Date: February 2013

Our Ref: TEW/J1013026

HPBC Ref: HPK/2013/0045

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Proposed change of use from Office to Bedsit

At

89 High Street West, Glossop, Derbyshire

FLOOD RISK ASSESSMENT

1.0 FLOOD RISK ZONE

1.1 The Environmental Agency have determined that the site lies within flood zones 2 and 3 with a moderate risk of flooding.

2.0 PLANS/DEVELOPMENT

2.1 The attached location plan indicates the site edged red. The site is situated to the south of High Street West within a mixed use area.

2.2 Glossop Brook lies to the west of the development and flows to the north. The Nearest Datum point indicates a level of 140.50m.

2.3 The subject site is situated to the first floor area of an existing structure fronting onto High Street West.

2.4 The site has previously been subject to planning consent for the proposed use - High Peak Ref: HPK/2003/0995.

3.0 FLOOD PROTECTION/RISK

3.1 Whilst sections of Glossop Brook have flooded historically, the immediate area has not been affected within the last 20 plus years.

3.2 The protection of buildings in the Glossop area has been significantly improved following construction of the Glossop Brook Flood Alleviation Scheme.

3.3 The site is situated at first floor level with shared access to the ground floor which is raised above the access road by approximately 150mm.

3.4 It is considered that the proposal will not represent a flood risk and no measures will be taken to protect the proposal from flooding.