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FLOOD RISK ASSESSMENT



PROPOSED TRIPLE GARAGE/CARPORT

**AT: SEA BANK HOUSE
COALSHORE LANE
GRAINTHORPE**

APRIL 2024

- 1 This Flood Risk Assessment has been prepared to accompany a planning application for the proposed erection of a triple garage/car port at the farm holding "Sea Bank House" Coalshore Lane Grainthorpe.
- 2 The Environment Agency Flood Maps for Planning and this area identifies the site as being located within Flood Zone 3 (FZ3) High Risk.
- 3 The site is currently a large parking area comprising ballast and a small concrete base. The proposed development involves the erection of a triple garage/car port which is considered flood compatible development and therefore do not require mitigation measures.
- 4 The water run-off from the roof of the will be collected in 2No. Water butts installed to the east side of the new building and contain overflows taken to the adjacent landscaped areas within the application site.
- 5 The application site currently comprises a farm unit that includes a large detached house together with several large agricultural farm buildings. The site with large areas of surrounding land is relatively flat.
- 6 With respect to floor levels the proposed building has been designed to ensure the finished floor levels are to match the current floor levels of existing buildings within the existing working agricultural /farm unit. As a result there would be no increase danger or risk to life or flooding elsewhere.
- 7 The new triple garage/car port is proposed to be located to the north side of the existing walled garden area. As this is detached and ancillary to the use of the host property, there is no additional risk to life or flooding.
- 8 The finished concrete floor level of the proposed building will match the ground levels of the immediate adjacent farm yard hardstanding areas.

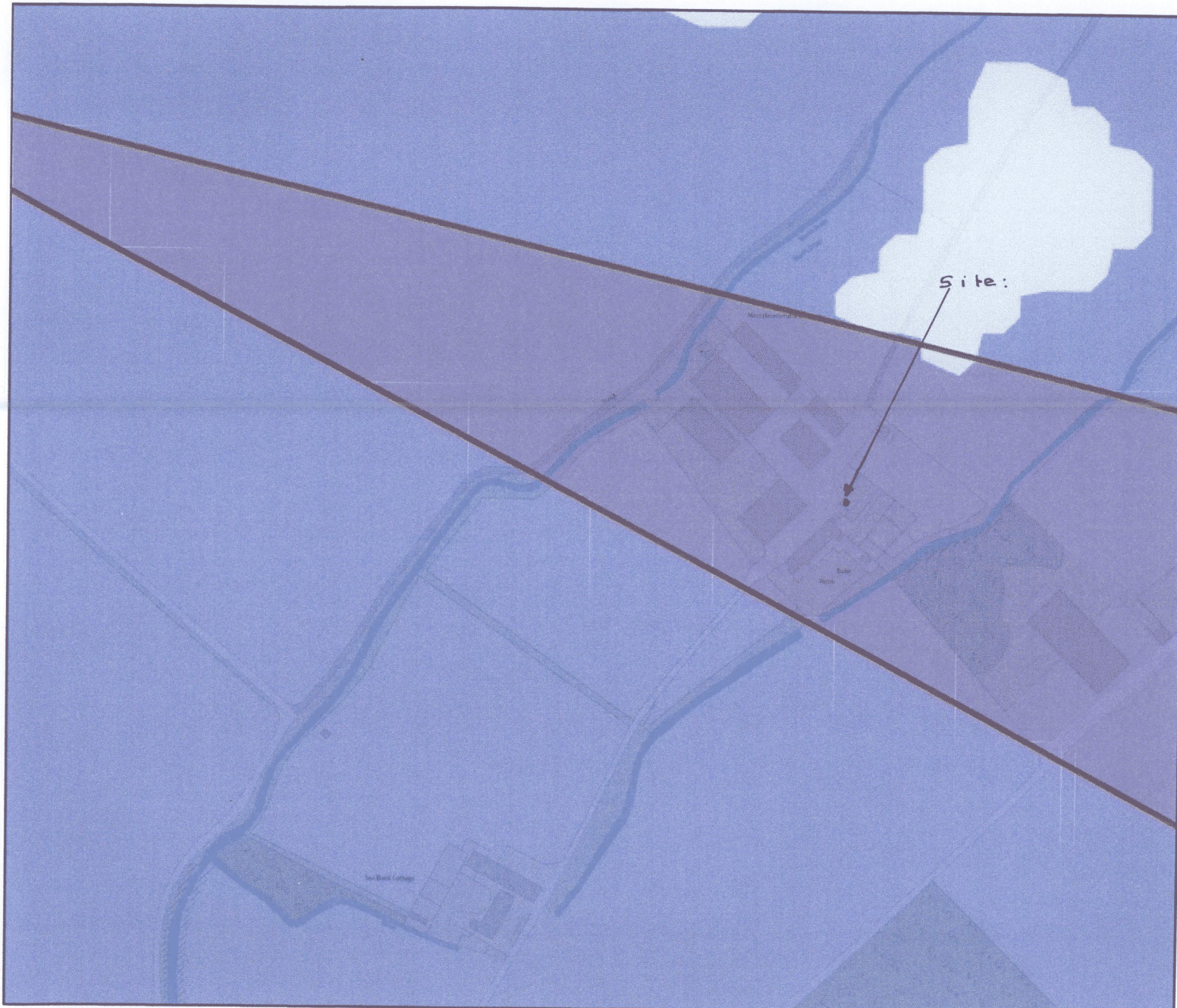
Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
538348/399161

Scale
1:2500

Created
9 Apr 2024 10:54



-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

