

FLOOD RISK ASSESSMENT FOR- 119 High St W, Glossop SK13 8BB.

THIS IS A MINOR DEVELOPMENT COMPRISING:

Interior & exterior alterations allowing one currently unoccupied takeaway unit with residential unit above in the Glossop Wren Nest Conservation Area to become two separate retail units with stand-alone residential unit above. The changes include:

- 1 x new ground floor entrance to the front of the property in existing 'blocked-up' opening
- 1 x new ground floor entrance to rear of property
- 1 x new rooflight to front of property
- 1 x new first floor window in existing opening to the rear of the property
- 1 x new first floor window to the side of the property at 119 High Street West, Glossop

There is no proposed extensive building work to the Ground Floor.

There is no change of use or change in floor area.

Having examined the Flood risk map for the area this property is in Flood Zone 3.

The floor levels will not change from the existing natural ground floor level.

Surface water will be discharged to the existing mains drainage system as for the existing property. No additional capacity will be required as the area to be built on is hard surfaced and already drains to the mains Drainage system.



