

Flood Risk Assessment

Darton Business Park, Barnsley Road, S75 5QX

This Statement has been prepared by the Applicant in support of the Planning application. The planning submission is to obtain a change of use of Unit 11 /12 from Class B8 (Storage or Distribution) to Class E(d) (Indoor Sport and Recreation) for the development of indoor padel courts at Darton Business Park, Barnsley.

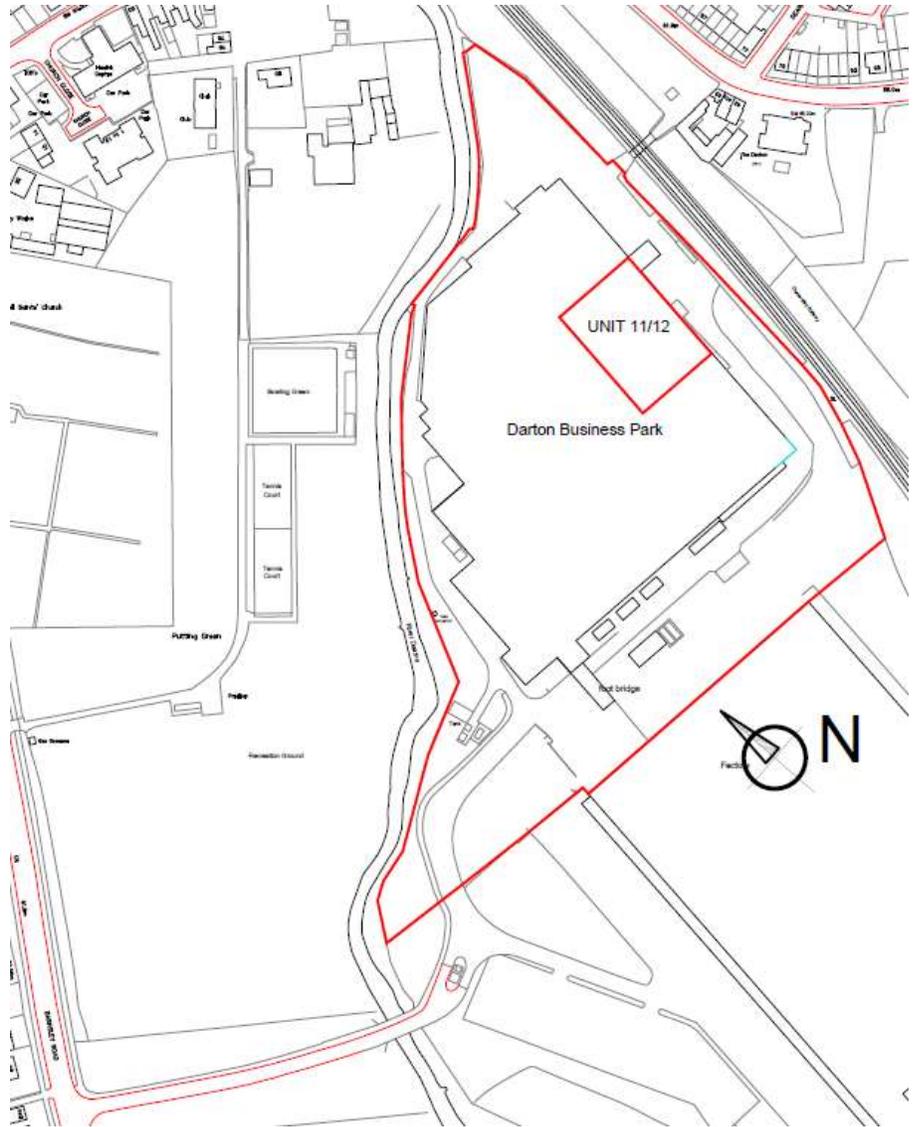
- 1) The Units 11/12 are located at the Darton Business Park. Barnsley Road,
- 2) The whole site is divided up into multi business operations.
- 3) The site lies within Flood zone 2 but the proposals will not be effected by the location of the unit within the existing building.
- 4) There are several units on this site that have received previous approval and support for a change of use.
- 5) The proposed Unit is to incorporate 5 indoor Padel Courts and integral bases which are located nominally above the FFL of the existing unit FFL.
- 6) The unit to also incorporate independent ancillary modular buildings, comprising WC , Changing facilities and associated refreshment unit.
The Finished floor levels of the modular building and will nominally be located above the original FFL off the existing unit FFL.
These facilities will retain their independent drainage systems and subject to off site collection service agreements.
- 7) The proposed entrance is level and gives good access to the unit.
- 8) There is no alterations to the external appearance of the unit.
- 9) There is adequate parking availability indicated on the proposed plans, allocated specifically to serve these units.
- 10) No external changes to any landscaping.
- 11) We conclude this proposal will not be effected by flooding due to the nature of the building and levels we are proposing above original FFL .

The Padel courts and enclosures to include the integral lighting masts to each court .



PERSPECTIVE OF PADEL COURT

SITE PLAN INDICATING UNITS 11/12 LOCATED WITHIN THE EXISTING BUILDING



FLOOD RISK

