



Charles Green
design

26 March 2024

FLOOD RISK ASSESSMENT:

Proposed change of use of ground floor former retail shop area known as Harveys Newsagents and Tobacconists to be integrated within existing dwelling occupying ground, lower ground and first floor levels of the same property

at: Harveys Newsagents and Tobacconists, 7 Bond Street, Redruth TR15 2QA.

for: Mr. + Mrs. Mountford.

Please read in conjunction with Environment agency Flood Map for planning reference TR15 2QA.

The E.A. Flood Map for Planning identifies that 7 Bond Street falls within Flood Zone 1 and is therefore at Low Risk of flooding.

It is clear that the location of the property is identified as free of flood risk with unhindered access and egress should a flood event occur.

Since the proposed development relates to change of use only with no external alterations, no alteration to existing surface water or foul drainage systems – there cannot be any potential for increase in flood risk as a result of this development.