

ADDENDUM TO FLOOD RISK ASSESSMENT  
PLANNING APPLICATION 20/01367,

12 HOUSES TO REPLACE 9 INDUSTRIAL UNITS  
DERDALE STREET  
TODMORDEN

15 March 2022

## **8.0 A D D E N D U M**

The original submitted documentation accompanying the Planning Application confirmed that the raised level of the Application Site has been carried out correctly in accordance with Planning Permission 03/00397 and remains extant and lawful.

It has been determined and accepted by the Local Authority that the raised level is lawful and the FRA is to be assessed using the current ground level.

The FRA now seeks to take into account the impacts of climate change to comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 -32 of the Flood Risk and Coastal change section of Planning Practice Guidance.

The original assessment relied upon the EA's provision of the 20% allowance for climate change.

The EA guidance stipulates that, for more vulnerable developments within Flood Zone 3, the 23% allowance should be assessed.

There is no data held for this.

The current FRA proposes Finished Floor Levels to be set at 125.00 AOD. This is 370mm above the designed flood level. This is considered to be inadequate.

It is now proposed that the Finished Floor Levels of the proposed dwelling will be set at 125.30 AOD which allows a 670mm freeboard above design flood levels.

## **8.1 M I T I G A T I O N**

Resistance and resilience details will be incorporated within the construction of the dwellings.

The raising of Finished Floor Level will enable the dwellings to include a stepped approach in lieu of a level/ramped approach in compliance with the Building Regulations Part M. A physical barrier is created.

The external ground level will still remain to the level of 124.85 AOD as approved under 03/00397 and this will allow safe evacuation through the site to the higher level of Key Syke Lane at the Eastern end of the site

Calderdale Council and Emergency Services have a Flood Risk Management scheme in place to cater for a flood event and for the residual risk.

Warning Sirens are in place to provide early warning.

Flood mitigation construction details will be incorporated within the ground floor of all properties.

1. The ground floor level of the property is set at 125.30 AOD which is 670mm above the maximum modeled flood level.
2. Flood boards will be installed to all ground floor entrance doors to a height of 900mm above ground floor level in mitigation to make the property safe and resilient.
3. External walls of solid stone will be pointed securely and sealed to limit the possibility of water ingress through the walls. No air-bricks will be built into the walls below ground floor level.
4. Occupiers and owners of the new dwellings will sign up to and link to the Environment Agency 'Flood Line Warning Direct'. This will be mandatory within the title deeds of each unit.
5. Guidance measures will be securely displayed within each property on planning for floods, warnings, and evacuation for a range of flooding events including an extreme event.
6. Measures are in place with the Calderdale Council and Emergency Services for suitable residual procedure in the event of a major flood event.

The Applicant has indicated willingness to co-operate with the EA and Emergency Services in preparing the necessary information. Should Planning Permission be forthcoming then conditions or advisory notes can be applied to the Approval.

## **8.2 S U M M A R Y**

To overcome the EA objection the revised FRA as shown in this Addendum addresses the following points : -

- Raised finished floor levels to 125.30 AOD  
( recommended finished floor levels are at least 600mm above the design flood level, rather than the 300mm stipulated in the original FRA).
- Resistance and resilience measures, (Resilient construction measures included in the building as shown above)
- Safe access and egress routes ( Safe evacuation to the higher level at Key Syke Lane)

This Addendum supersedes the relevant information contained within the original FRA

