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22nd February 2024

**PROPOSED CHANGE OF USE AT 572 ROCHDALE ROAD, TODMORDEN
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 ground floor of the existing property to 1no dwelling at 572 Rochdale Road, Todmorden.

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 for each Node Point which are:

Node Point – EA1231293_CS2710d

Fluvial defended 0.1% AEP is 153.99m AOD

Fluvial defended 0.5% AEP is 153.73m AOD

Fluvial defended 1.0% AEP is 153.65m AOD

Fluvial defended 1.0% AEP+ Climate Change (20%) is 153.67m AOD

Fluvial undefended 0.1% AEP is 153.84m AOD

Fluvial undefended 0.5% AEP is 153.63m AOD

Fluvial undefended 1.0% AEP is 153.59m AOD

Fluvial undefended 1.0% AEP+ Climate Change (20%) is 153.58m AOD

Node Point – EA1231293_ROCA0118379d

Fluvial defended 0.1% AEP is 154.75m AOD

Fluvial defended 0.5% AEP is 154.59m AOD

Fluvial defended 1.0% AEP is 154.59m AOD

Fluvial defended 1.0% AEP+ Climate Change (20%) is 154.59m AOD

Fluvial undefended 0.1% AEP is 154.60m AOD
Fluvial undefended 0.5% AEP is 154.59m AOD
Fluvial undefended 1.0% AEP is 154.59m AOD
Fluvial undefended 1.0% AEP+ Climate Change (20%) is 154.59m AOD

Node Point – EA1231293_ROCA0118379u

Fluvial defended 0.1% AEP is 154.75m AOD
Fluvial defended 0.5% AEP is 154.59m AOD
Fluvial defended 1.0% AEP is 154.59m AOD
Fluvial defended 1.0% AEP+ Climate Change (20%) is 154.59m AOD

Fluvial undefended 0.1% AEP is 154.60m AOD
Fluvial undefended 0.5% AEP is 154.59m AOD
Fluvial undefended 1.0% AEP is 154.59m AOD
Fluvial undefended 1.0% AEP+ Climate Change (20%) is 154.59m AOD

In the unlikely event of a breach of the existing flood defences during an extreme return period fluvial flood, inundation of the Todmorden 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 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