

Flood Risk Assessment Statement –
Units 2E Bridge End Industrial Estate, Egremont

Proposal:

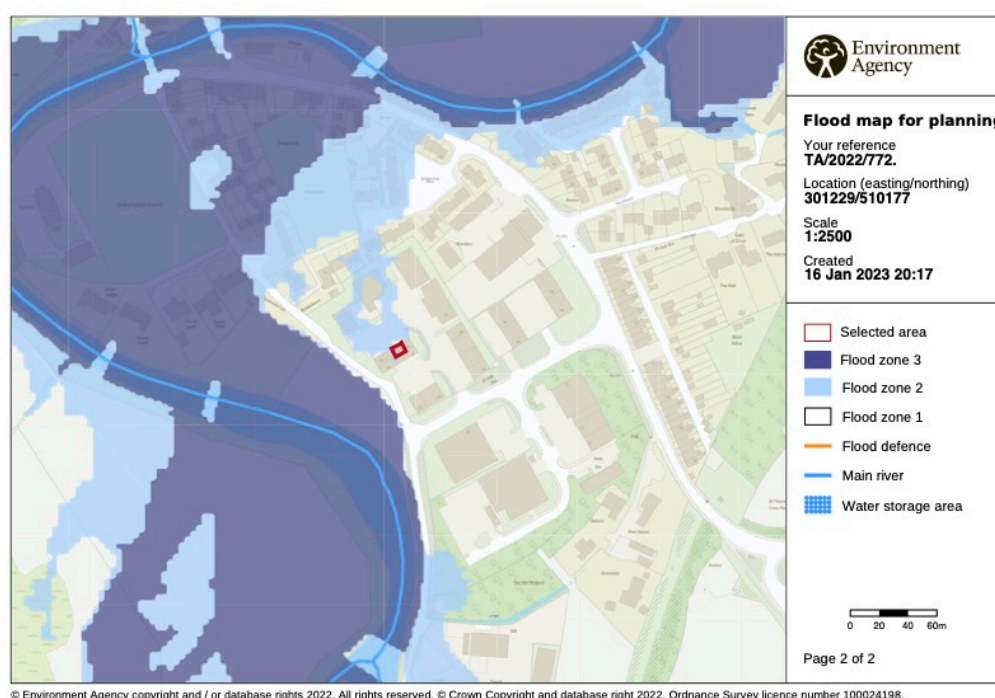
Change of use from Storage Facility to Wrestling Gym



Applicant: Johnny Moss School of Pro Wrestling

1.0 Introduction

- 1.1 This Flood Risk Assessment (FRA) has been prepared on behalf of the applicant, Johnny Moss School of Pro Wrestling, in support of an application for a change of use from a storage unit to a gym at Unit 2E, Bridge End Industrial Estate, Egremont.
- 1.2 The FRA is required for the planning application as a portion of the site is located within the Environment Agency designated Flood Zone 2.
- 1.3 The site is located near to the River Ehen which is to the west of the application site, at a lower level.
- 1.4 No part of the site is within the Flood Zone 3 area.



Environment Agency Flood Zone Map – Bridge End

- 1.5 The proposed application is simply for a change of use planning application. The existing building on the site will not be altered from the as build for the proposed use.
- 1.6 The building on the site was considered appropriate with the justification in relation to flood risk, and this is therefore considered relevant.
- 1.7 To conclude, the Flood Zone designation does not negatively impact on the proposed use.

Unit 2E, Bridge End Industrial Estate Flood Risk Assessment

UNIT 2E Bridge End Industrial Estate Flood Risk Assessment

The Development Site

The site is part of Bridge End Industrial Estate on the banks of the River Ehen south of Egremont town center. The development will not alter the current structure of the building. The details of the application will create no greater risk of flooding by the form of development than presently exists from the site. The site itself offers no risk of flooding to adjacent neighboring properties and is not at threat from any adjacent buildings due in part to the proximity of the river which under normal weather conditions discharges satisfactorily with local surface water demand.

Flood Risk

The Site is classified as being in Flood Zone 2. However, even under heavy rainfall conditions, rainfall run-off into the river is usually contained within the riverbanks.

There has been no known flooding of this Unit.

There have been two major floods in the area, one being in November 2009. Caused by severe heavy rain throughout the flood plain and the Ennerdale valley and surrounding fells. Low lying properties to the North of the site were affected.

The second substantial flood in 2010 was a culmination of a range of weather factors coming together. Again, there was no flood to this property.

The development site, Unit 2E, has the advantage of being on the high side of the river and the Ennerdale Mill weir. When this causes the river to break its banks it does so on the opposite side of the river into the meadow which slopes away to the south.

Given that the site did not flood during these events, the site is relatively safe from this natural threat of flooding due to the proximity of the river and that the site itself is not liable to be a greater threat to neighboring sites due to uncontrolled surface water run-off. In the event of the river Ehen overflowing and an excess amount of ground water cumulating outside the property, sandbags would be put in place at both doors as a precautionary measure.

Surface Water Drainage

The surface water drainage from The Site will, as at present, follow the ground contours and flow away from the Site discharge into local drains to the river.

Foul Water Drainage

Foul Drainage will be into the local foul water sewer as at present.

Effect of the Development on Other Sites

The proposed development will not affect the adjacent sites. No alterations are being made structurally, so as to affect ground level surfaces.

Summary

The proposed new development is a minor change of use to an existing building complex with existing services and conditions unaffected by the change of use.

If there are blockages in the river channel or a breach in the flood bank in extreme rainfall conditions, there would be flooding of roads and property in the Egremont area. There could also be some minor flood ponding in front of the unit and from marginal overspill from the roads. However, this would dissipate before reaching any level which would pose a threat to the wrestling school and could be easily combated with sandbags.

Foul Drainage will be into the local foul water sewer as at present.