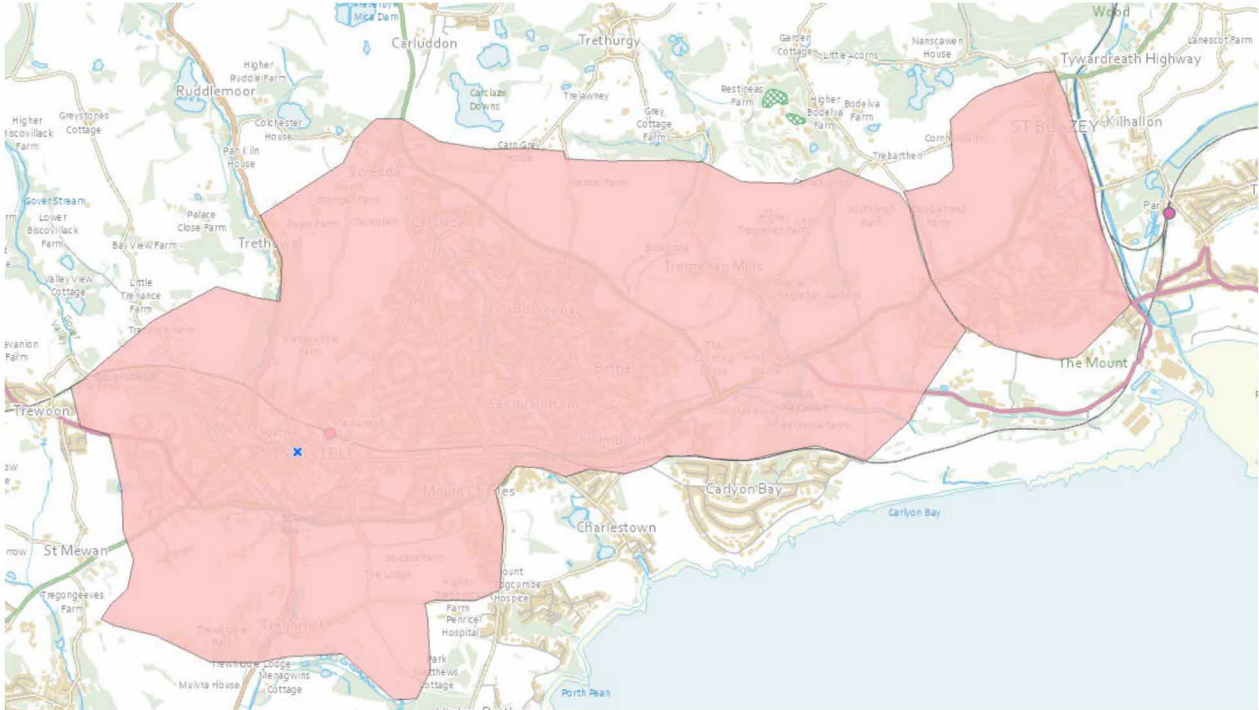


Figure 1- Copyright Cornwall Council Interactive Map- Critical Drainage Area.

Conclusion

The change of use under Class MA will have no impact or effect on the surface water run off and therefore the prior approval of the Local Planning Authority in relation to flood risk is not required.

If you require any further information or clarification, please do not hesitate to contact Bell Cornwell LLP (c/o the applicant) on the number below.

Yours sincerely

BELL CORNWELL LLP



REBECCA BOYDE
Principal Planner

