
From:

Sent: 13 March 2023 16:34

To:

Cc:

Subject: The Grove Hotel, Buxton. Ref HPK/2022/0376 - Flood Risk Assessment

Hi Rachael

Further to the receipt of the latest comments from the Environment Agency here is the response that will hopefully remove their objection.

The reasons given by the EA are:

- *"The application does not demonstrate that occupants can remain safe for the lifetime of the development when allowances for climate change are taken into consideration."*

please find attached a copy of the ground floor plan that has removed all the apartments on the ground floor so all the apartments are now on the upper floors well above the design flood level.

- *"There is insufficient flood risk mitigation up to the design flood level with additional resilience to protect against increased flood depths during the event of a culvert blockage"*

the EA response document identifies the design flood level of 291.73AOD. Clause 5.35 of the FRA identifies the level that flood resilient measures should be taken to as 291.8AOD and what these measures are

The ceiling level of the ground floor is at 292.2AOD and all flood resilient measures to the walls will be taken up the full height of the ground floor in any event

- *Furthermore, there are no specified arrangements for safe access and egress.*

Clause 5.34 of the FRA details a Flood Risk Management Plan to be implemented in the event of a flood. Clause 5.36 confirms that there will be no constructional enhancements to the building to prevent flood water entering the building.

This is because firstly the building is listed and secondly as there are 7 shop units on the ground floor that take up a majority of the ground floor space, that are not part of this scheme that already have level access and no flood defence measures

Please can you pass the attached plan and these comments onto the EA and ask that they reconsider the scheme and hopefully withdraw their objection

thanks

cheers

Chris

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