

**From:** [Hilary Saunders](#)  
**To:** [Planning](#)  
**Subject:** Fwd: NYM/2017/0412/FL - St Athanasius Monastery, Langdale End, nr Scarborough  
**Date:** 13 February 2018 14:39:36  
**Attachments:** [NYM-2017-0412-FL - Recommendation of Conditions.docx](#)

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----- Original message -----

**From:** Mark Watson  
**Date:** 13/02/2018 13:36 (GMT+00:00)  
**To:** Hilary Saunders  
**Subject:** NYM/2017/0412/FL - St Athanasius Monastery, Langdale End, nr Scarborough

Hi Hilary,

Please find attached the LLFA's consultation regarding the above application.

The flood risk at this site appears to be inaccurate as the modelling is based on national scale coarse data and needs to be assessed more thoroughly by the applicant. Once the comments have been addressed by the applicant then the LLFA can make an informed decision on this application.

Kind Regards,

**Mark Watson**  
**Assistant Engineer**

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NYMNPA

13/02/2018

**NORTH YORKSHIRE COUNTY COUNCIL**  
**BUSINESS and ENVIRONMENTAL SERVICES**  
**LEAD LOCAL FLOOD AUTHORITY**  
**CONSIDERATIONS and RECOMMENDATION**



<b>Application No:</b>	<b>NYM/2017/0412/FL</b>		
<b>Proposed Development:</b>	Erection of Livestock Building		
<b>Location:</b>	St Athanasius Monastery, Langdale Bridge to Black Beck, Langdale End		
<b>Applicant:</b>	Fr Arsenius		
<b>District/Borough:</b>	North Yorkshire Moors National Park		
<b>FRM Engineer:</b>	Mark Watson	<b>LPA Case Officer:</b>	Mrs H Saunders

**Note to the Planning Officer:**

In assessing the submitted proposals and reaching its recommendation the Lead Local Flood Authority has taken into account the following matters:

The LLFA neither supports or objects to this application, however the following comments should be addressed before the recommendation of conditions can be made.

**Site Comments**

The Flood Risk associated at this location as shown by the Environment Agency Flood Risk maps show the site to be located in Flood Zone 3a, however this modelling is based on coarse, national scale data and site-specific modelling maybe required to determine the true flood risk at this location. The modelled flood level for the 1 in 100 year flood event at this location should be determined and evaluated against the proposed floor level for the development with an appropriate freeboard to the finished floor levels.

The submitted Flood Risk Screening Assessment does not consider all sources of flooding and does not account for the effect that the proposed bund will have on flood levels, as this is likely to reduce the available flood plain for the nearby watercourse. A NPPF compliant Flood Risk Assessment should be submitted for this application. The FRA submitted should be appropriate for the level of flood risk for the development and account for all sources of flooding and propose

<b>Date:</b>		<b>Approved by:</b>	Emily Mellalieu Flood Risk Management Team Leader
<b>FAO:</b>			
<b>Issued by:</b>			

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**LEAD LOCAL FLOOD AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

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mitigation measures. Water resilient measures may be required, guidance from Defra's 'Flood Resilient Construction' should be utilised.

Details of the proposed bund are required, which include proposed height, shape and drainage arrangements with a maintenance plan for the lifetime of the development provided.

To provide access to the watercourse, no development should take place within 3 metres of the watercourse as taken from the top of the river banks.

For pollution matters, the LLFA defer to the comments made by Ecologist consultation.

Drainage proposals show no consideration for the increased runoff from the roof area. Details for the surface water drainage from the proposals are required, which attenuate the site back to the greenfield runoff rate for the site.

The submitted Flood Risk Screening Assessment, dated November 2016 is noted.

The submitted BHD Partnership Location Plan & Block Plan drawing, reference D10772-100, Revision F, dated December 2017 is noted.

**The applicant should refer to the NYCC SuDS Design Guidance available online for further information once the above matters have been addressed.**