

Flood Risk Assessment (Minor Development / Change of Use)

Site Address: 1 Peel Street, Barnsley, S70 2RA

Site Area: 77 m²

Development Type: Change of use from Class E (Retail) to Sui Generis (Hot Food Takeaway)

1. Flood Zone Identification

- **Assessment:** The government's official [Flood Map for Planning](#) has been checked using postcode **S70 2RA**.
- **Declaration:** The site is located within **Flood Zone 2 / 3** (Medium/High Risk). This FRA is submitted in line with Environment Agency standing advice for minor development and changes of use.

2. Flood Risk Vulnerability Clarification

- **Existing Use:** Class E Retail (**Less Vulnerable**).
- **Proposed Use:** Sui Generis Hot Food Takeaway (**Less Vulnerable**).
- **Conclusion:** The change of use does not increase the flood risk vulnerability of the site or its occupants.

3. Mitigation and Floor Levels

- **Floor Levels:** The finished floor levels of the proposed takeaway will be set no lower than the existing internal commercial floor levels. No structural alterations to the building footprint or external ground levels are taking place.
- **Resilience Measures:** Any internal fit-out works (such as commercial kitchen rendering or counter installation) will utilize water-resilient materials where practical. Main electrical distribution boards and primary wiring for kitchen appliances will be fixed above ground level.

4. Surface Water Management (SuDS)

- **Runoff Impact:** The development involves an internal layout change only within an existing 101 m² building shell.
- **Drainage Plan:** No new external roofs, extensions, pavements, or impermeable surfaces are being constructed. Surface water runoff rates will remain unchanged. The site will continue to utilize the existing, established mains drainage connections.

5. Evacuation and Emergency Planning

- **Flood Warnings:** The business operators will register the property with the official GOV.UK Flood Warning Service to receive automated text/phone alerts.
- **Evacuation Route:** In the event of a severe flood warning, the takeaway will be closed immediately. Staff and customers will evacuate the premises onto the public highway away from localized low points.