INTRODUCTION

This Statement relates to the change of use of the Spring Tavern, Woolley Bridge from public house (drinking establishment) to private dwellings.

For some time the Spring Tavern has proved to be a non viable business and has failed to sell, resulting in the business ceasing to trade in April of last year. This planning application provides documentation that gives evidence of the trading position of the business prior to closure, the attempts to sell the business, and gives evidence of businesses in the area that provide a similar service to the community. It therefore proposed that development of the site into domestic property is of far greater benefit to the area than dereliction, which has happened to another public house within immediate vicinity.

The site has previously been granted planning consent for a small domestic development of 4no terraces to the far end of the site leaving space for car parking between the proposed development and the public house, the approval for this will not expire until March 2013. This new planning application looks to convert the existing building which is part pub and part domestic into 2no 2 bed domestic properties which, along with the adjoining property, will create a small back of footway terrace of 3 units.

DESIGN STATEMENT

The conversion has been designed to involve minimal structural alterations to both the internal and external fabric in the creation of useable living space, therefore the building will not differ in its overall appearance when viewed from either the A57 to the front nor the Longdendale Trail a short distance to the rear. The area immediately to the rear of the property which was used as a beer garden and private garden will undergo landscaping to provide external amenity space for the properties.

ACCESS STATEMENT

The Highway will not be affected/altered by the proposals. Access to the parking for the previously approved planning application will be maintained at all times. Parking for this proposed development is adequate by virtue of the existing car park and off road parking will be provided in this area for the lifetime of the development.

ENVIRONMENT AGENCY GUIDANCE

A Topographical Survey of the site was carried out in early 2009 by SD Land Survey Ltd which provided data on the current levels throughout the site. This information has been provided to the Environment Agency (Warrington) for comparison with the existing flood data levels contained within the Upper Mersey Flood Risk Mapping Study, 2009.

The Environment Agency has reviewed the information and stated that the site currently lies within **Flood Zone 1**.

Planning Policy Statement 25 states that dwelling houses (classed as 'More Vulnerable' buildings) are compatible with Flood Zone 1 & 2.

PPS25 also states that planning applications for development proposals of 1 hectare or greater in Flood Zone 1 and all proposals for new development located in Flood Zones 2 and 3 should be accompanied by a FRA. Therefore the environment agency advised that a Flood Risk Assessment is not required under PPS25 guidance as the site is below these thresholds.

It was felt that a simple FRA may be submitted with the planning application which is appropriate for the scale, nature and location of the development, for use by the planning authority in ensuring this statutory consultation has been carried out.

FLOOD AVOIDANCE & RESILIENT CONSTRUCTION

The 1 in 100 year plus climate change event has been calculated at reference node ea01325_Etherow_cs27 as being 120.24mAOD (see appendix) as advised by the Environment Agency. The existing building will have the ground floor level above this level and will incorporate flood resilient construction techniques.

FOUL & SURFACE WATER MANAGEMENT

The building has existing connections to the combined public sewer and only minor alterations internally are proposed, the proposals therefore will not increase the demand on the existing infrastructure, and all construction detailing will be in accordance with Approved Document Part H of the Building Regulations.

Levels for WTNFRM29109- Spring Tavern. Wooley Bridge, Glossop

Reference (Node Label)	Easting	Northing	Return Period			
			20yr	100yr	100yr (Climate Change)	1000yr
ea01325_Etherow_ETHE01_cs30	400916	395577	120.24	120.42	120.53	120.87
ea01325_Etherow_ETHE01_cs28	400924	395549	120.22	120.4	120.51	120.86
ea01325_Etherow_ETHE01_cs27	401007	395496	120.03	120.16	120.24	120.47
ea01325_Etherow_ETHE01_cs26	401051	395414	119.88	120.01	120.09	120.38

Levels taken from the Upper Mersey Flood Risk Mapping Study, 2009
Levels are in mAOD (metres at ordnance datum)