

Flood Risk Assessment in support of
Planning Application at

**35 Dallam Dell,
Thornton-Cleveleys,
FY5 4PX**



April 2024

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APPENDICES

A Gov.uk Long term flood risk information.

B Existing and Proposed Layouts (Planning drawings).

- 23124_LOC – Location Plan.
- 23124_100 – Existing Plans.
- 23124_110_A – Proposed Plans.

Section 1. Introduction

1.1 This Flood Risk Assessment has been undertaken in accordance with the criteria set within the National Planning Policy Framework (NPPF), and in accordance with Government Guidance; new Planning Practice Guidance & Flood Risk Assessment: standing advice.

1.2 The following assessment discusses the flood risk to the proposed development, Change of Use from Residential (Class C3) to Children's Care Home (Class C2) for up to two young people (no older than 18 years of age), care to be provided by up to two non-resident carers working in shifts.

Section 2. Existing Situation

2.1 The site is located at 35 Dallam Dell, Thornton-Cleveleys, FY5 4PX.

2.2 The existing use, domestic dwelling is classified as 'more vulnerable' use, Annex 3: Flood Risk Vulnerability Classification NPPF.

2.3 The site falls within Flood Zone 3 (high probability of flooding; Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding).

2.4 The plot is situated in a mainly residential area and can be accessed from the adopted highway; Dallam Dell.

Section 3. Proposed Development

3.1 The application is as detailed on drawing No.:

- 23124_LOC – Location Plan.
- 23124_100 – Existing Plans.
- 23124_110_A – Proposed Plans.

The drawing shows the general layout of the site, the existing and proposed internal use.

3.2 The proposed use as a Children's Care Home is classified as 'more vulnerable' use, Annex 3: Flood Risk Vulnerability Classification NPPF.

3.3 The existing and proposed uses are considered to have the same NPPF Vulnerability Classification.

3.4 The existing site surrounding the building is mainly permeable ground cover.

Section 4. Assessment of Flood Risk

4.1 Rivers and the Sea

4.1.1 There is a low risk to the site from flooding from Rivers and Sea; see Appendix B for further information.

4.2 Flooding from Land (Surface Water)

4.2.1 The main risk of flooding is from surface water, the risk is considered to be medium. The chance of flooding is between 1% and 3.3% each year; see Appendix B for further information.

4.3 Flooding from Groundwater

4.3.1 Flooding from groundwater is unlikely in the area of this site, see Appendix B.

4.4 Flooding from Reservoirs

4.4.1 Flooding from reservoirs is unlikely in the area of this site, see Appendix B.

4.5 Climate Change

4.5.1 The overall impact of climate change and the potential increase in the risk of flooding of the property can only be mitigated, to which the measures in Section 5 would do as far as feasibly possible.

Section 5. Mitigation of Flood Risk

5.1 The existing ground floor is of a solid concrete slab construction and the property has been built with flood-resistant materials. Any new electrical services, wiring, switches and outlets should be positioned at a minimum height of 400mm above the internal finished floor level. Where applicable ovens and other electrical appliances will be positioned on raised floor levels or individual plinths

Section 6. Emergency Plan

6.1 The care provider and staff will be encouraged to sign up for the Environment Agency's flood warning information system via the EA website (<https://www.fws.environment-agency.gov.uk/app/olr/register>).

6.2 It is also recommended that a Flood kit is made and readily accessible in the event of a prolonged flood event. The Flood Kit should include items such as:

1. Important documents
2. Torch/head lamp and batteries
3. A fully charged power bank, to be used to charge a mobile phone
4. First-aid kit
5. List of important telephone numbers (utilities, insurance company, Environment Agency, family members)
6. Bottled water
7. Non-perishable food provisions
8. Rubber Gloves and wellington boots
9. Candles/lantern, matches and a lighter.
10. Wind-up radio

6.3 The care provider has a Disaster and Recovery Plan in place, this is required by the regulating body (Ofsted). In the event that the care provider is made aware of the risk of severe flooding and the potential of the property being affected, they will take appropriate action; the staff and residents will be moved to another suitable home.

6.4 In the event floodwaters enter the property and the staff and residents (Children) find themselves trapped inside, they should seek refuge at the first-floor level of the building and contact emergency services for assistance.

Section 7. Conclusion

7.1 This report serves to review and assess the sources of potential flooding to the site, the impact of the proposed development on the flooding mechanisms of the site and the impact on existing development downstream of the site.

7.2 The site falls within Flood Zone 3 (high probability of flooding; Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding).

7.3 The existing and proposed uses are considered to have the same NPPF Vulnerability Classification.

7.4 The proposal will not alter the size of the existing property or intensify the existing use, therefore, it is considered that the assessment undertaken and the mitigation measures recommended in Section 5 provide sufficient flood protection to the development for its lifetime (considering its size and type).

Appendix Gov.uk Long-term flood risk information.

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35, DALLAM DELL, THORNTON-CLEVELEYS, FY5 4PX

Rivers and sea risk

Very low risk

Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Surface water risk

Medium risk

Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year.

Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is **Lancashire**.

Reservoir risk

Flooding from reservoirs is unlikely in this area

Groundwater risk

Flooding from groundwater is unlikely in this area

Appendix B – Existing and Proposed Layouts (Planning drawings).



SITE AREA:
212m²
0.0212ha

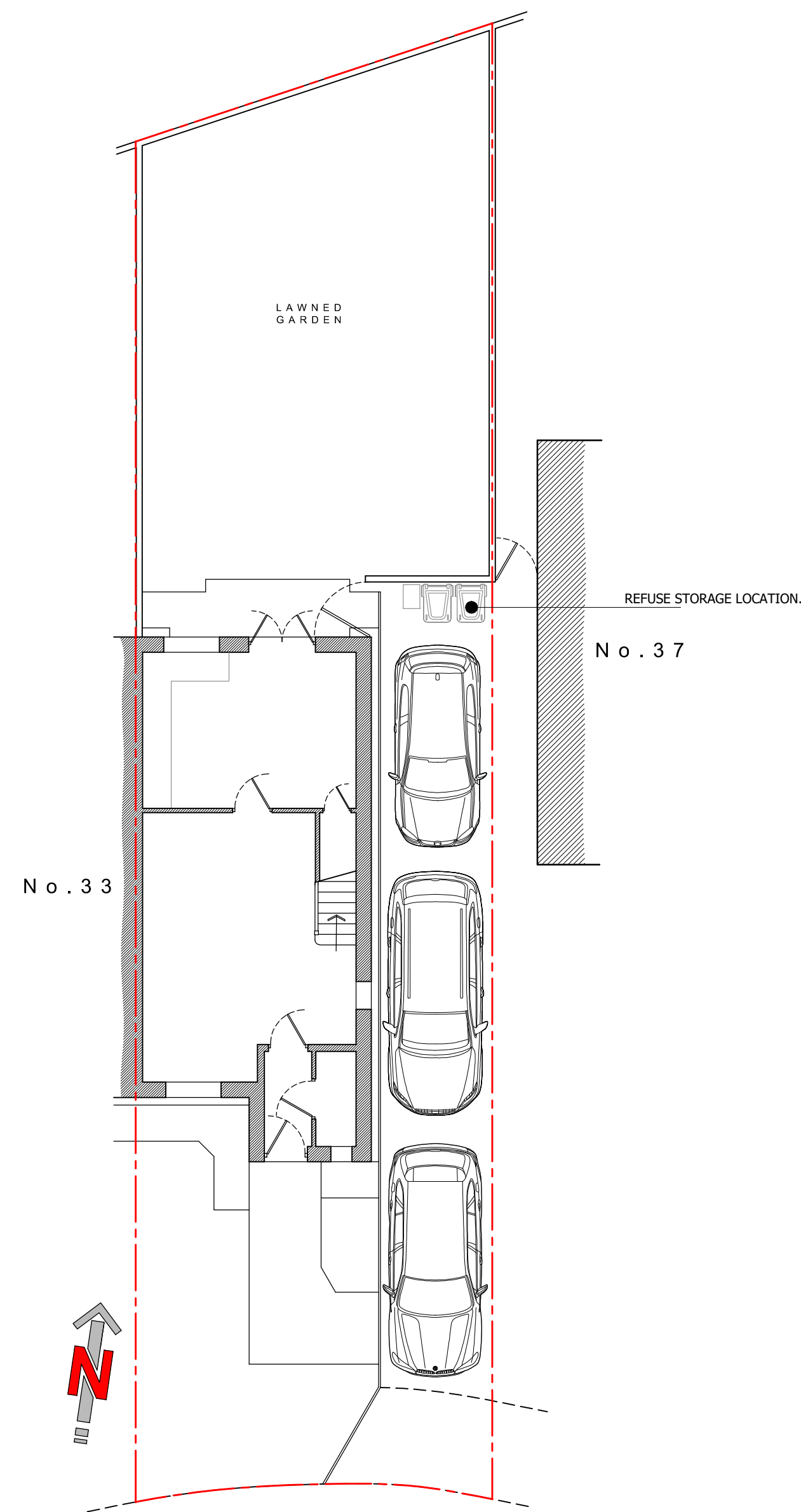


PROJECT
 35 DALLAM DELL,
 THORNTON-CLEVELEYS,
 FY5 4PX

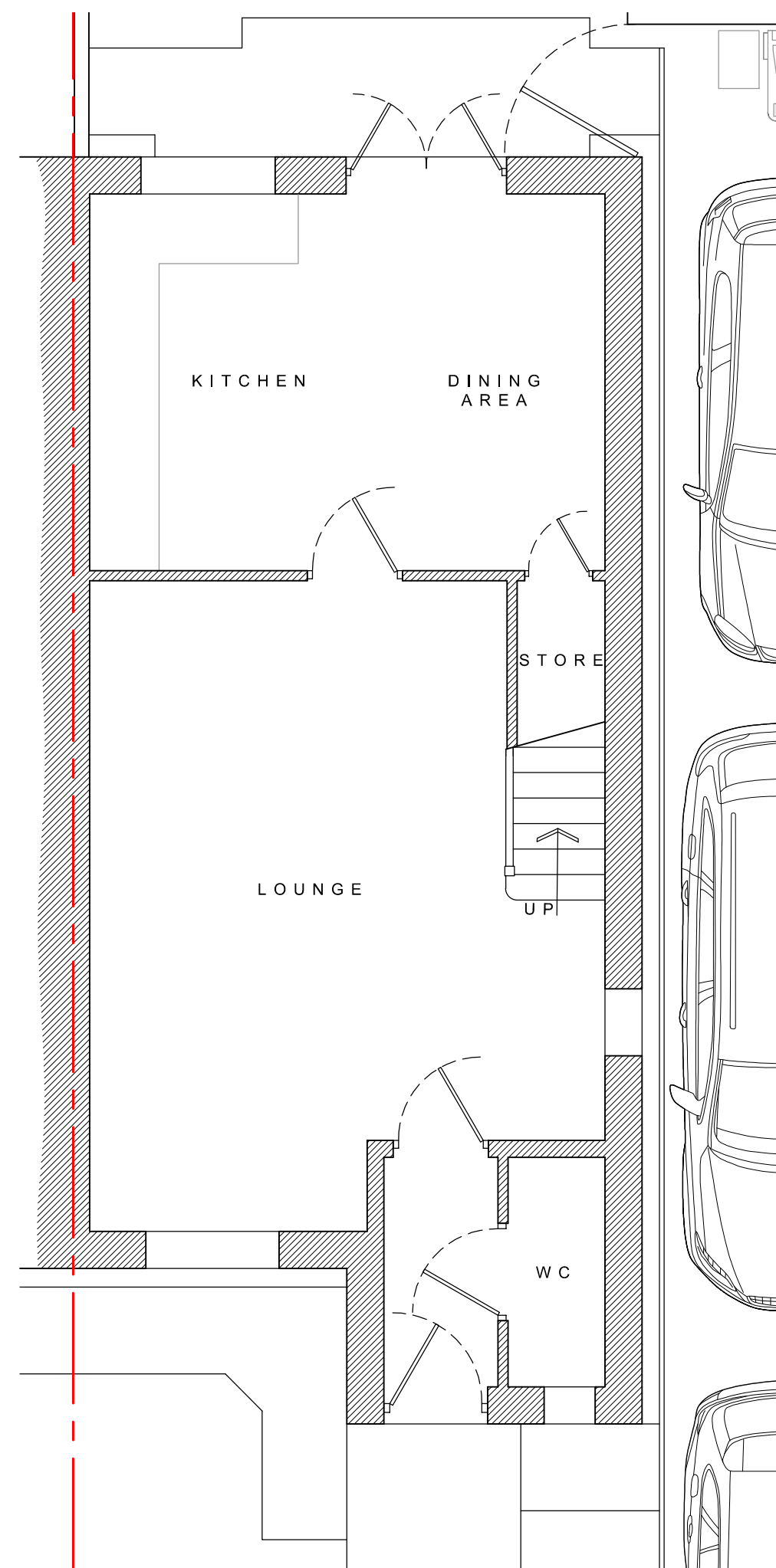
DRAWING

LOCATION PLAN

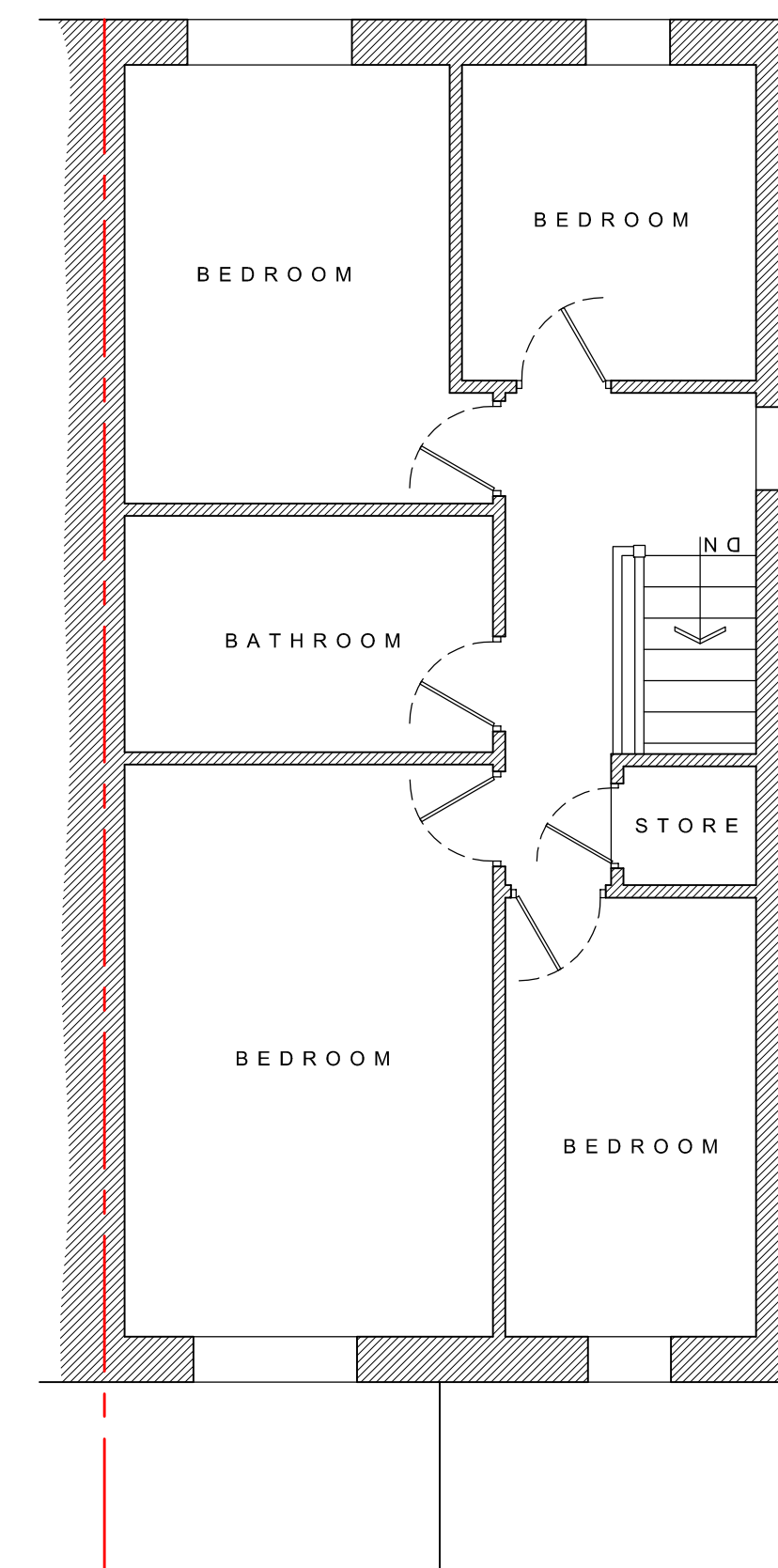
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E info@abbotthull.co.uk	M 07725 005247	



EXISTING SITE PLAN
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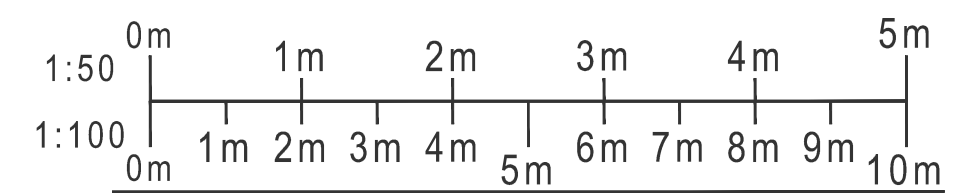


EXISTING GROUND-FLOOR PLAN
1:100



EXISTING FIRST-FLOOR PLAN
1:100

A Abbott-Hull
Associates

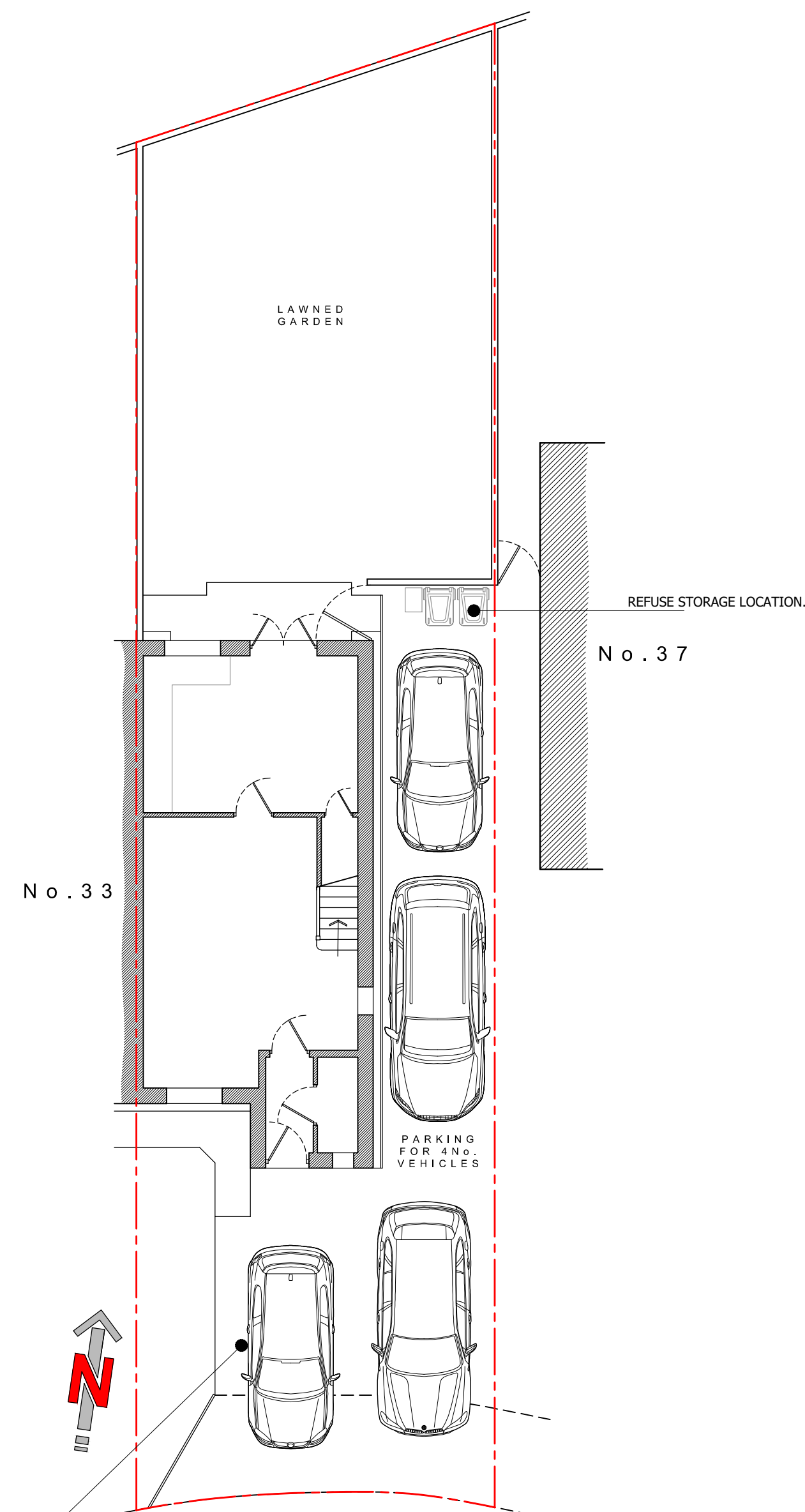


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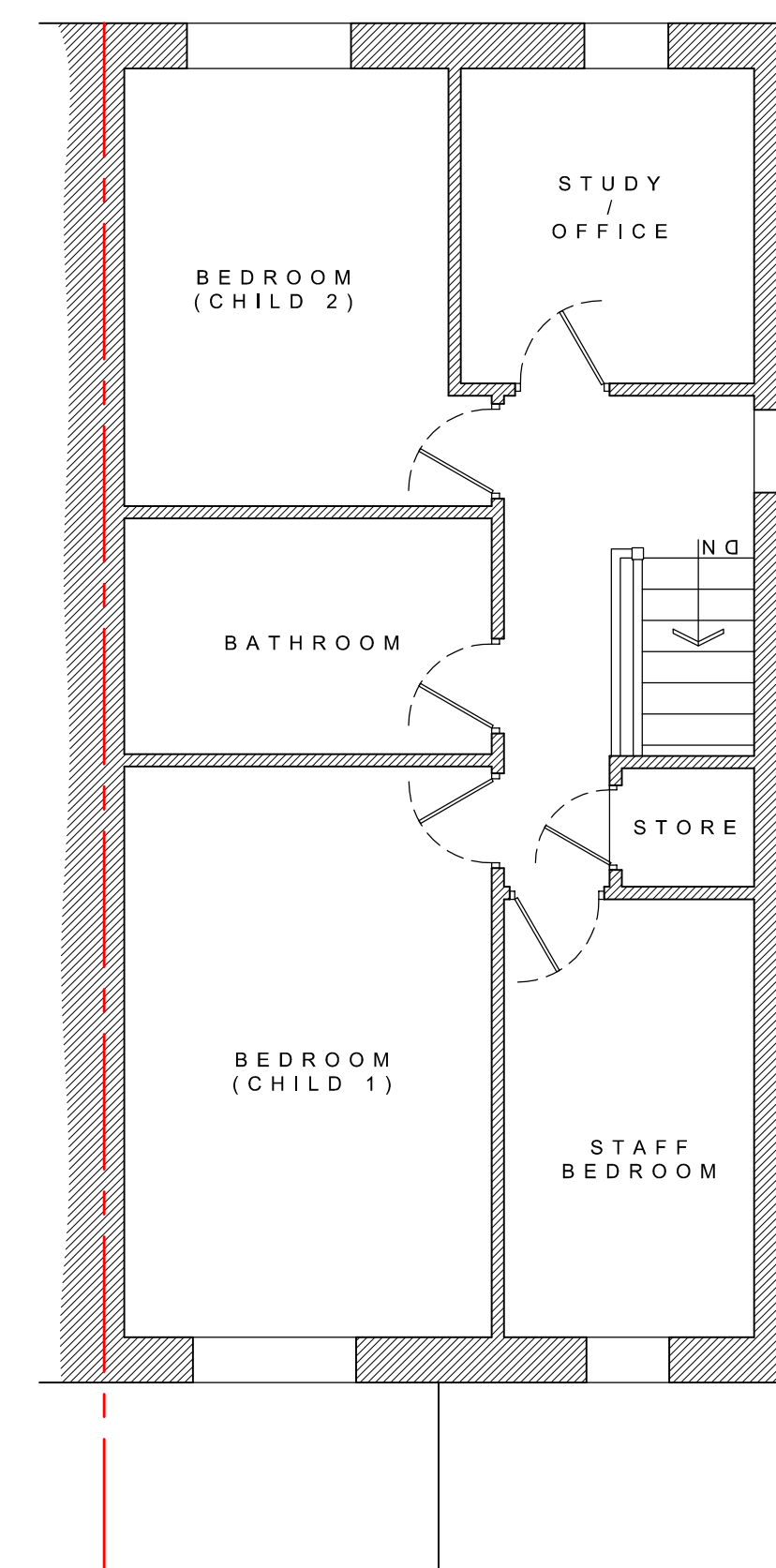
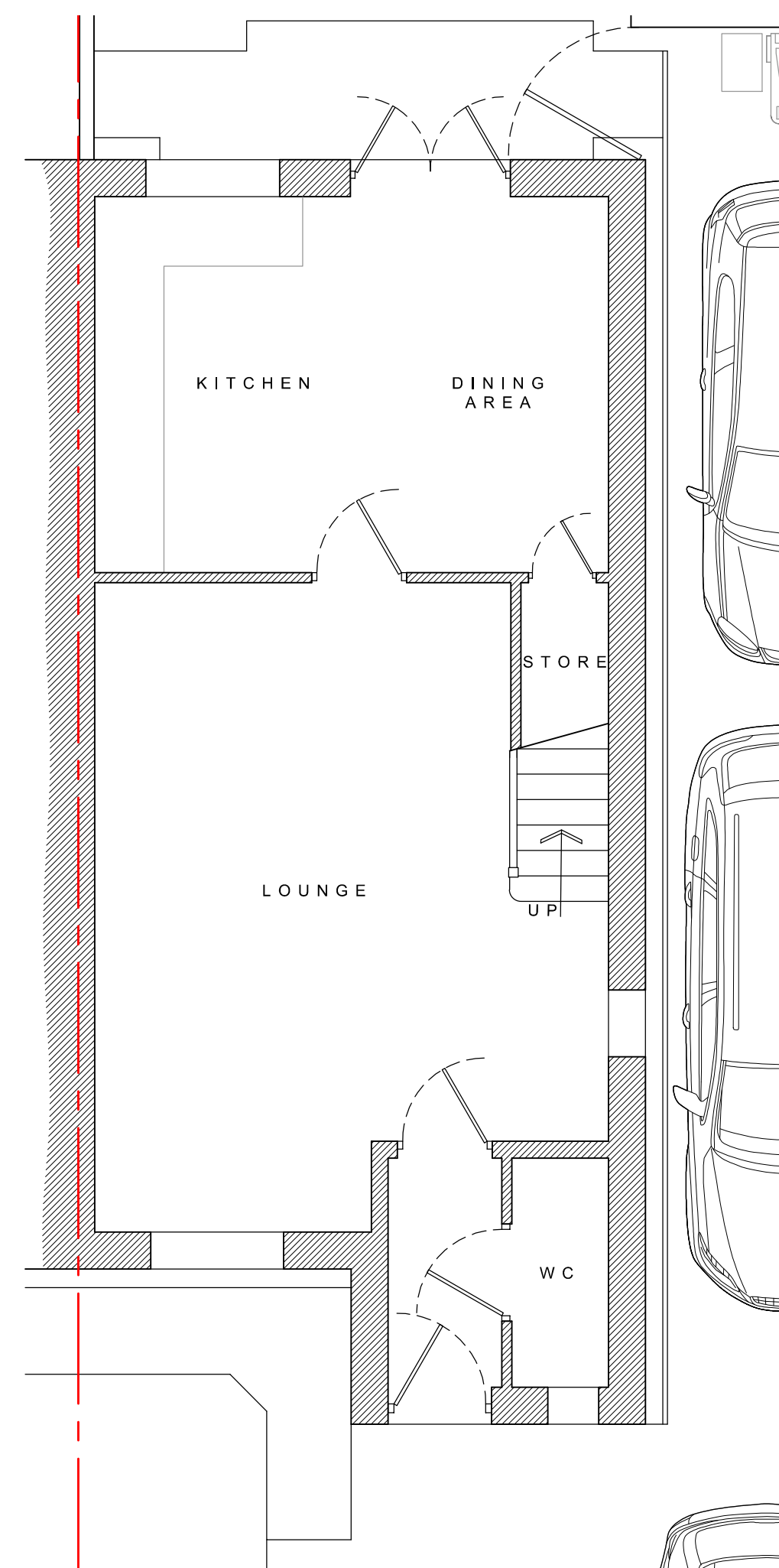
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EXISTING PLANS

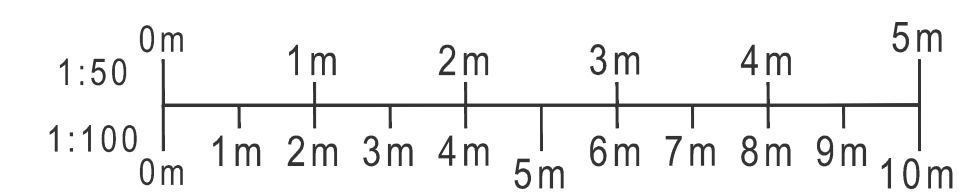
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E info@abbotthull.co.uk	M 07725 005247	



EXISTING DRIVEWAY TO BE EXTENDED IN ACCORDANCE WITH LANCASHIRE COUNTY COUNCIL HIGHWAY COMMENTS. GROUND-COVER TO BE PERMEABLE TARMAC TO LA APPROVAL.



A Abbott-Hull Associates



PROJECT
35 DALLAM DELL,
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DRAWING
PROPOSED PLANS

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