

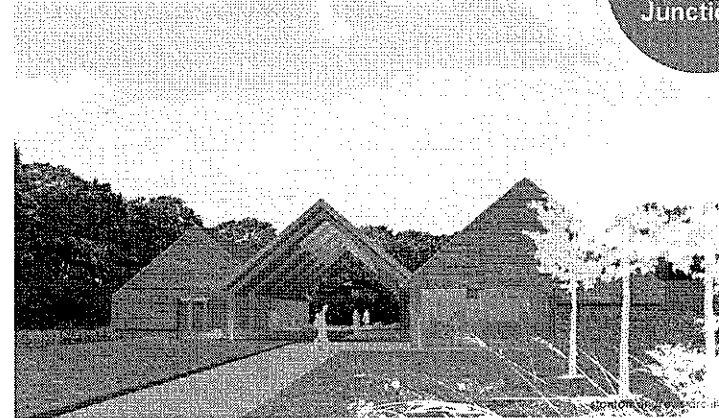
Flood Risk Assessment

June 2012

Devil's Elbow

Read

320120578P



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from M65
Junction 8

Outdoor Adventure Centre

Devil's Elbow

introduction

risk

measures adopted

Appendix

A - EA Flood Zone Data - Devil's Elbow

B - Existing site levels

Introduction

This Flood Risk Assessment has been undertaken following discussion with Graeme Thorpe of Ribble Valley Borough Council and makes use of information from the Environment Agency flood risk map.

Risk

Sagar Heys is to the east of Sabden Brook just before it meets the river Calder at Cock Wood downstream from Whalley, see Appendix A

The flood zone data has identified the brook and a small area of woodland to the west of the red line application boundary as being at possible risk of flooding.

Measures Adopted

Given the lack of apparent risk it is not felt necessary to adopt any measure to protect the proposed buildings from flooding. French drains or similar will be included to protect the building and infra-structure from any localised run off from the meadow above.



Devil's Elbow

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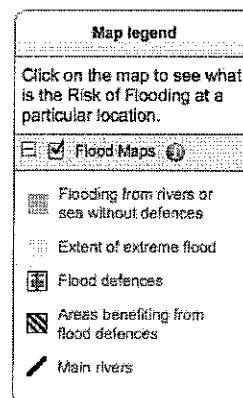
risk

measures adopted

Appendix

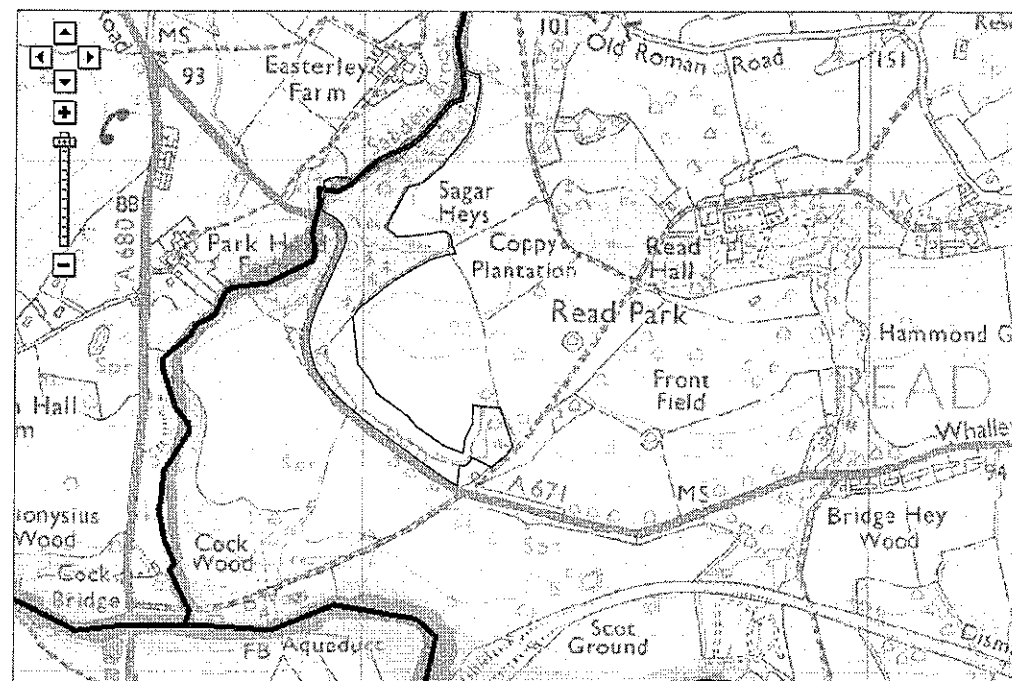
A - EA Flood Zone Data - Devil's Elbow

B - Existing site levels



X: 375,309;Y: 434,632 at scale 1:10 000

Data search Text only version



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A - EA Flood Zone Data - Devil's Elbow

B - Existing site levels



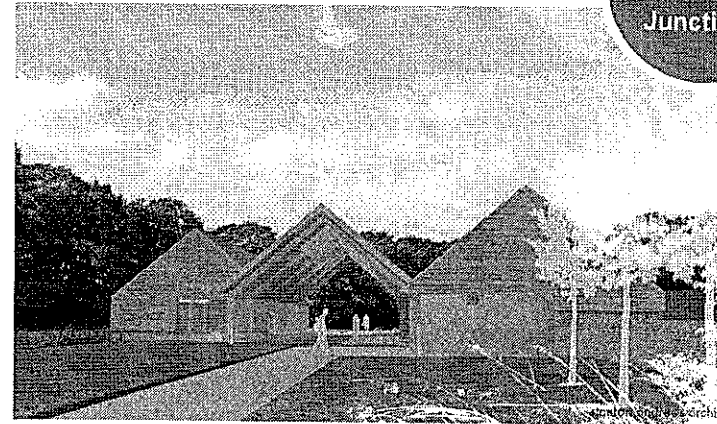
Utility Assessment Report

June 2012

Devil's Elbow

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Appendix

A - Water Main

B - Public Sewers

C - Electricity



Introduction

This Utility Assessment has been undertaken following discussions with Graeme Thorpe of Ribble Valley Borough Council and makes use of information provided by Electricity North West and United Utilities.

Utilities

Water Main

There is a large trunk main that runs north to south to the west of the site. There is no convenient distribution main near the site and it is anticipated that an independent, borehole or spring supply would be required.

Public Sewers

There is a 225 dia vitrified clay sewer that runs north to south to the east of the site. There is no convenient connection point and it is anticipated that an independent biodisc or septic tank would be required.

Electricity

There are a number of supplies along the A671 including a 11KV supply that runs below the far pavement. It is expected that a connection be made to this supply.

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Devil's Elbow

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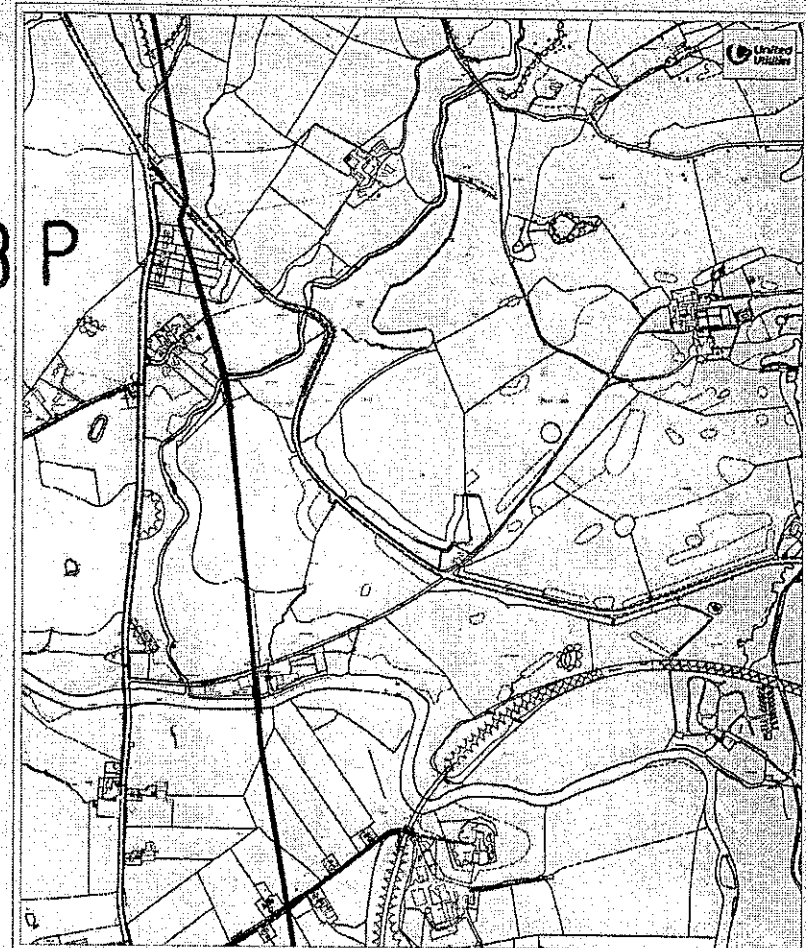
Appendix

A - Water Main

B - Public Sewers

C - Electricity

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Date:

Extract From Map of Water Mains

Field of the A671 BB12 7RS

Blue - Distribution Mains Red or Mauve - Trunk Mains Dark Green - Non Potable Mains Light Green - Proposed Mains
---x--- Disused Mains (These may still be live)

The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private service pipes may be shown by a blue broken line. United Utilities will not accept any liability for any damage caused by the actual positions being different from those shown.

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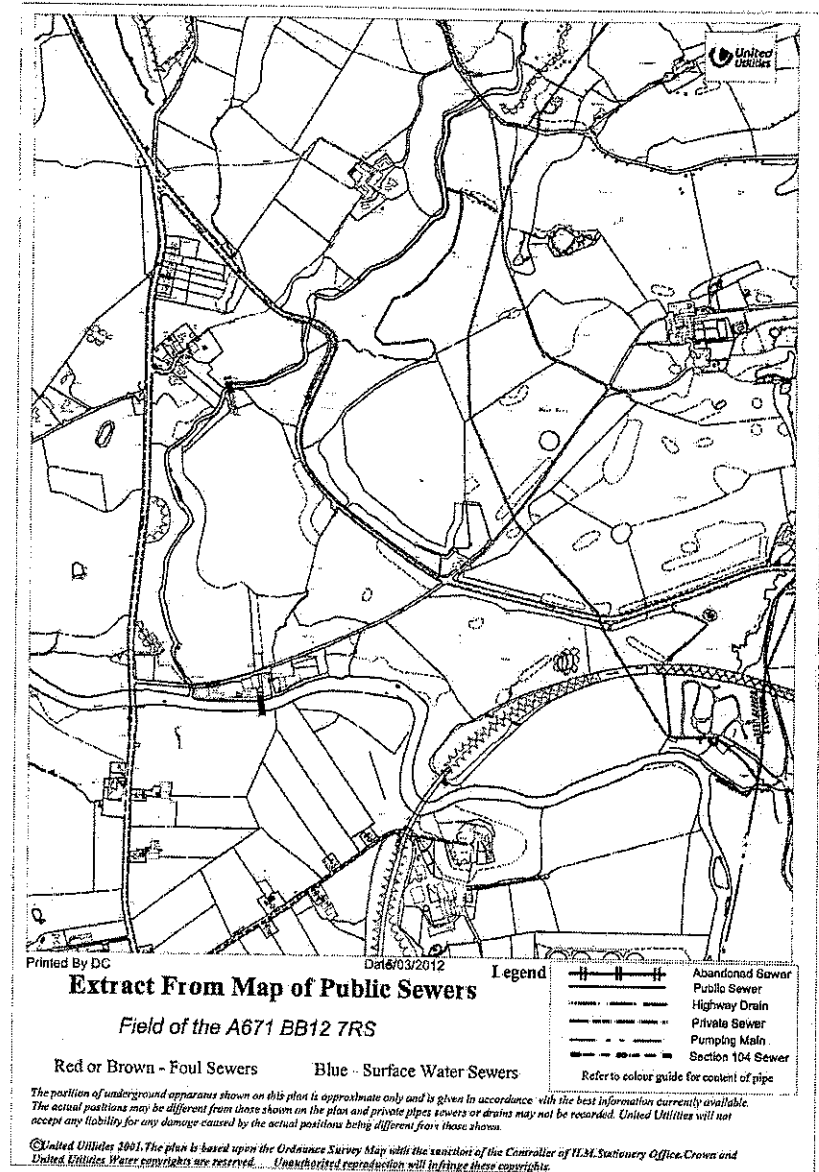
Devil's Elbow

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Appendix

- A - Water Main
- B - Public Sewers
- C - Electricity



Devil's Elbow

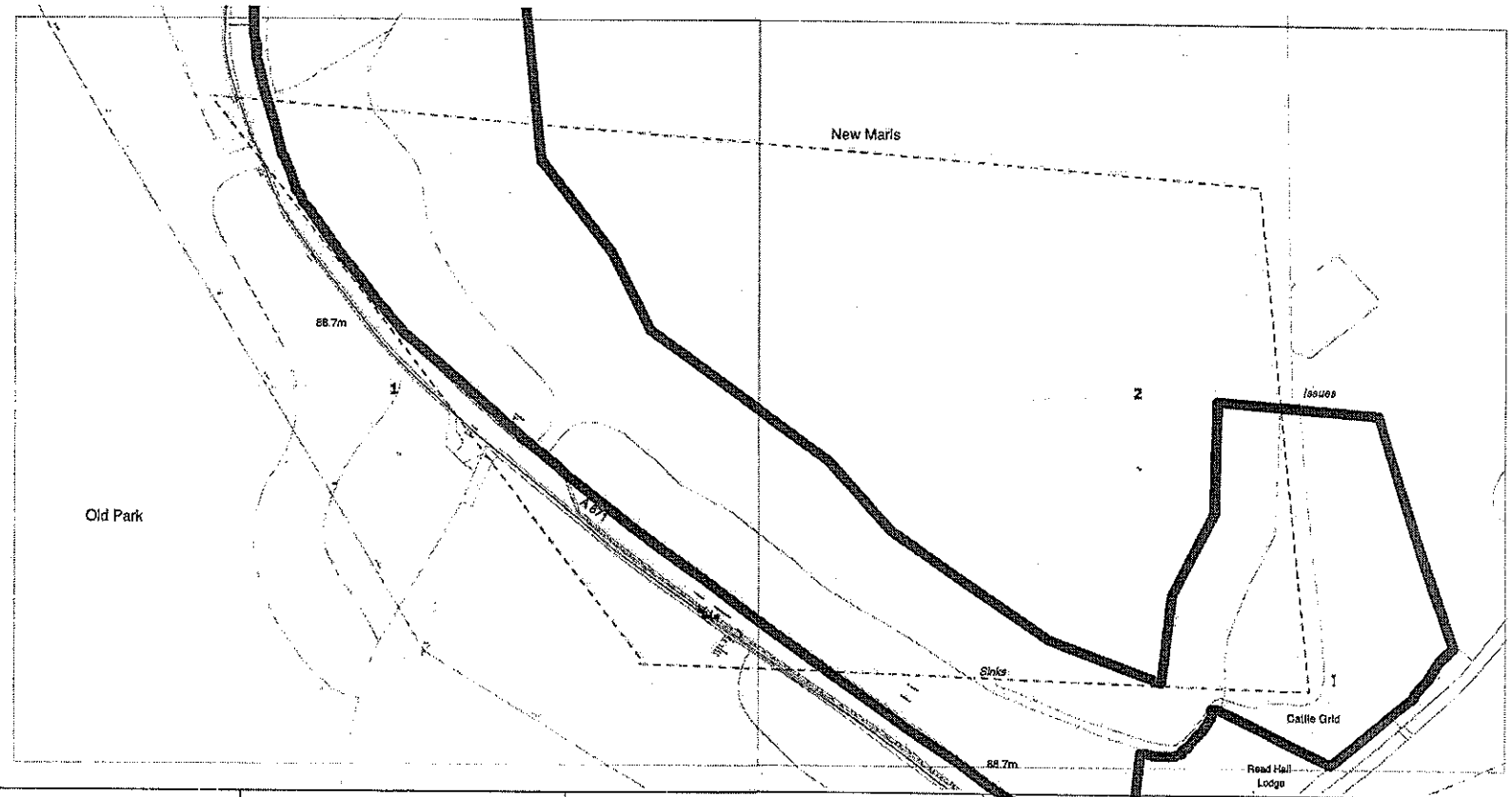
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Appendix

- A - Water Main
- B - Public Sewers
- C - Electricity



Requested by: charles stanton Company: stanton andrews limited Date Requested: 13/03/2012 Job Reference: 478475 Your Scheme/Reference: Read	Operating Voltage	Colour Code	Line Colour
	132kV	Black	-----
	33kV	Green	-----
	22kV-25kV	Yellow	-----
	11kV	Red	-----
	6kV-6.6kV	Blue	-----
	1kV-6kV	Violet	-----
	LV	Orange	-----
	Unknown Voltage	Brown	-----

Dig Sites:

Area Line Point

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with IEC 60364 (400V for Low Voltage & 400V for 11kV cables) 33kV and 33kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & where reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indicators on this drawing. Service cables are not necessarily shown but must be assumed to exist in all premises, streets and areas. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on this drawing. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

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Reference should be made to HSE Guidance, HSECH1 'Working Danger Free Underground Services' and G54 'Guidance of Danger from Overhead Power Lines'.

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Scales on A4 paper:
 1:1250 Area dig site
 1:500 Line dig site
 1:250 Point dig site

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