**FLOOD RISK ASSESSMENT**
**10/11 SOUTH PARADE, SEASCALE, CA20 1PZ**

June 2023

CHANGE OF USE OF IN PART – RETAIL / CAFÉ AND SOFT PLAY
FORMER McCOLLS STORE, SEASCALE

Background

This planning application is for minor external alterations to the existing convenience store formally trading a McColls.

The works are limited in scope and include in part a Change of use of the shop to include a café and soft play area within the current store.

The site sits within Flood Zone 2 on Environment Agency Flood Maps see Diagram 2.

The proposal relates to an existing building being a retail store serving Seascale and the surrounding areas. The application does not relate to the first and second floor residential units in separate ownership and forming a HMO. Access stairs to this HMO are to the North and South of the building with access directly onto the pavement and into Flood Zone 2.

The proposal sees the creation of new retail offering, café / ice cream parlour with the further expansion into the basement to form a small soft play area.

The building was a retail store with the basement serving as a 'dry' store for the retail unit. This basement has been formed in cast in situ concrete walls to the seaward side and brick walls to the Party Walls. The basement is dry and like the ground floor has no known history of flooding. It is known that basements further to the East of the row do suffer from surface water penetration.

The Flood risk vulnerability for the development is less vulnerable as the scheme does not have a residential or overnight accommodation.

The EA website confirms the site is at low risk from Surface water flooding and medium risk of flooding from sea / river.

Sequential Test

This does not apply to this application as the building use materially does not alter and the retail area remains on the trading floor. Any other potential re-uses of the ground floor would be for a 'more vulnerable' use as such this proposal is the correct and appropriate use for this existing building.

Occupants and Building Users

The number of occupants in the ground floor may increase as part of the proposal however there is no current restrictions on the number of shoppers using the shop therefore the purposes of this document there is no nett increase in building users. In contrast the number of staff working in the

building will be increased therefore familiarity and experience of dealing with flood evacuation procedures will be increased.

The building will be operated seasonally, seven days a week between 8am and 10pm however clearly the soft play area will be only open for shorter periods within these opening hours and this potential remains the higher risk within the building.

The proposals bring significant economic benefits to the village and Cumberland as a whole which weighs in favour of the scheme.

1. Removes an 'eyesore' building prominent on the sea front and brings forward regeneration of the localised area
2. Allows an existing business to expand
3. Provides employment in a rural economy
4. Increases the retail offering in Seascale and increases footfall West of the railway line

The proposal has no impact on the adjacent properties or will increase flood risk elsewhere in the locality

There is no overnight accommodation on the ground floor therefore there is no increase in risk to the building users.

Surface Water Management

The existing building drains into existing pavement gullies and this drains the roof of the first and second floor of the building. There is a proposed small storm porch and this roof will be drained into the existing gullies. As this area is currently hardstanding and less than 8m2 will have no direct impact on the drainage in the area.

Residual Risk

Access and egress to the building remains, with the addition of two further fire / flood escape routes from the building therefore making this safer in evacuation if required.

Flooding in the area will remain a shallow depths and for short duration, the building owners will operate their own evacuation plan in the event of forecasted rainfall / flood event. In these situations the business will close earlier or shut completely therefore there remains no risk to building users.

The existing building ( dry ) will be tanked as part of the works therefore becoming further resilient to flooding, any increase over time in flood risk will be managed by the applicant.

It is not proposed to add any further flood defence works to the building and this is not a requirement of the proposed use which materially remains unaltered.

# Diagram 1

Surface water collecting in the field behind 21 'The Fairways' discharges into the culvert via an old stone culvert located under an access track leading to Town End Farm. There is no formalised headwall to the culvert on the edge of the field.

Near no. 24 The Fairways the 900mm diameter culvert splits, with a 400mm diameter pipe taking normal flows, and a high level 600mm diameter pipe for overflows. If the 900mm diameter pipe was running at full bore (which is very likely) the water would be forced to back up and flood out of the system at any openings, such as manhole covers. Residents reported that the culvert manhole outside 24 The Fairways surcharged during the flood event.

The two branches of the culvert recombine close to no.2 in a 700mm x 1080mm box culvert with a section of disused pipe running inside this section, reducing the cross section by approximately 15%. The culvert discharges as an open watercourse in 'The Dell'.

From a CCTV survey, the 900mm diameter section of the culvert proved to be in very good condition with some large debris. This is not unexpected as a culvert carries the bed load of the watercourse as well as the water. During the surveying, stones were taken out of the manhole near no.35 but they had built up again after rain on the weekend of 21/10/12.

### Railway Terrace

Whitriggs Beck drains a large area of agricultural land before flowing past the waste water treatment works on the north-east side of the Cumbria Coast Railway. It runs

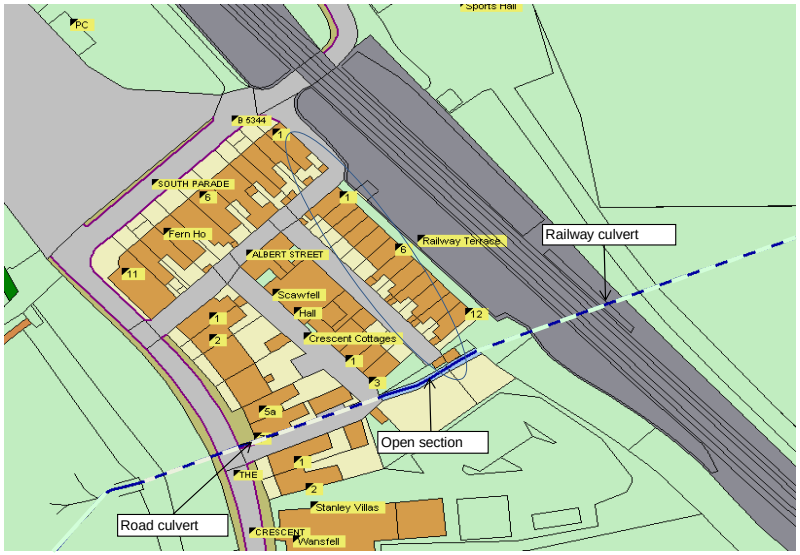


**Figure 5 Plan of the Railway Terrace and Albert Street area showing the line of the culverts and the location of the flooding.**



LLFA document regarding previous surface water flooding in 2012 – note this does not impact on the application site

# Diagram 2

## Diagram 3

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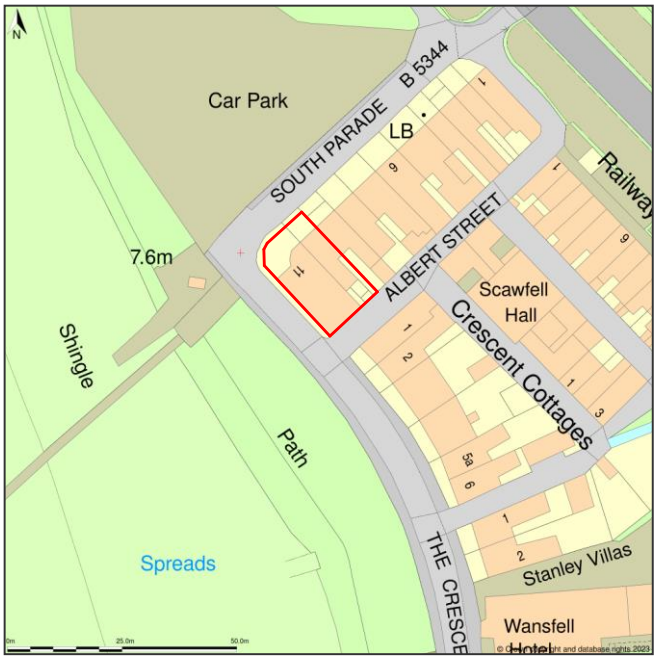
Ordnance Survey Licensed Data

10-11, South Parade, Seascale, Cumbria, CA20 1PZ




Location Plan shows area bounded by: 303649.88, 500862.86 303791.31, 501004.28 (at a scale of 1:1250), OSGr idRef: NY 372 93. The representation of a road, tr ack or path is no evidence of a r ight of way. The representation of features as lines is no evidence of a proper ty boundary.

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EXISTING LOCATION PLAN 1 : 1250