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Mr Simon Mounce
Kingston Upon Hull City Council
Development Management
Kingston House Bond Street
Hull
North Humberside
HU1 3ER

Our ref: RA/2019/139982/02-L01
Your ref: 19/00333/FULL
Date: 07 June 2019

Dear Mr Mounce

APPLICATION FOR FULL PLANNING PERMISSION FOR THE DEMOLITION AND PARTIAL REBUILDING OF THE EARL DE GREY PUBLIC HOUSE; ERECTION OF LINK EXTENSION TO CASTLE BUILDINGS AND THE EARL DE GREY; EXTERNAL ALTERATIONS TO CASTLE BUILDINGS; USE OF RELOCATED EARL DE GREY, CASTLE BUILDINGS AND LINK EXTENSION FOR CAFÉ OR RESTAURANT (A3) AND/OR DRINKING ESTABLISHMENT (A4) AND/OR OFFICE (B1A); THE ERECTION OF A NINE-STOREY HOTEL; NEW PUBLIC REALM AND ASSOCIATED WORKS, INCLUDING LANDSCAPING, CAR PARKING AND SERVICING, AND ASSOCIATED INFRASTRUCTURE. LAND TO THE NORTH OF CASTLE STREET AND SOUTH-EAST OF WATERHOUSE LANE, INCLUDING CASTLE BUILDINGS AND THE EARL DE GREY PUBLIC HOUSE KINGSTON UPON HULL HU1 2DA

Thank you for consulting us on the above application and the additional amended documents associated with it which we received 04/06/19. We understand the application was approved 05/06/19. For us to be able to remove our previous objection and concerns the following would need to be detailed and carried out as outlined in the text below.

Flood Risk

Environment Agency position

The proposed development will only meet the National Planning Policy Framework's requirements if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (Ref: JAG/AD/JF/39388-Rp001 Rev A, dated May 2019) and the following mitigation measures it details:

1. Excluding the Reception Lower Level identified in the architecture drawing Ref:2016-223, the finished floor levels of the hotel ground floor shall be set no

- lower than 4.26m above Ordnance Datum (AOD).
2. Flood mitigation measures as detailed in section 7.2.3 of the approved FRA must be implemented in the new hotel to a minimum height of 4.56m AOD.
 3. No sleeping accommodation shall be provided on the ground floor of the hotel.
 4. Flood mitigation measures as detailed in section 7.2.8 of the approved FRA must be implemented in the castle buildings to a minimum height of 4.48m AOD.
 5. Flood mitigation measures as detailed in section 7.2.13 of the approved FRA must be implemented in the Earl de Grey building to a minimum height of 4.48m AOD.
 6. An internally accessible place of safety set at a minimum height of 7.5 metres Above Ordnance Datum shall be provided for each building. The place of safety shall be retained and made available throughout the lifetime of the development.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason(s)

- To minimise the impacts of flooding on people and property.
- To reduce the likelihood of flood water ingress.
- To speed the rate of recovery in the event of flood water ingress.

Informatives

Flood warning and emergency response - advice to LPA

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The planning practice guidance to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

Flood proofing - advice to LPA/applicant

We strongly recommend the use of flood proofing and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:

Department for Communities and Local Government: Preparing for floods

<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>

Department for Communities and Local Government: Improving the flood performance of new buildings:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

If you have any questions, please do not hesitate to contact me.

Yours sincerely

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