

FLOOD RISK ASSESSMENT

Application for:	Section 73 application to vary Condition 2 (Approved Plans), 8 (Drainage) and 11 (Parking Layout) of application ref. 22/00109/FUL (dated 5 th May 2023) (as amended) to expand the service yard and car parking at Unit G2 along with elevational amendments, revised landscaping and associated works
At:	Sovereign Distillery, Wilson Road, Huyton, Knowsley, L36 6AD
Applicant:	Davos Industrial Limited
Agent:	Quod

INTRODUCTION

- 1.1 This document has been prepared in support of a Section 73 application relating to the industrial scheme under construction at the former Sovereign Distillery on Wilson Road, Huyton, L36 6AD. Specifically, the application focuses on Unit G2 and seeks the following: The applications can be described as the following:

“Section 73 application to vary Condition 2 (Approved Plans), 8 (Drainage) and 11 (Parking Layout) of application ref. 22/00109/FUL (dated 5th May 2023) (as amended) to expand the service yard and car parking at Unit G2 along with elevational amendments, revised landscaping and associated works”

- 1.2 Unit G2 is located at ground level and the changes sought are to meet the operational requirements of an identified incoming tenant whose occupation is on a subject to planning basis.

THE SITE

- 1.3 Whilst the wider application site extends to over 4.4 hectares, the changes are concentrated around Unit G2. Specifically, to the rear and side of the unit. The site is identified on the Environment Agency's flood map as falling within Flood Zone 1.

IMPACT OF THE PROPOSED DEVELOPMENT

- 1.4 The proposed development seeks to modify the existing consent to increase the service area to the rear of Unit G2 and create additional car parking. These changes are sought specifically to meet the operational demands of an incoming occupier.
- 1.5 The application seeks no additional floorspace with any changes involving Unit G2 limited to elevational amendments. However, the service yard and car parking has been extended creating a minor increase in hardstanding at the site.



- 1.6 The increase is minimal and will continue to be surrounded by soft landscaping and there will be no loss of tree planting proposed at the site.
- 1.7 Given the site falls within Flood Zones 1 the small uplift in hardstanding area will have no adverse impact to the risk of flooding on site. Further, the use of the site falls within the “less vulnerable” classification as set out in Table 2 ‘Flood Risk Vulnerability Classification’ in the Planning Policy Guidance. It is concluded that there will be no flooding issues created by the application being granted.

CONCLUSION

- 4.1 Subsequently from the points above, we conclude that the proposed development will have no adverse impact upon the risk of flooding at the application site or the wider locality.