

FLOOD RISK ASSESSMENT

APPLICATION REF. 21/P/0672/FUL

FULL PLANNING PERMISSION FOR CHANGE TO B8 BUILDING USE, EXTERNAL BUILDING MODIFICATIONS & ANCILLARY DEVELOPMENT, ENABLING USE OF BUILDING AS DATA CENTRE

UNIT 63, GAZELLE ROAD, WESTON-SUPER-MARE, BS24 9ES

Proposed Development

It is proposed to install a fibre cabin and back-up generator inside an existing industrial unit. The cabins would host the high-speed servers, computer systems and associated components such as telecommunications and storage systems, required to operate the site as a data centre. External building modifications include installation of wall vents and door replacements. Please see General Arrangement plans for full specification.

Flood Risk

The application site is located in 'Flood Zone 3 – area benefiting from flood defences'. The Environment Agency defines that:

'land and property in this flood zone would have a high probability of flooding without the local flood defences. These protect the area against a river flood with a 1% chance of happening each year'

The presence of flood defences adequately mitigates the risk the application site experiencing flood conditions.

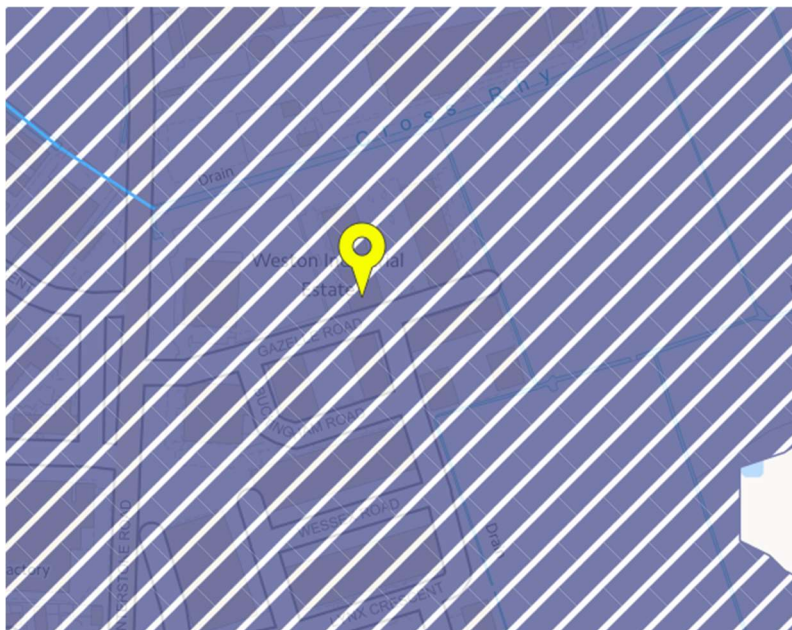


Figure 1. Extract from EA flood map. Application site denoted.

Flood Resistance and Resilience

Regardless of the mitigating circumstances, the proposed cabins are enclosed steel containers providing protection for the equipment housed inside. The cabins have flood resilience design measures to deter water ingress and rusting, such as low permeability materials. The other proposed equipment, such as the generators, are also designed for outdoor installation and as such water resilience is inherent. Equipment would be housed internally and elevated off the ground to further mitigate flood risk.

-ends-