Planning Application No:

Flood Risk Assessment in accordance with PPS 25

Proposed MOT station on behalf of Prestige Motor Bodies Ltd.

Location: Easting 401157 Northing 395141 Map ID.2 (appendix 1/3)

Brookfield, Glossop, Derbyshire, SK13 6JF.

Environment Agency Reference: PRRWAR2064.

Spreadsheet data indicates that the site falls under Map ID 2 (appendix 1) of the supplied Environment Agency information on flood levels in this specific area. The site flood level is shown as 120.75 AOD and the 1% climate change is 121.49 AOD.

According to Map PRRWAR2064, the site falls within a Flood Zone 3 category (appendix 2).

The site was only affected according to the Flood Event Code 01317FEG01108 on 30/07/2002 (MAP PRRWAR2064) (appendix 1) other previous Flood Events in 1988 (01317FEGO1022) and 1973 (01317FEGO1070) did not flood the site area.

The site survey shows a reasonably level site, with levels from 121.105 AOD to 121.225 AOD as indicated on the survey map (127REV1) the site level is above the flood level indicator for the site and the building ground floor level is above the 1% climate change allowance (proposed ground FFL 121.525 AOD).

The existing site is laid with a non permeable tarmac finish. The proposed building on completion will have a permeable pathway of approximately 1200mm to three sides of the building (DWG 127REV1) to allow for better surface water drainage.

The surface water drainage will be discharged into a newly constructed soakaway, designed in accordance with current Building Regulations.

In conclusion, the risk of the development having any significant impact or further exacerbation of flooding on the site is minimal.

Completed by: J Jozefczyk (agent)

Appendix 1

Levels are taken from the 2011 Glossop Flood Hazard Mapping Study

Map ID	Reference	Eastings	Northings	Undefended Levels (mAOD) and Flows (cumecs)										Defended Levels (mAOD) and Flows (cumecs)									
				10% AEP		5% AEP		1.33% AEP		1% AEP		0.1% AEP		10% AEP		5% AEP		1.33% AEP		1% AEP		0.1% AEP	
				Level	Flow	Level	Flow	Level	Flow	Level	Flow	Level	Flow	Level	Flow	Level	Flow	Level	Flow	Level	Flow	Level	Flow
	ea013_Model_Glos_180.7	401099	395152	120.48	52.45	120.65	58.75	121.11	74.17	121.26	78.93	122.02	101.16	120.48	52.45	120.66	59.07	121.12	74.36	121.26	78.96	122.02	101.14
	ea013_Model_Glos_239.9	401157	395141	120.75	51.37	120.93	57.52	121.35	72.54	121.49	77.26	122.21	97.76	120.75	51.38	120.93	57.84	121.35	72.71	121.49	77.18	122.21	97.70
	ea013_Model_Glos_290.4	401201	395120	120.87	51.37	121.06	57.53	121.49	72.51	121.64	77.12	122.36	97.74	120.87	51.37	121.06	57.85	121.50	72.71	121.64	77.18	122.36	97.68
	ea013_Model_Glos_340.4	401237	395083	120.84	51.36	121.01	57.52	121.39	72.54	121.51	77.25	122.19	97.88	120.84	51.36	121.01	57.84	121.39	72.70	121.51	77.18	122.17	97.89
	ea013_Model_Glos_376.7	401261	395056	120.89	51.36	121.06	57.52	121.45	72.54	121.58	77.18	122.25	97.91	120.89	51.36	121.06	57.83	121.45	72.70	121.58	77.18	122.24	97.88
	ea013_Model_Glos_414.8	401282	395033	120.93	51.36	121.10	57.52	121.49	72.54	121.62	77.14	122.92	97.93	120.93	51.36	121.10	57.85	121.50	72.70	121.62	77.18	122.90	97.87
	ea013_Model_Glos_450.8	401300	394999	120.99	51.17	121.18	57.30	121.66	71.40	121.80	75.83	122.92	100.82	120.99	51.17	121.19	57.62	121.67	71.50	121.81	75.56	122.92	101.12

AEP - Annual Exceedance Probability m.AOD - metres above ordnance datum CC - Climate change allowance of 20% increase in flows

NFCDD Flood Defences:

Unique ID	01325GLOSO2R21
Standard of Protection	1:5 (Default)
Crest Level - Upstream	124.62
Crest Level - Downstream	126.88
Overall Condition Grade	3
Statutory Defence Level	

Historic Flood Event

Flood Event Code	01317FEG01022
Name	ETHE
Start Date	23/10/1998
End Date	24/10/1998
Source of Flooding	
Cause of Flooding	Channel capacity exceeded (No raised Defences)

Flood Event Code	01317FEG01070
Name	ETHE
Start Date	16/07/1973
End Date	06/08/1973
Source of Flooding	Unknown
Cause of Flooding	Unknown

Flood Event Code	01317FEG01070
Name	GLOS
Start Date	16/07/1973
End Date	06/08/1973
Source of Flooding	Unknown
Cause of Flooding	Unknown

Flood Event Code	01317FEG01108
Name	GLOS
Start Date	30/07/2002
End Date	31/07/2002
Source of Flooding	Main river
Cause of Flooding	Channel capacity exceeded (No raised Defences)

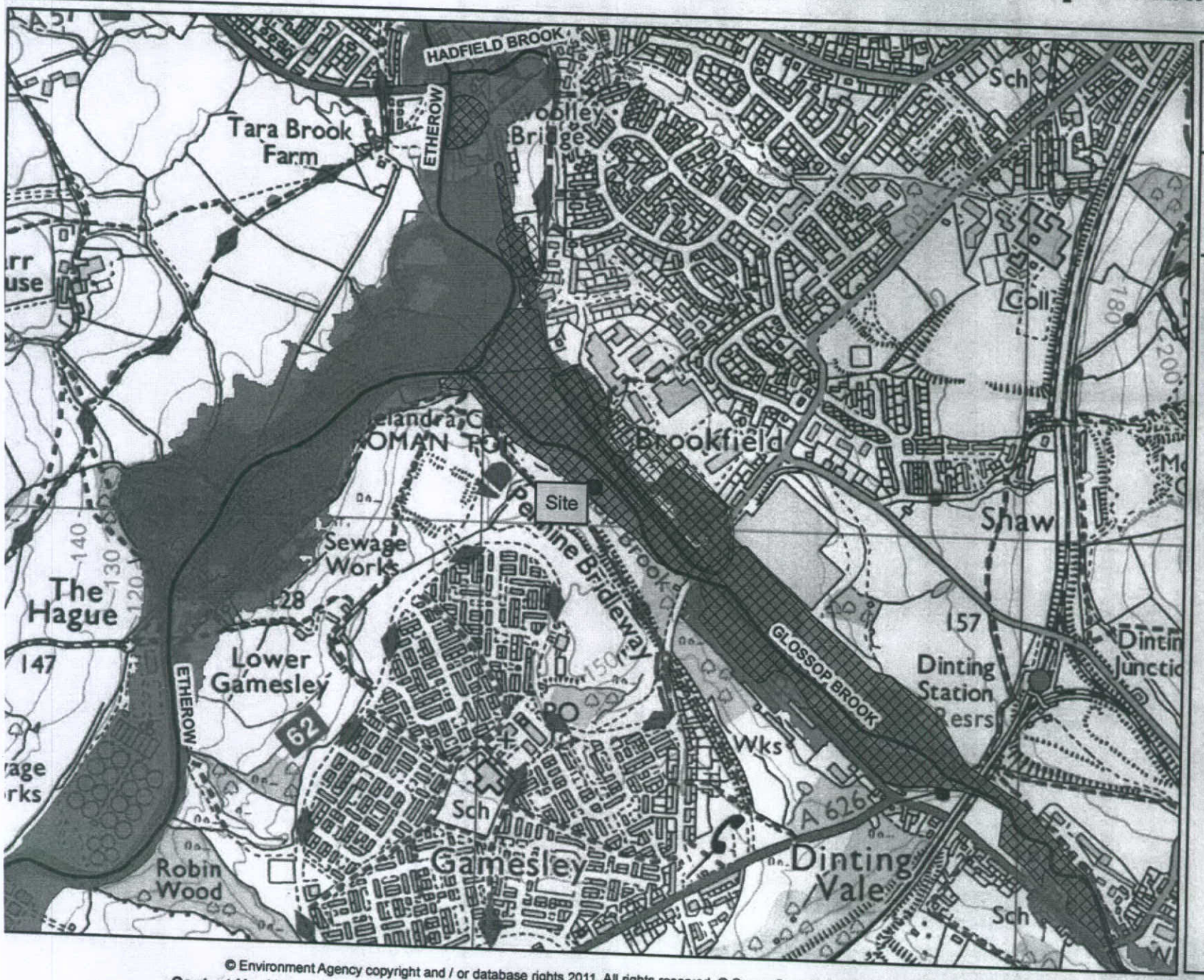
Flood Event Code	01317FEG01108
Name	ETHE
Start Date	30/07/2002
End Date	31/07/2002
Source of Flooding	Main river
Cause of Flooding	Channel capacity exceeded (No raised Defences)

HPK/2011/0557
19 DEC 2011

Asset Ref.	Asset Type	Description	Location	Bank	Maintainer	Design Standard	Asset Prot. Type
01325GLOS0101R01	maintained channel	Regraded and concrete lined channel.	SK0097495276	right	private	5	fluvial
01325ETHE0301L01	maintained channel	concrete lined channel	SK0106295432	left	Environment Agency	75	fluvial
01325ETHE0301L30	raised defence (man-made)	Flood Bank - Raised Defence	SK0104495452	left	Environment Agency	75	fluvial
01325ETHE0301R02	raised defence (man-made)	Flood Bank Regraded channe.	SK0105295467	right	private	5	fluvial
01325ETHE0301L02	raised defence (man-made)	Flood bank remote from watercourse	SK0143594913	left	Environment Agency	75	fluvial
01325ETHE0301L31	natural channel	Natural Channel Downstream Home Farm	SK0099795262	left	private	5	fluvial
01325GLOS0101R04	maintained channel	Masonry lined channel.	SK0101195247	right	private	5	fluvial
01325GLOS0101R17	maintained channel	Masonry lined channel.	SK0128595035	right	private	5	fluvial
01325GLOS0101R02	maintained channel	Masonry lined channel.	SK0139394923	right	private	5	fluvial

HPK/2011/0557
19 DEC 2011

Detailed map centred on SK13 6JF. Created on 24th October 2011 [Ref. PRRWAR2064]



Environment Agency

Scale 1:10,000

N

Legend

- Main River
- Historic Flood Event
- EVENT_CODE
  - 01317FEG01022
  - 01317FEG01070
  - 01317FEG01108
- Flood Zone 3
- Flood Zone 2

APPENDIX 2

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19 DEC 2011

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19 DEC 2011

Less vulnerable development up to 1ha in size (excludes non-residential extension with a footprint of less than 250sq. metres or a domestic extension) in Flood Zone 2

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

Sequential Test requirements

The Sequential Test is applied by the Local Planning Authority (LPA) to planning applications within this category. This requirement is set out in PPS25 at paragraphs 16-17 and annex D. Note- the Sequential Test does not apply to Change of Use applications.

FRA requirements

Planning applications must be accompanied by a Flood Risk Assessment (FRA). To be acceptable the FRA must meet the requirements set out in table 1.0. All flood management measures will need to be supported by plans and drawings that form part of the FRA. The requirement for a FRA is set out in PPS25 at paragraphs 10 - 13 and annex E.

We recommend that Table 1.0 is completed by the applicant as part of the FRA submission to the LPA. The standing advice help pages[1] provide guidance to help the applicant through this process. Plans may need to be amended and/or application withdrawn if the detail provided in the table does not meet the requirements as set out.

The following sections are to be completed by the applicant and checked by the LPA:

Site address & development description:	PRESTIGE MOTOR BODIES Ltd. BROOKFIELD GLOSSOP SK13 6JF NEW MOT STATION
Print Name:	J JOZEFCZYK.
Signature:	
Date:	19/12/2011

Continued...

The help pages are available to see on the Environment Agency website www.environment-agency.gov.uk on the flood risk standing advice pages.

HPK/2011/0557
COUNCIL
Environment Agency
19 DEC 2011

Table 1.0

Less vulnerable development up to 1ha in size (excludes Non-residential extension with a footprint of less than 250 sq. metres or a domestic extension) in Flood Zone 2 (Does not apply to sites for agriculture/forestry, waste treatment, minerals working and processing, water and sewage treatment)

Applicant is to provide confirmation that the requirements below have been met	Applicant to confirm the requirements have been met. Enter 'yes' or 'no' in the boxes below	LPA should satisfy themselves with regard to the comments below.
Flood risk to property Applicant is to indicate that the development will avoid flood damage during the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) in any year (including an allowance for climate change) over the lifetime of the development (default 75 years for commercial).	YES.	**LPA's role:** Look for assurance from the applicant that flood risk to the property will be managed in accordance with the requirements opposite. Seek assurance if not already provided. **Note:** Where a SFRA has been adopted, this should provide an indication of flood level and extent. The application should acknowledge this in design of flood resistant (raised floor levels, defences and barriers to flooding) or resilient building.
Management of surface water Applicant is to indicate that surface water will be managed in accordance with the following standards: • Specific requirements for managing surface water set out in an adopted Strategic Flood Risk Assessment and/or Surface Water Management Plan produced by the Local Planning Authority. • Surface water run-off will be controlled to ensure no flooding of property and no increase in surface water run-off from the site to a watercourse or receiving water body compared to the existing pre-application run-off rate in a 1 in 100 year storm event (1% chance in any one year) plus an appropriate allowance for climate change (PPS25 Practice Guide paragraphs 5.51 and 5.54) • Meets the requirements of Approved Document Part H of Building Regulations 2000.	YES.	**LPA's role:** Look for assurance from the applicant that surface water will be managed in accordance with the requirements opposite. Seek assurance if not already provided. Cross check the planning application with the Local Development Framework (LDF). Consultation with the local authority Building Control department is recommended. Paragraph 8 of PPS25 states that LPAs should in determining planning applications give priority to the use of SuDS. **Note:** Strategic options for surface water management should be used wherever available. Options such as this would be identified as part of the SFRA for inclusion within the LDF. Building regulation requirements alone are **not** appropriate for areas with critical drainage problems.
Flood resilience and resistance Applicant is to indicate that flood resilience/ resistance and emergency escape measures/ procedures have been incorporated where possible. This applies to any part of the building (e.g. basements), that are situated below the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) level in any year (including an allowance for climate change).	YES	**LPA's role:** Look for assurance from the applicant that resilience/resistance and evacuation procedures have been addressed in accordance with the requirements opposite. Seek assurance if not already provided. Cross check the planning application with the LDF. Consultation with the local authority Building Control (flood resilience/resistance) and Emergency Planning (evacuation) department is recommended.
Other sources of flooding (not rivers or the sea) Applicant is to indicate that the SFRA has been referred to and that the recommendations regarding other sources of flooding have been incorporated into the application. If no SFRA is available and flood risk from other sources is present, guidance should be sought from the organisations listed in the help pages under the heading 'other sources of flooding'.	N/A.	**LPA's role:** Look for assurance from the applicant that the SFRA has been referred to (where available) and that mitigation for flooding from other sources has been provided where necessary.

HPK/2011/0557

COUNCIL

19 DEC 2011

3953 21m

953

952

012 28m

12

11

10 28m

3953 21m

953

952

Brookfield

Glossop Brook

Works

Warehouse

Garage

Depot

A 57

ALEXANDRA ROAD

Appendix 3