3. Proposed Development

The proposal consists of:

- an open-sided steel valeting canopy measuring 8m x 5m;
- one standard shipping container positioned on the existing tarmac;
- hand car washing and vehicle valeting.

No permanent enclosed buildings are proposed.

No concrete foundations or excavations are required.

The container will simply rest on the existing hardstanding.

4. Flood Risk

The development will not increase flood risk because:

- no additional impermeable surface is created;
- the existing drainage arrangements remain unchanged;
- no raising of site levels is proposed;
- there is no obstruction of overland flow routes;
- flood storage capacity is not materially affected.

The proposal therefore has a negligible impact on flood behaviour.

5. Surface Water Drainage

The site already drains through the existing car park drainage system.

Wastewater generated from vehicle washing will discharge through the existing drainage arrangements.

There are no proposed alterations to the drainage network.

The proposal will not increase runoff from the site.

6. Safe Operation

The development is classified as a commercial use with no overnight occupation.

In the event of severe flood warnings:

- operations would cease;
- equipment can be removed from the site;
- the shipping container can be secured;
- staff would leave the site using existing access routes.

PHILIP FLETCHER
ARCHITECTURAL
DESIGN SERVICES

Flood Risk Assessment

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of the planning application for the use of part of the existing restaurant car park as a hand car wash and valeting facility.

The application proposes:

- An open-sided valeting canopy measuring 8 metres x 5 metres.
- One standard shipping container for the storage of equipment and cleaning materials.
- Continued use of the existing tarmac surfaced car park.
- No new buildings for customer occupation.
- No excavation or alteration to existing ground levels.

The site lies within an area identified as Flood Zones 2 and 3; therefore this assessment considers the potential flood risk and demonstrates that the proposal will not increase flood risk on or off the site.

2. Existing Site

The application site forms part of the existing car park serving the adjoining steak house restaurant.

The site is already:

- fully surfaced with tarmac;
- served by existing drainage;
- previously developed (brownfield) land;
- in commercial use.

No changes are proposed to surrounding land levels or drainage routes.

302 New Road, Staincross, Barnsley S75 6GP
07768 590423 philfltchr@aol.com

7. Flood Resistance and Resilience

As only lightweight structures are proposed:

- the open canopy allows flood water to pass beneath and around it;
- the shipping container is used solely for equipment storage;
- no hazardous materials will be stored in quantities that present pollution risk.

8. Impact on Flood Risk Elsewhere

The proposal will:

- not displace floodwater;
- not increase runoff;
- not increase flood depths;
- not increase flood velocities;
- not adversely affect neighbouring land.

Accordingly, the proposal complies with the flood risk objectives of the National Planning Policy Framework.

9. Conclusion

This assessment concludes that:

- the proposal is located entirely on an existing hard surfaced commercial car park;
- no additional hardstanding is created;
- no excavation or changes to site levels are proposed;
- no permanent occupied buildings are constructed;
- the existing drainage arrangements remain unchanged;
- the proposal will not increase flood risk either on the site or elsewhere.

The development is therefore considered acceptable from a flood risk perspective.