

# **Flood Risk Assessment (FRA)**

**SNG London Blackpool Hotel**

Rear Extension  
387-389 South Promenade, Blackpool. FY1 6BH





**SOUTH NORTH GROUP**

## **CONTENTS**

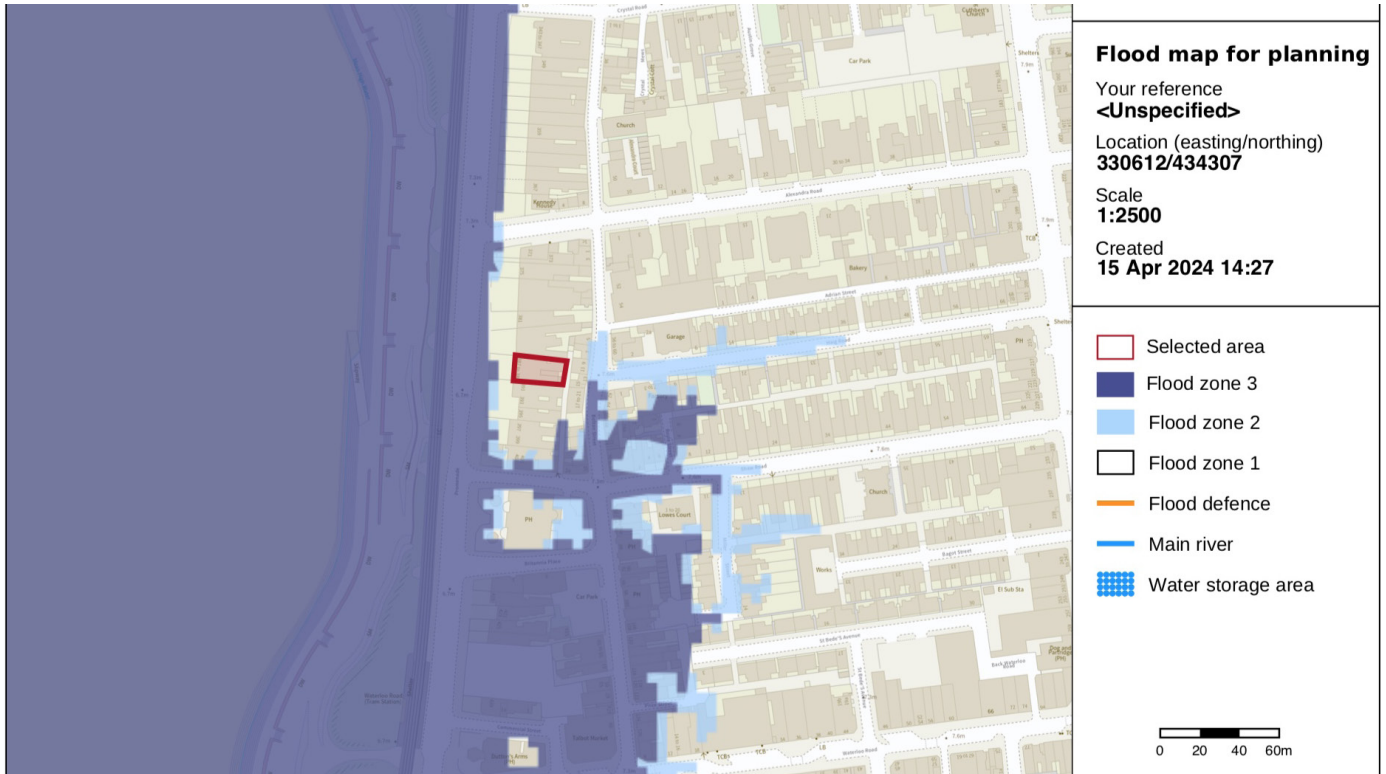
Introduction  
Development Location  
Development Description  
Definition of the Flood Hazard  
Sequential Test & Exception Test  
Environmental Permit  
Detailed Development Proposals  
Off-Site Implications and Proposed Mitigation Measures

## INTRODUCTION

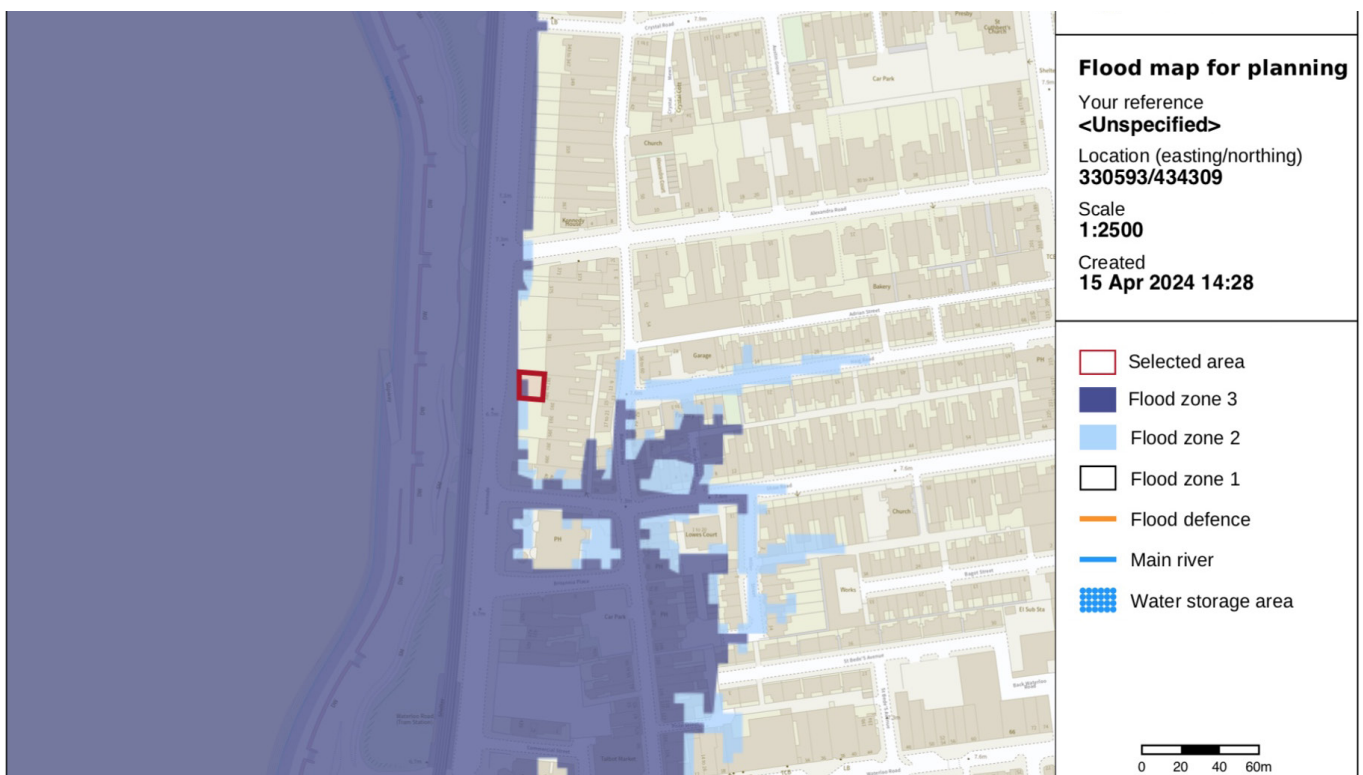
This report has been prepared with the aid of the National Planning Policy Framework, Planning Practical Guidance (PPG) – Flood Risk and Coastal Change dated 6th March 2014.

## DEVELOPMENT LOCATION

The Development area of the site is currently designated by the Environment Agency as being within Flood Zone 1, with a low probability of flooding from rivers and the sea..



However the front car park area of the site is designated by the Environment Agency as being within Flood Zone 3, with a high probability of flooding from rivers and the sea..



## DEVELOPMENT DESCRIPTION

Planning Approval was granted to infill the existing rear of the property with a flat roof, 23/0251 and this work is currently underway. This Planning Application seeks to add an additional storey to the rear of the hotel and to unify the buildings appearance with a single flat roof design, in-keeping with the main hotel building.

As this extension will increase the number of rooms within the hotel by 6, an area of Tree Planting has been proposed to the Front, along one boundary. This tree planting is within the existing car park area that is designated Flood 3. However it is considered that the addition of these Trees would have a negligible impact on the Flood risk for the site and for the wider area.

## DEFINITION OF THE FLOOD HAZARD

The development site is within Flood Zone 1, however, the site is bounded in the northwest corner by an area of increased risk (Flood Zone 3).

Flood maps from the Environment Agency identified the flood risk vulnerability classification for this site as:

Flood Zone 1 (Low Risk) comprises land assessed as having a  $\leq 0.1\%$  AEP of fluvial or tidal flooding in any given year, equivalent to the  $\geq 1,000$ yr return period flood event.

Flood Zone 3 (High Risk) comprises land assessed as having a  $\geq 1\%$  AEP of fluvial flooding or  $\geq 0.5\%$  AEP tidal flooding in any given year, equivalent to the  $\leq 100$ yr return period flood event.

The EA Flood Zone Mapping does not distinguish between fluvial and tidal flood risk. Therefore, it can be assumed that the area of increased risk (Flood Zone 3) is associated with the Sea, located approximately 100m from the eastern boundary of the site.

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

Reservoirs – N/A

The map shows that the site and proposed works are outside of any reservoir flooding zones.

## THE SEQUENTIAL TEST & THE EXCEPTION TEST

The NPPF Sequential Test requires that a sequential approach is followed to steer new developments to areas with the lowest probability of flooding (i.e., Flood Zone 1, then 2, then 3).

This assessment has demonstrated that the site is entirely on land designated as Flood Zone 1 by the EA's Flood Map for Planning.

Paragraph 033 of the Flood Risk and Coastal Change National Planning Practice Guidance (NPPG) states that "Nor should it be necessary to apply the Sequential Test to development proposals in Flood Zone 1".

The NPPG Flood Risk Vulnerability and Flood Zone Compatibility matrix (Table 3 of the NPPG) also indicates that all forms of development are "appropriate" in Flood Zone 1 without application of the Exception Test.

On the basis of the above, the application of the Sequential and Exception Tests are concluded to not be required in this instance.

## ENVIRONMENTAL PERMIT

The proposed development is more than 8m from a Main River and an Environmental Permit under 'The Environmental Permitting (England and Wales) (Amendment) (No2) Regulations 2016' is therefore not required.

## DETAILED DEVELOPMENT PROPOSALS

Please refer to the Proposed Drawings that accompany this application.

## OFFSITE IMPLICATIONS AND PROPOSED MITIGATION MEASURES

The risk of flooding, due to structural failure, is managed by the Environment Agency and Blackpool Council.

Floodplain storage compensation strategy is not required for the site as the development boundary is within flood zone 1 and the proposed extension is for an additional 3rd floor at the rear which has no impact on floodplain storage and displacement of floodwaters.



Please feel free to contact us if you have any queries related to this statement.



SNG architecture Ltd.  
South North Group  
Greengate Business Centre,  
2 Greengate Street,  
Oldham OL4 1FN

London Office: 02036083363  
Manchester Office: 01617680260  
Email : [info@SNGarchitecture.com](mailto:info@SNGarchitecture.com)