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Planning Department
Blackpool Council
PO Box 17
Corporation Street
Blackpool
FY1 1LZ

4th July 2022

Dear Sirs,

**PROPOSED CHANGE OF USE AT 60 ROOKWOOD AVENUE, THORNTON-CLEVELEYS
FRA MINIMUM REQUIREMENTS-PLANNING APPLICATION**

Further to submitting a planning application regarding our client's proposal for the above works and the requirement for the provision of a FRA as the property is located in the Flood Zone 3.

It is proposed to change the use of the existing residential dwelling to a residential care home for one young person at 60 Rookwood Avenue, Thornton-Cleveleys.

The predicted flood levels for various events are provided by EA in the Product 4 data which covers a number of modelled scenarios. Data has been taken from the Product 4 Data as attached. The results of which are:

Fluvial defended 0.5% AEP is 4.08m AOD
Fluvial defended 0.1% AEP is 4.28m AOD
Fluvial defended 1.0% AEP+ Climate Change (20%) is 4.10m AOD
Fluvial undefended 1.0% AEP is 4.06m AOD
Fluvial undefended 0.5% AEP is 4.09m AOD
Fluvial undefended 0.1% AEP is 4.26m AOD
Fluvial undefended 1.0% AEP+ Climate Change (20%) is 4.11m AOD

Tidal defended 0.5% AEP does not affect the proposal site
Tidal defended 1.0% AEP does not affect the proposal site
Tidal defended 0.1% AEP does not affect the proposal site
Tidal defended 0.5% AEP+ Climate Change (20%) + 970mm SLR is 4.93m AOD
Tidal undefended 0.5% AEP is 4.79m AOD
Tidal undefended 1.0% AEP is 4.62m AOD
Tidal undefended 0.1% AEP is 5.16m AOD
Tidal undefended 0.5% AEP+ Climate Change (20%) + 370mm SLR is 5.28m AOD
Tidal undefended 0.5% AEP+ Climate Change (20%) + 670mm SLR is 5.73m AOD

Tidal undefended 0.5% AEP+ Climate Change (20%) + 970mm SLR is 6.25m AOD

Table 3: sea level allowances from the flood risk assessment: climate change allowances guidance shows that the total potential cumulative rise from 2000 to 2125 anticipated is 1.01m for the North West. The 1 in 200 year flood level is 6.25m AOD including Climate Change and 970mm sea level rise. Therefore, including the cumulative rise it provides a flood level for a 1 in 200 year event + climate change and 970mm SLR of 6.55m AOD.

In the unlikely event of a breach of the existing flood defences during an extreme return period tidal flood, inundation of the Thornton-Cleveleys area and potentially the development may occur. The flood risk to the development would be dependent upon a number of factors including the magnitude of the event, location and extent of the breach and the timing of the emergency response. It is important to highlight that the likelihood of such a potentially catastrophic event is extremely remote.

We confirm that the floor level to the proposed garage is the same or higher than that of the existing building and that the following flood proofing measures will be implemented as part of the scheme

- Electrical services, wiring and switches/outlets will be positioned at a minimum height of 900mm above the finished floor levels. Incoming main services are to be terminated at a minimum of 900mm above floor level.
- Where practicable electrical appliances will be positioned on raised floor levels or individual plinths
- Ground floors should be of a solid construction and to be 150mm thick with a screed finish.
- All manhole covers shall be lockable.
- Removable flood water entry barriers will be considered at all entrance doors and windows 1.0m above floor level.

We trust this is to your approval. If you should have any enquiries please contact the writer at the above address.

Yours faithfully

D.W.Hadwin
Director
Keystone Design Associates Ltd