

Flood Risk Assessment

Development Proposals

We are proposing to locate five 20ft x 8ft x 8ft storage containers at the Porthmellon Waste Site. The containers will support the transitional arrangements required for the redevelopment of the Town Hall into a Cultural Centre and Museum.

The containers will be in situ for the anticipated build time of two years, and permission is sought for 3 years to allow for the transition of stored items to and from the Town Hall.

Development Site

The proposed development site is the Porthmellon Waste Site, St Mary's, TR21 0JY. The containers will be at grid reference [90884,10603], and are within Flood Zone 2, and therefore a Flood Risk Assessment is required. The site's flood risk vulnerability classification is less vulnerable due to its use as a waste treatment site. The containers are also classed as less vulnerable because they are storage.



Sequential Test (exception test not required)

Not required as per Footnote 56 as minor development/change of use.

Site Specific Flood Hazards (as per Stoneyard's)

Surface Water Flooding

The containers are temporary and moveable and will not generate any additional surface water. They will be raised on concrete blocks so the surface water can flow underneath.

Surface water at the Porthmellon Waste Site is managed by a series of interlinking Acco drains throughout the site which all link to an interceptor before being pumped into the neighbouring leat. The leat is managed and maintained by site operatives and the Wildlife Trust where it becomes SSSI.

Tree works are currently underway to a section of the leat to enable dredging and better surface water drainage.

The storage containers will not have a detrimental impact on surface water drainage as no changes to the ground conditions are proposed.

Flood Risk Management

The development's lifetime is very short (three years) and therefore is likely to be safe from flooding over that time span.

Flood Control and Mitigation Measures

In the unlikely event of a flood, there are safeguards in place to ensure the safety of people accessing the containers, the site users, and the contents of the containers.

- The containers will be raised off the ground on concrete blocks.
- Access to the containers will be during the operational hours of the Porthmellon Waste site, and therefore the emergency protocol of the site will be followed in case of a flood.
- In case vehicular access is required during a flood for the removal of the contents, vehicular access/egress is per the Stoneyard's Flood Risk Assessment: through the waste site to the south-west and then up Jackson's Hill, an elevated street, or along Porth Mellon access road.
- We will sign up to the EA flood warning service.
- The containers are temporary, and moveable. In the event of a flood warning, the containers can be moved to higher ground.

Appendix A – Flood Map for Planning



Flood map for planning

Your reference
Containers

Location (easting/northing)
90894/10604

Created
24 Aug 2023 14:20

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

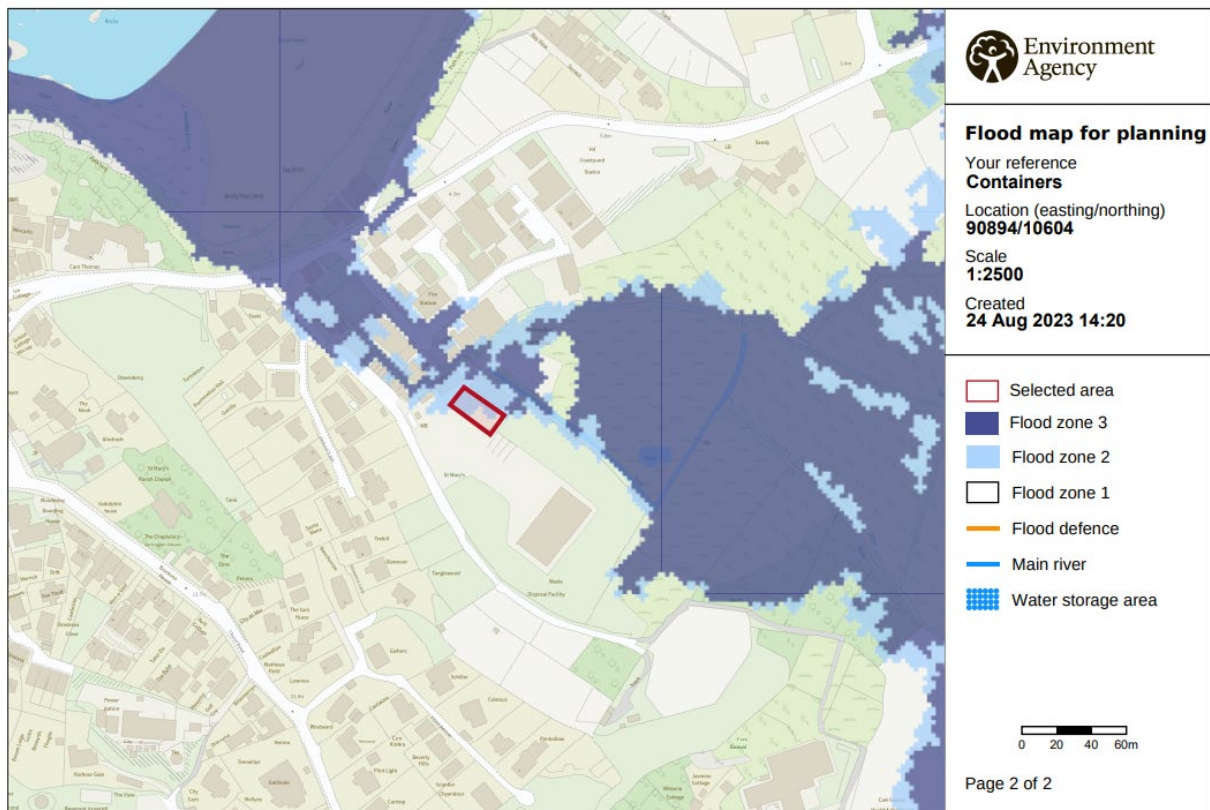
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Appendix B – Flood Modelling Output

These maps are taken from the Flood Risk Assessment for the Stoneyard, showing the modelling undertaken by JBA in 2019 on behalf of the EA, and adapted to show the site for this proposed development.

The proposed development site is outlined in RED

Pedestrian access/egress routes from Stoneyard for emergency planning shown in light BLUE (left in just in case, but less necessary for this application)

Vehicular access/egress routes for emergency planning shown in ORANGE

Flood extents identified on the extracts



