

## Christopher Harrison

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**Subject:** FW: 2245-D Application Ref: 4/22/2466/0F1 - Coach Road, Whitehaven  
**Attachments:** 004 - Ground Remodelling Plan.pdf

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**From:** Nick Bailey  
**Sent:** Monday, October 2, 2023 5:28 PM  
**To:** Christopher Harrison <Christopher.Harrison@copeland.gov.uk>  
**Cc:** Chris Staniewski; Peter Allan; Paul Murphy; Luke Averill; Anthony Doran  
**Subject:** FW: 2245-D Application Ref: 4/22/2466/0F1 - Coach Road, Whitehaven

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Hi Chris, thanks for your email, seeking baseline levels clarification.

The GF levels for the houses are essentially set at 8.210m AOD, being that this will overcome the requirements of the FRA, already submitted and with you.

This essentially means that we will have properties that sit anything from 300mm to 900mm above existing ground levels. We are seeking not to raise existing ground levels across the site significantly at all. Parking areas will remain as practicably similar to existing levels as before, but with cross fall directed away from the houses, nominally back towards the road. Front doors into properties may be higher than the existing ground levels, and these may be locally adjusted by forming steps as required. As a requirement of Part M Building Regulations, we will be maintaining and delivering level access into the properties predominantly at the rear, and this will be achieved by constructing permanent elevated timber decking to provide the necessary compliant level access, but simultaneously retaining void space beneath so as to not reduce space/storage capacity, should there be a requirement to counter flooding beyond the FRA standards designed for.

We reiterate, the Flood Risk Assessment submitted clearly demonstrates that the scheme has both factored and mitigated beyond the stated requirements and the modelling outlined in the Engineers drawing and the FRA previously submitted clarify the position, including the 2no exceedence storage capacity zones as indicated.

Kind Regards

*Nick*

Nick Bailey  
Director

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