

To Pauline Shearer

Date 20/11/2019

Dept. Planning

Ref 19/00575/P3JPA

From Local Lead Flood Authority

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**Local Lead Flood Authority Consultation Response - 19/00575/P3JPA**

**Prior notification for proposed change of use of ground to fourth floors inclusive from office (use class B1) to 170 no. residential flats (use class C3) at Halton 5 (Formerly Grosvenor House), Northway, Runcorn, Cheshire, WA7 2HF.**

After reviewing 19/00575/P3JPA planning application the LLFA has found the following:

- The proposed application is for the brownfield site known formally as Grosvenor House to change of use of ground to fourth floors inclusive from office (use class B1) to 170 no. residential flats (use class C3). This would increase the vulnerability classification of the site from 'Less Vulnerable' to 'More Venerable'.
- The Environment Agency Flood Maps for Planning show the site to lie in Fluvial Flood Zone 1 and have a very low surface water flood risk.
- Halton Borough Council's Strategic Flood Risk Assessment of the borough shows the site lies within a Critical Drainage Area (no.8). Paragraph 164 of the NPPF along with footnotes 50 and 51 require a site-specific flood risk assessment to be provided for areas identified as having critical drainage problems, this has not been provided as part of the application.
- As there is not drainage strategy for the application it is assumed the site will continue to discharge both foul and surface water to the nearby public combined sewer. The change of use will likely have a large impact on the drainage network. Consultation with United Utilities would be required to connect the drainage from the development to the public sewer. It should be noted that United Utilities will expect to see that the drainage hierarchy, as described in Part H of the Building Regulations, has been considered before allowing any discharges to the public sewer.

The site lies within a Critical Drainage Area and the applicant has not provided a site-specific flood risk assessment as required by the NPPF therefore the LLFA will object to the proposed application unless the applicant can provide an NPPF compliant site-specific flood risk assessment, further guidance regarding flood risk assessments can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.