

NORTH CONSTRUCTION: DESIGN & BUILD *from conception to completion*

FLOOD RISK ASSESMENT

Proposed Change of Use from Commercial Premises to Private Residential Dwelling of 59 Church St, Darton. S75 5HQ

1. Introduction

1.1. Barnsley Metropolitan Borough Council Planning Department have requested a Flood Risk assessment (FRA) be carried out for this development due to its proximity to Flood Risk Zone 3 as shown on the Environment Agency's (EA) map (flood-map-planning-2024-04-23T20_54_36.518Z)

2. Flood Risk Assessment

- 2.1. The proposed development is for a Change of Use, blocking up the shop door to a window to the front aspect as shown in the drawings listed in Appendix A
- 2.2. Guidance advises that the planning system ensure that new developments are safe from unnecessary flooding by considering flood risk.
- 2.3. Guidance advises that the EA's indicative Flood Plain Maps represent the best available data on the current extent of flood risk, but notes that these are only indicative and are based on approximate events of floods with a high probability of flood occurrence.
- 2.4. According to the EA's Flood Plain Maps the site is in Flood Zone 3. All of the building & extension is in this zone. The area did become at risk during the recent floods of 2007.
- 2.5. EA data confirms that between 2025 and 2069 there is a **High** chance of flooding to **30cm** and that between 2036 and 2069 this stays at a **High** chance of flooding to **30cm**. However, present day forecasts show a **low** chance of flooding to **60cm**

3. Conclusions & Recommendations

3.1. The FRA confirms and accepts that the proposed site boundary is within Flood Zone 3 and is therefore considered at risk. Additional measures are required.

The proposal is vulnerable to flooding and the probability is high. The river that exists to the rear of the site boundary, which is the source of the flood risk, is several meters lower than the proposed floor level of both the existing house and

proposed extension, but flood events in the past have breached the dpc of this property, causing significant damage and risk to life.

Existing emergency temporary flood barriers are already installed to the existing property at doors and windows. This strategy will be reinforced by blocking up the large shopfront door with a wall and window at 1200mm AFFL. This will consist of yorkstone block façade with waterproof additives added to the mortar. The Client is already signed up to the EA's flood warning alerts.

A Flood Plan will consist of a set of actions;

- To turn of gas and electricity supplies
- Move persons, pets and important items upstairs
- Deploy flood barriers
- Follow further advice from flood alerts (ie evacuation)
- Further advice can be found online at <https://www.gov.uk/government/publications/personal-flood-plan/personal-flood-plan>

Appendix A

Drawings relating to and submitted alongside this FRA are as follows;

NCBD-HLD-A101
NCBD-HLD-A102
NCBD-HLD-A103
NCBD-HLD-A104
NCBD-HLD-A105
NCBD-HLD-A106