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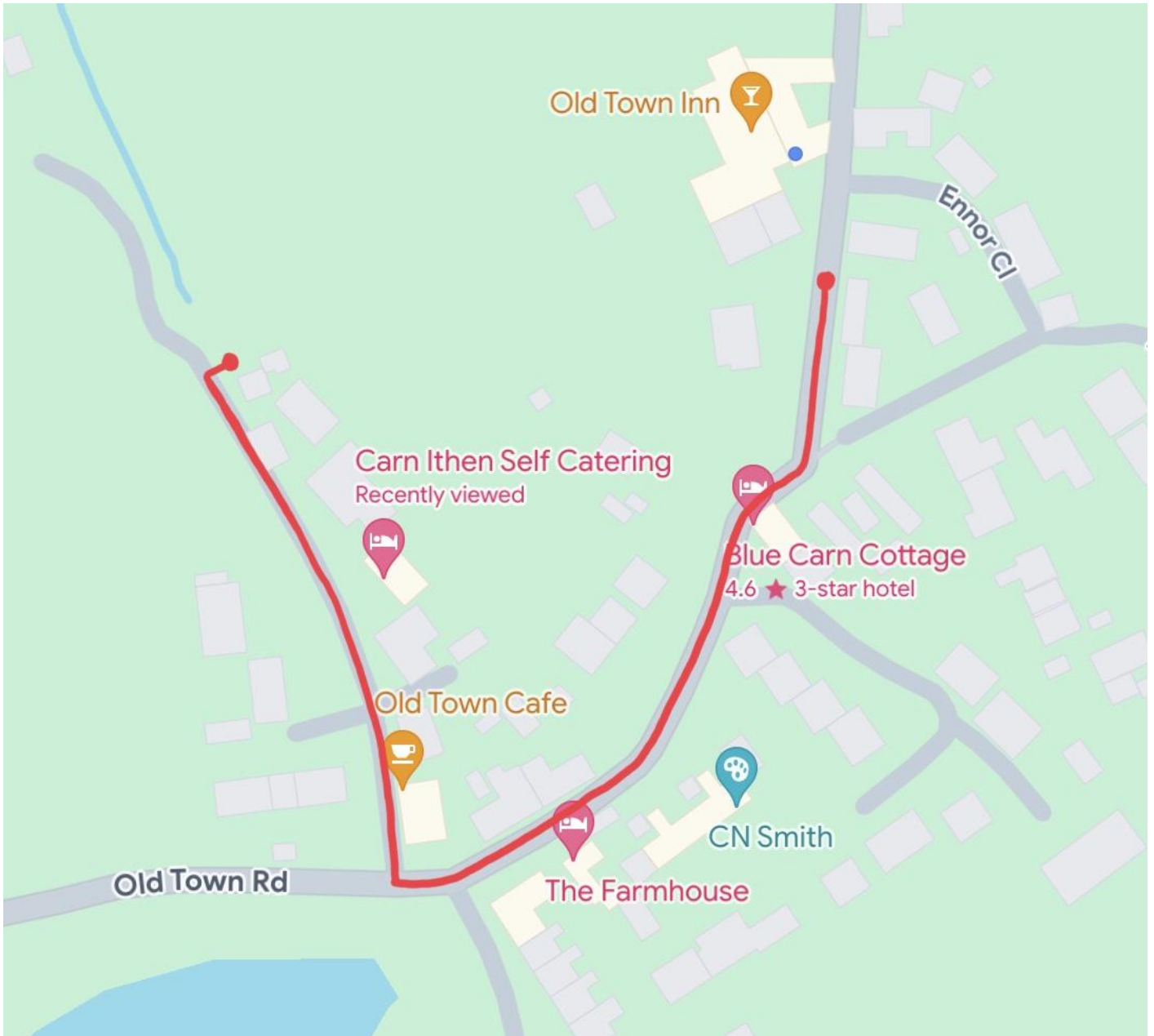
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Flood Risk Assessment - Trench Lane TRR1 OPA

Trench Lane, being within the flood zone 3, has its potential risks. The building is 13 ft above sea level. High risk of flooding would occur during extreme weather conditions, particularly during a storm with heavy rainfall. This in combination with spring tides will also increase the chances of a flood. During the busiest months, the building will be occupied by me exclusively from 8am - 6pm six days a week; with various dogs visiting for 1-4 hours at a time throughout the day.

I will stay vigilant of weather/flood warnings and spring tide dates so I can prepare for potential risks by avoiding occupying the building at these times and rebooking appointments where needed. Warnings are given on Island FM, the Council website, the community message board/facebook page, and the Tourist information Centre. In the event of a flood whilst occupying the building, I will exit the building through the entrance/exit door and head to the nearest safety point up the hill towards Ennor Close on Old Town Road (*illustrated in image below*). This location is on higher ground (30 ft above sea level) and is sheltered from the coast.



During previous potential floods, ton sacks have been placed by the Council just beyond Trench Lane a couple hours before high tide to lower the risk. Removable flood barriers are currently being installed to further protect Trench lane. Installation is expected to be complete by May 2024.

In the event of a potential flood, I plan to acquire sandbags of my own (where possible) to place around the property to further protect it from potential flooding. All sockets will be installed at a 600mm height or above to prevent substantial water damage. All electrical appliances will be stored above floor level when the salon is not in use. I will avoid occupying the premises.

The proposed maximum depth of excavation will not exceed 350mm. All finishings will be water tight; much like a wet room, so it will be able to withstand large amounts of water.