

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 6 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.

We have recently received planning permission for change of use for units 11/12 .

This site offers a fantastic opportunity given the space and amenity's and catchment area.

The investors would like us to put forward proposals for the additional area adjacent to the above units to enhance their Site .

Unit 6 offers a fantastic opportunity to combine with units 11 and 12 to now become a flag ship sports center for excellence offering Coaching and qualifying academy for the North.

In addition to 3 Padel Courts , one being competition court to elevate this facility into a national venue.

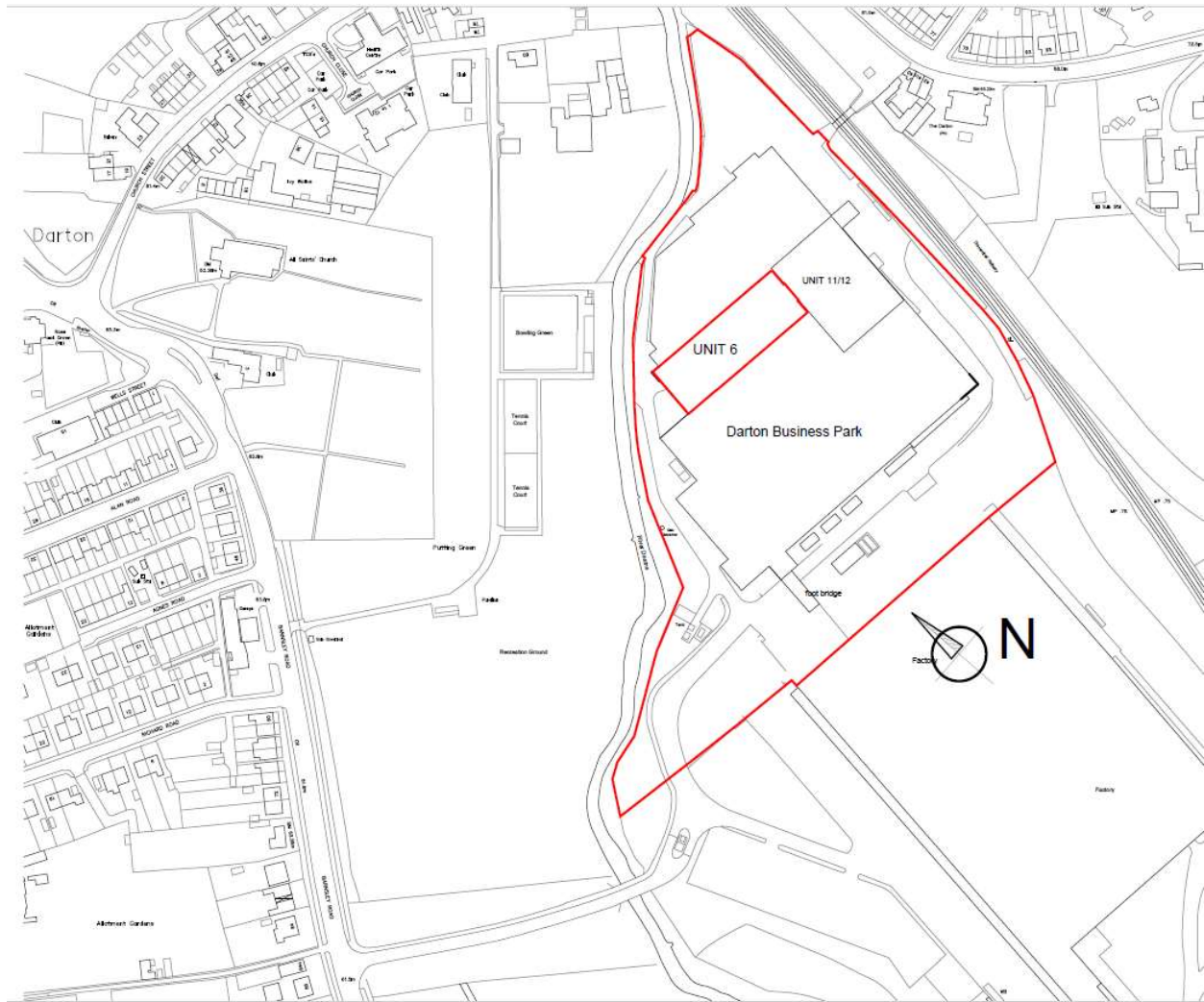
We would propose to include Pilates studios and low resistance gymnasium, warm up areas , ice and sauna recovery facilities with refreshment bar area and food preparation kitchen facilities .

- 1) Units 6 is 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) In addition to 3 Padel Courts , one being competition court to elevate this facility into a national venue.
- 6) We would propose to include Pilates studios and low resistance gymnasium, warm up areas , ice and sauna recovery facilities with refreshment bar area and food preparation kitchen facilities .
- 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 are above original FFL .

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

SITE PLAN



FLOOD RISK

