



Consulting Civil & Structural Engineers
Building Consultants & CDM Coordinators

Development House
261 Church Street
Blackpool FY1 3PB

Tel: 01253 649040

Fax: 01253 752901

Email: info@keystonedesign.co.uk

www.keystonedesign.co.uk

Your Ref:
Our Ref : DWH/AM/WBC01/A023/257

Planning Department
Wyre Council
Civic Centre
Breck Road
Poulton-le-Fylde
FY6 7PU

7th March 2024

**PROPOSED CHANGE OF USE TO 2NO FLATS AT ST GEORGES CHAMBERS, 2 ST
GEORGES 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 upper floors of the existing property at St Georges Chambers, 2 St Georges 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:

Tidal defended 0.5% AEP+ Climate Change (20%) + 970mm SLR is 4.93m AOD

Tidal undefended 0.5% AEP is 4.78m AOD

Tidal undefended 0.1% AEP is 5.15m AOD

Tidal undefended 0.5% AEP+ Climate Change (20%) + 370mm SLR is 5.27m 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 6.24m 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 6.24m 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 6.54m 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 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