

FLOOD RISK ASSESSMENT

PLANNING APPLICATION AND ADVERTISEMENT CONSENT UNIT Q, BLOCK B, OYO, LINESIDE INDUSTRIAL ESTATE, ARNDALE ROAD, WICK, BN17 7GA.

This Flood Risk Assessment accompanies submission of a planning application and advertisement consent at Unit Q, Block B, OYO, Lineside Industrial Estate, Arndale Road, Wick, BN17 7GA (the Site) for the following proposal:

“Installation of three flues and two non-illuminated fascia signs at Unit Q, Block B, OYO, Lineside Industrial Estate, Arndale Road, Wick, BN17 7GA.”

a. Site flood risk context

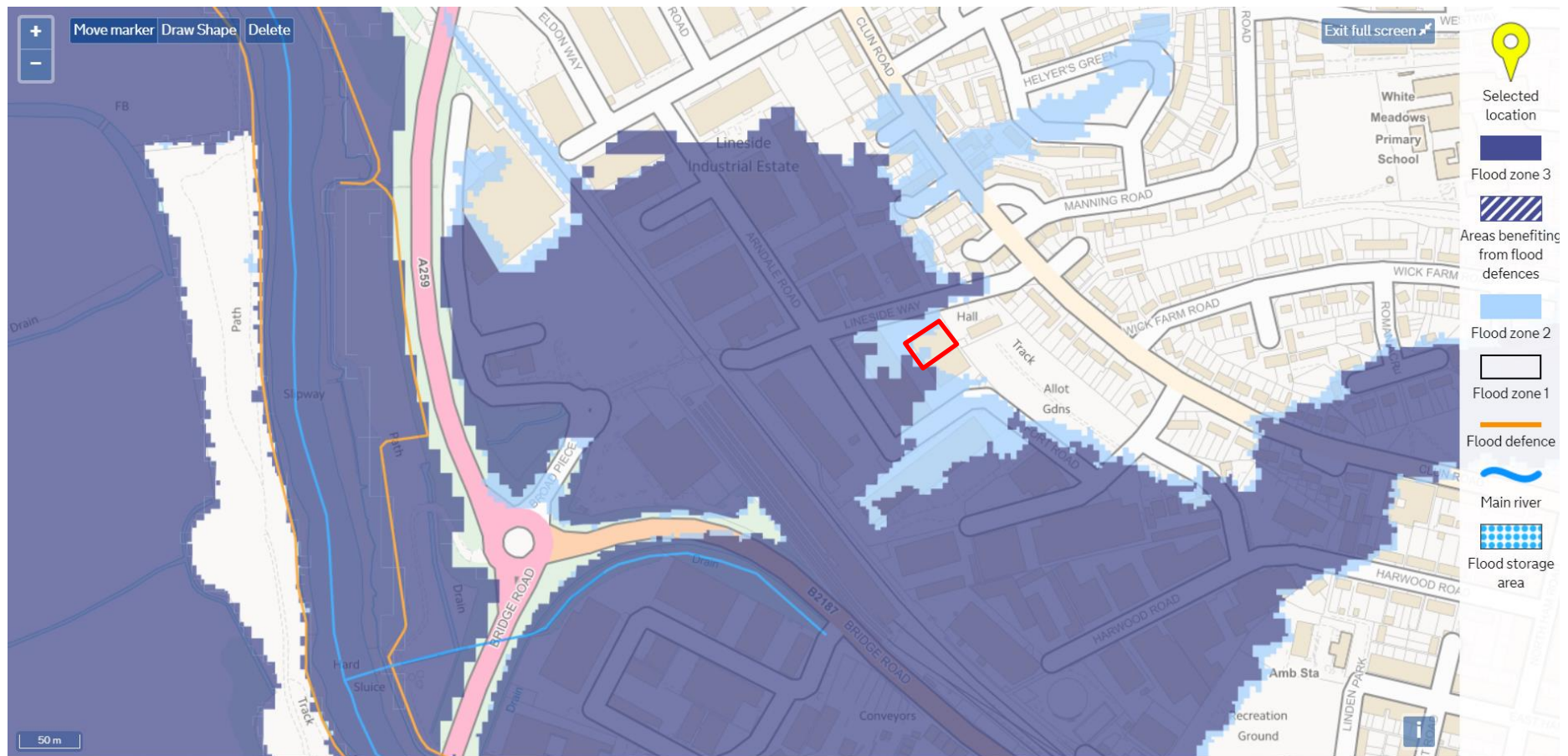
The property is a single storey commercial unit within the Block B of the OYO, Lineside Industrial Estate (see Fig.1.). Block B is formed of two commercial units. The pedestrian and vehicular access to OYO is directly off Fort Road.

Figure 1. Aerial view of the Lineside Industrial Estate and surrounding area with Unit Q identified in red.



River Arun is located 500m west of the Site, as evident in Figure 1 above. Part of the Site is located within Flood Zone 2 and borders Flood Zone 3, as shown in Figure 2 below.

Figure 2. Excerpt from Environmental Agency Flood Risk map with site marked in red.



Paragraph 163 of the National Planning Policy Framework (NPPF) required applications to be supported by site-specific flood-risk assessments, where appropriate. It is further clarified that a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. This Flood Risk Assessment has been prepared in response to this requirement.

b. Development proposals

The proposed development is associated with the occupation of the unit by the new tenant – 1Touch car repair service. The proposed development consists of the installation of three flues at the rear of the unit. The proposed location of the flues are shown on the Proposed Layout Plan (Ref: REV/CP/2020/46/04) and Proposed Roof Plan (Ref: REV/CP/2020/46/06).

In terms of the signage, one fascia sign is proposed on the front elevation, facing Lineside Way. The second sign will be the same in appearance but will be located on the south-west elevation of the unit facing the internal road between Blocks A and B. The details of the proposed signage are provided on Proposed Signage drawing (Ref: REV/CP/2020/46/09) and Proposed Elevation (Ref: REV/CP/2020/46/08).

c. Flood impacts

The proposed development will not result in any increase in the built form or hardstanding on site. As such, there would not be any increase in flood risk either on site or surrounding area.