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Flood Risk Assessment

To accompany the Planning Application for the redevelopment of the former

Birds Eye Factory Site

Ladysmith Road
Grimsby

by

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September 2006

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INTRODUCTION

This document provides statements on the following issues in support of the Full Planning Application made for the redevelopment of the former Birds Eye Factory Site into a residential development.

The Statements

- 1.0 Site Location Plan
- 2.0 Site Topographical Survey
- 3.0 Existing Surface Water Drainage System
- 4.0 Flood Risk Assessment

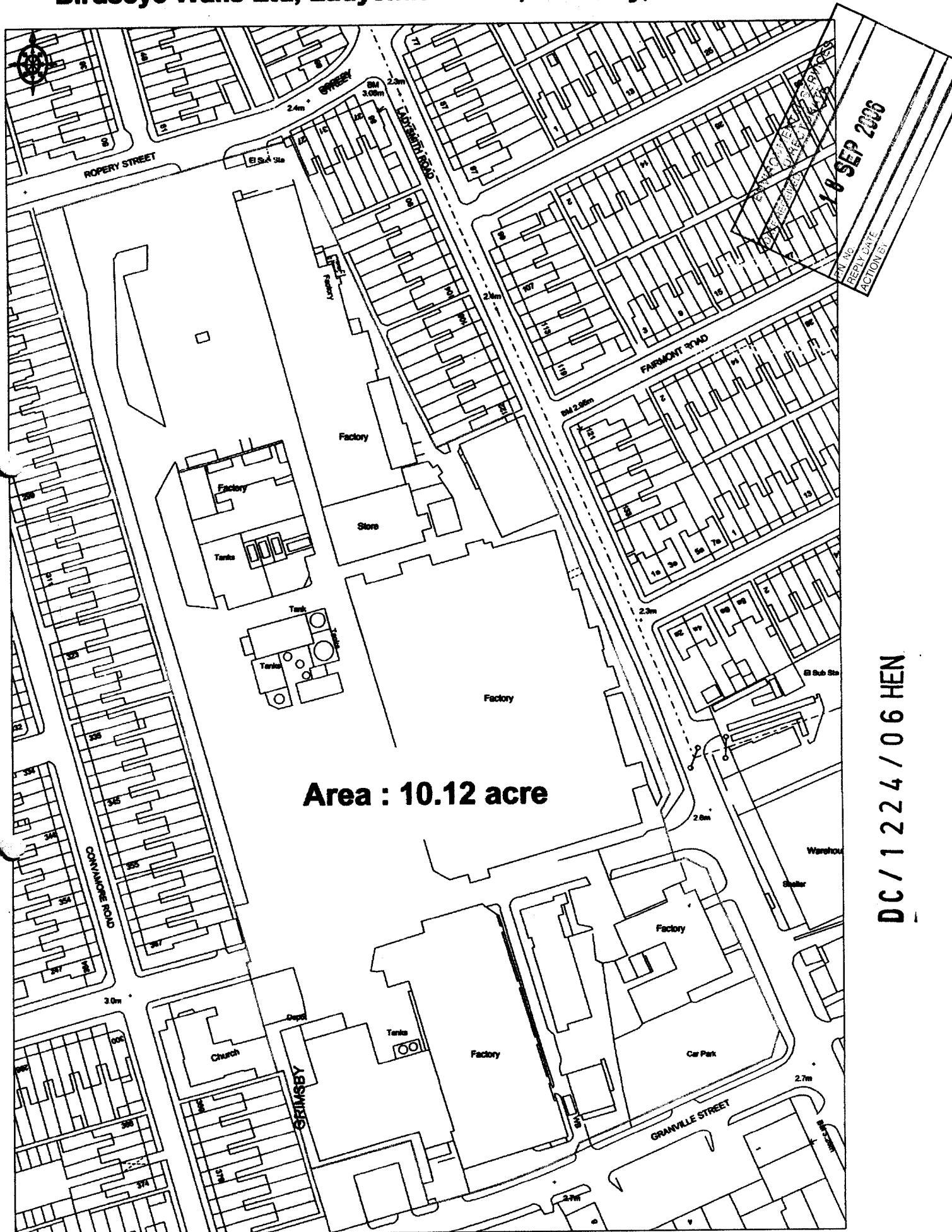
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1.0 Site Location Plan

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Birdseye Walls Ltd, Ladysmith Road, Grimsby, DN32 9SF



Area : 10.12 acre

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Ordnance Survey

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2.0 Site Topographical Survey

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3.0 Existing Surface Water Drainage System

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4.0 Flood Risk Assessment

Further to discussions with Mr Gavin Sylvester, Development Control Officer and Jake Newby, Planning Liaison Officer, at the Environmental Agency we would confirm the following issues:-

4.01 Ground Floor Levels

The strategic Flood Risk Assessment commissioned by North East and North Lincolnshire Council indicates that all land below 3.50m will flood in the event of a 200 ??? flood as a result of a breach in the raised tidal sea defence embankment.

Based upon this information the finished ground floor levels will be set at 3.50m AOD.

Due to the size of the site this will be readily achievable on most units. Those properties set closest to existing highways Granville Street and Ropery Road both circa 2.5m will have ramped access.

4.02 Apartments

There are three blocks of apartments with the development both of which will have finished ground floor levels of 3.50m AOD.

The design of each of the two types of blocks of flats (types A and K) is such that ground floor occupants, requiring refuge from a greater than 200 year flood event, can gain access to first floor flats and landings for refuge without the need to go outside the building. Window openings at first floor level landings will allow occupants egress from the buildings.

4.03 Flood Warning Service

Occupants will be provided with details of the Environment Agencies Automatic Voice Messaging system (AVM) including the AVM Forum and recommended that they register for this free service.

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