

Flood Risk Assessment

For the purposes of a planning application a basis Risk assessment for floor risk for a new build commercial structure that is being used to services coaches.

**Grange Travel, Canal Basin, Gravesend, Kent,
DA12 2RS.**



Prepared by

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February 2022

Introduction

This report has been generated in order to satisfy the risk that has been identified as the plot is partly in a flood risk area.

A site-specific flood risk assessment is carried out by (or on behalf of) a developer to assess the flood risk to and from a development site. Where necessary the assessment should accompany a planning application submitted to the local planning authority. The assessment should demonstrate to the decision-maker how flood risk will be managed now and over the development's lifetime, taking climate change into account, and with regard to the vulnerability of its users.

The information provided in the flood risk assessment should be credible and fit for purpose. Site-specific flood risk assessments should always be proportionate to the degree of flood risk and make optimum use of information already available, including information in a Strategic Flood Risk Assessment for the area, and the interactive flood risk maps available on the Environment Agency's web site.

A flood risk assessment should also be appropriate to the scale, nature and location of the development, which in this case is a New build steel portal shed for the parking and servicing of coaches and not for living in.

The key items to be addresses are as follow:-

- The current typography of the site is flat. (the lay of the land is less than 100mm from one end to the other. (see plan)
- The plots adjacent to this plot are also all flat
- There are offices on the plot which are also elevated. Toilet blocks and seating area down stairs and offices on the top floor.
- There are no other buildings or structures on the plot other than the ground works for the new build light weight portal frame.
- The site has been shown on the flood risk register as Medium risk.
- The plot is quiet close to a

For the purposes of applying the National Planning Policy Framework, "flood risk" is a combination of the probability and the potential consequences of flooding from all sources – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

- The construction of a Portal frame garage shed does not affect the existing water course
- There is no risk from any local reservoirs or water treatment plants
- There is no risk from localised storm water / rain under normal rain conditions and never has there been any previously noted incidences where flooding has occurred in the past 50 years.
- There are no entrances to habitable living areas.
- There are river courses or streams near the development (Thames Estuary)
- No specialist ground works are going on to affect local water courses. Foundations are a 200mm thick raft foundation cast on top of the existing ground level.
- Climate condition changes will not cause any issues in the next 100 years as the retaining wall to the rear of the garage will be constructed with appropriate water dispersal.
- The area has planning in for 500 + dwellings based on high rise tower blocks for the site that went in last years and the plan is within the next ten years to develop the whole industrial area including this site.

Conclusion:-

- This is not a major development and does not require a full detailed report on flooding, the local planning authorities will consult with the environmental Agency as part of any planning application
- The building is a commercial building and has no living areas or offices on the ground floor.

Regards

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