

Notes:.

FLOODING:

The property is located within a C1 flood plain and as such this area has had the benefit of extensive flood defenses being installed to avoid flooding .

This particular area is classed as a low risk flood area from rivers.

The construction area of the project is 70sq m and being less 100 sq .m does not require SAB approval.

As the project is also within a C1 floodplain area we feel that a Flood Consequence Assessment would be unnecessary especially as we understand these matters were considered in the original consent for the Pharmacy under 19/ O1O6 .

PARKING:

The current 3 spaces at the front of the building are being all be it their positions are rearranged to allow for a binstore and a bicycle stand to be placed at the end of the row of car spaces.

A further space is shown at the rear of the property which will be available to the companies delivery vehicle. This space will also have access to a charging point.

The approved parking under 19.O1O6 indicated 3 spaces at the front of the building and one at the rear. The rear parking space having a battery charging point. In essence this has not changed.

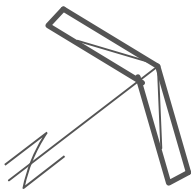
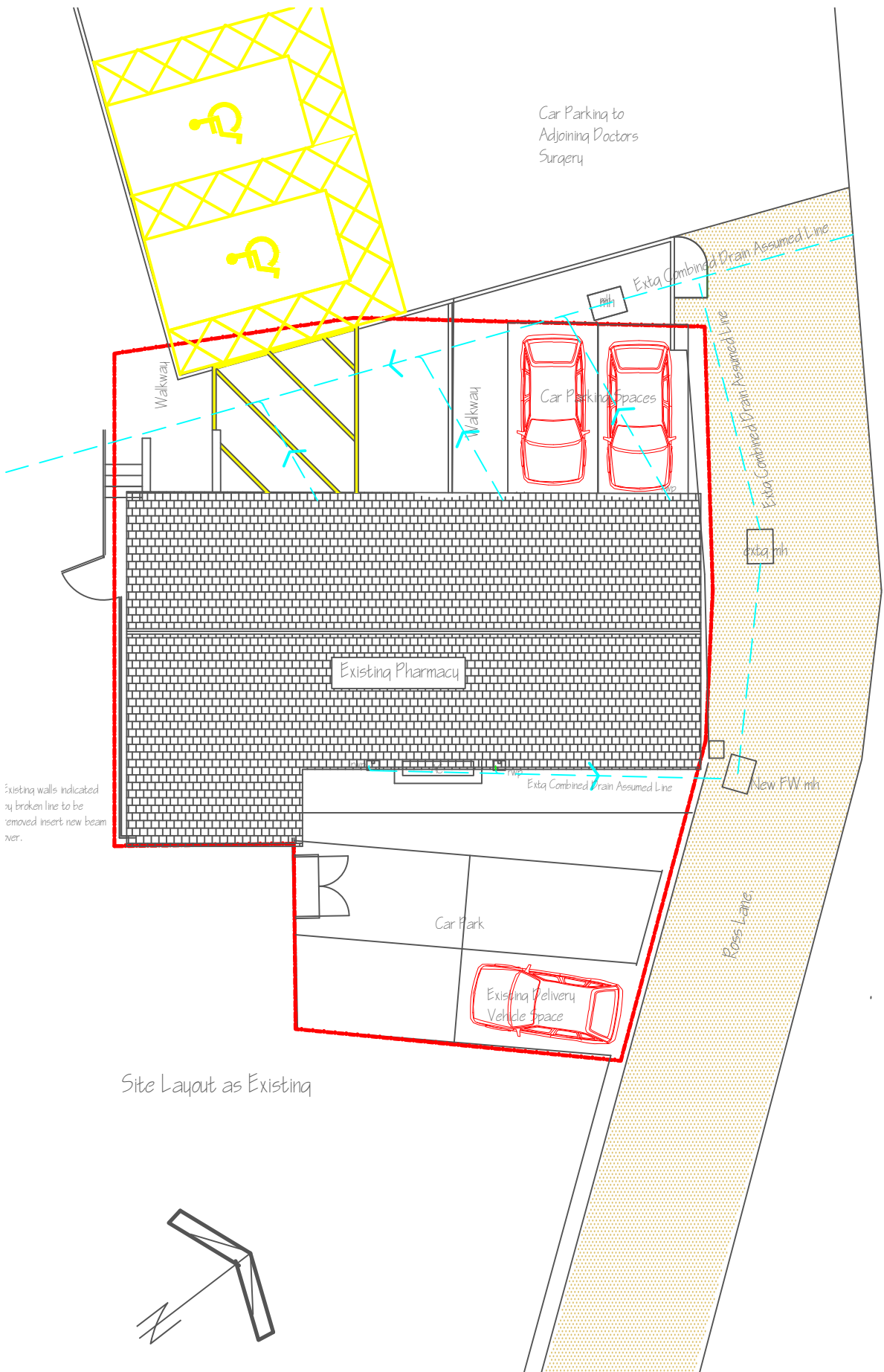
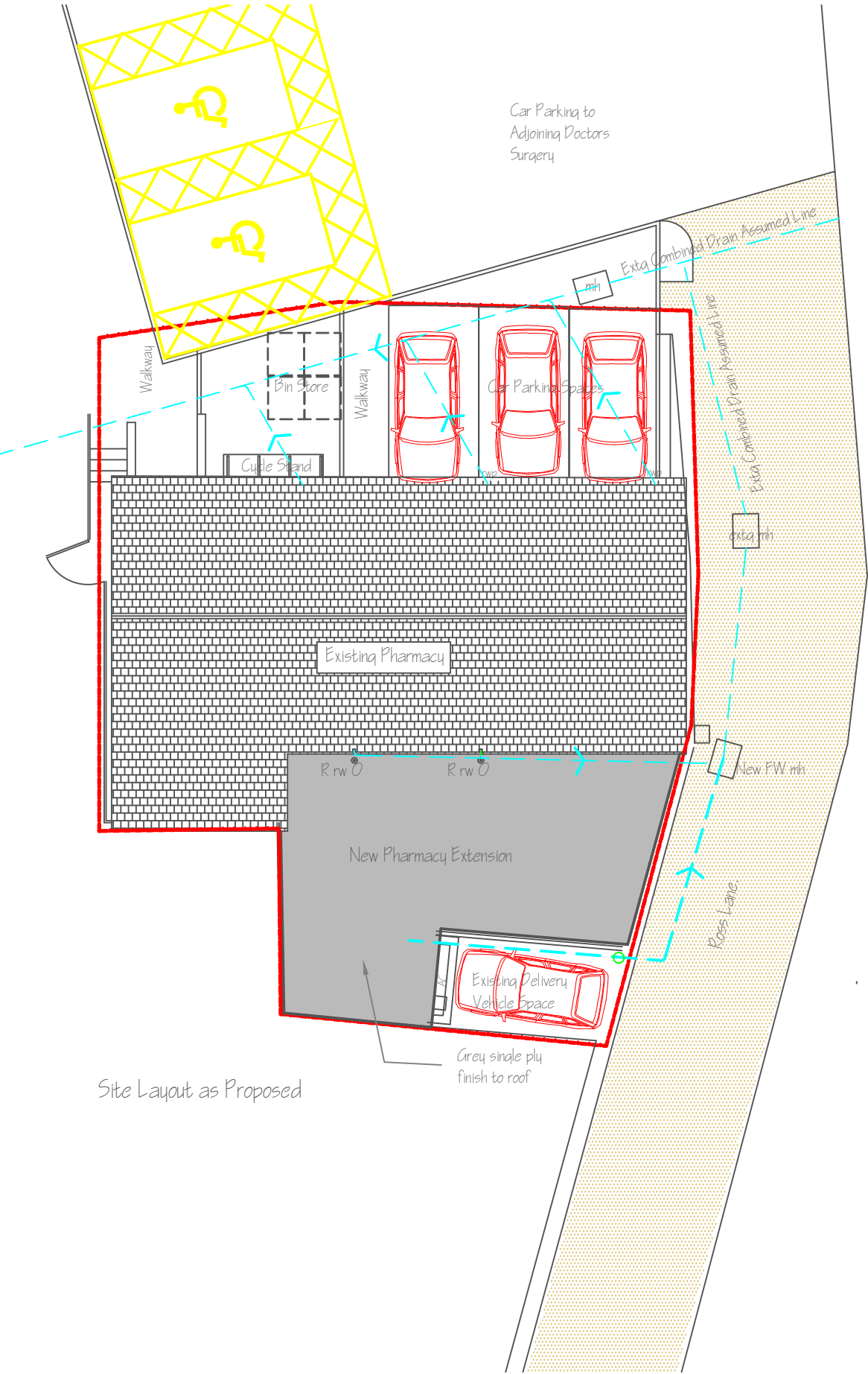
The access to the Pharmacy is shared by Malpas Brook Health Centre along Ross Lane , this lane is merely used as access and is by nature subject to slow speed limits. It also has the benefit of a turning area within the Heath Centre's carpark that can also be used by the Pharmacy.

It should be noted that the car battery charging unit has been retained but repositioned in the rear area also a binstore and bicycle stand has been positioned at the front of the Pharmacy.

DESIGN:

Since the planning advice response has been received the proposals have changed in so much as the extension size has increased in order to provide and ensure that adequate space is available within the pharmacy for it's efficient operation . This it is believed is absolutely necessary to serve the community.

The flat roof arrangement to the extension means that it's impact on the surrounding area is very much minimal. As the extension will be located behind an existing 2metre high timber fence most of the structure will be hidden from view when viewed from the rear garden areas of Goodrich Crescent.



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