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Winsford
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CW7 1PY

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Mr. G Cornwell
Pear Tree Cottage
Blackburn Road
Ribchester PR3 3ZQ

B2157
4/12/18

Dear Sir

Proposed garden room at the above address- flood risk statement.

We refer to the garden room proposal which is an addition to the existing house and landscaping which was last altered in 2009/ 2010 -see the attached flood defence consent CA 8157- grid ref SD 660 354. At the time of the landscaping the whole garden slope area down to the river was reprofiled and at the time the EA 1 in 100 year risk level was 26.18 just downstream of the EA node. This classed the existing house as floodzone 2 just above the Ribble 1 in 100 year risk level. The reprofiling produced a nett increase in existing floodplain volume below 1 in 100 year risk level of 102m3. Since then the Ribble river model has been revised and the 2010 version gives a 1 in 100 year risk level of 26.75 which is an increase and now classes the existing house as just in floodzone 3a.

The existing house has a slab level of 26.66 and the proposed garden room slab will be at 26.66 and also based on hard existing paving at a level of 26.4. This will make solid 23m3 of the 102m3 2009 gain and there will still be a nett gain from the property improvements. In terms of safety the area has a flood warning system which you should sign up to if you are not already receiving warnings and higher ground is just to the north of Ribchester Bridge. Should a serious Ribble flood occur and you wish to stay in the house then the upper first floor rooms are suitable but please note that a ribble flood can last several hours and maybe a day or so. A 1 in 1000 year risk level is 27.34.

In drainage terms the new roof area will be 66m2 and will be over an existing hard paved area so there will be no present day increase in runoff. However all new developments should comply with SC030219 'rainfall runoff management for new developments' and we advise that the new roof runoff discharges into a garden filter soakaway drain. This assumes the garden subsoil has some soakage potential and a 5m length trench 400mm width and 1m depth filled with 10-14mm pipe bedding plus a 100mm slotted uPVC land drain at the base should suffice as a soakaway. We attach:-

- A4
- Location plan
- 2008 bank reprofiling cross section positions
- Flood warning map
- Flood defence consent CA 8157

continued.....

A3
Proposals plan and details
Magic location map
Existing landscaping (approved proposal 2009)

2009 EA risk levels
2010 EA risk levels
2009 bank reprofilingEA approved bank cross sections

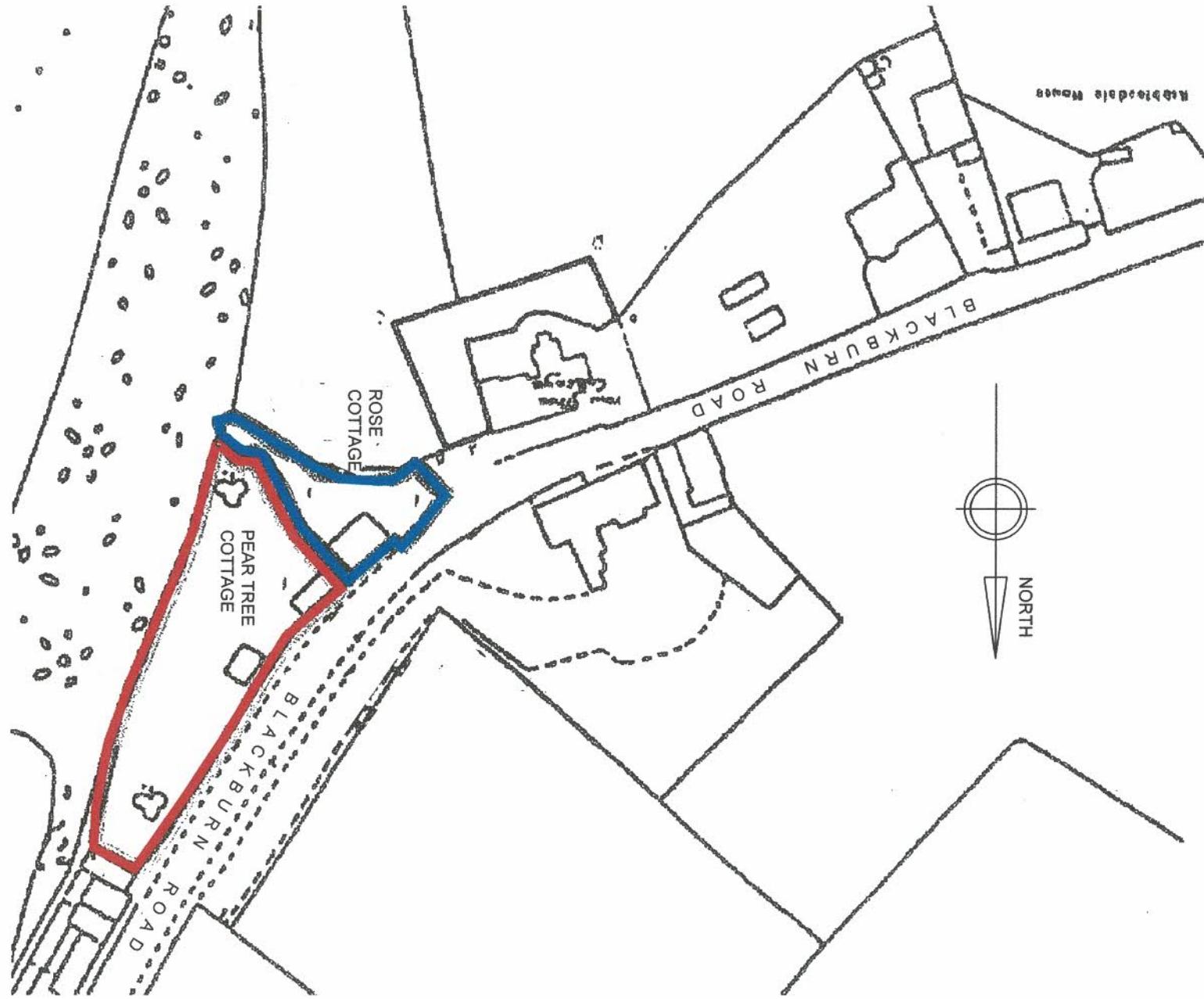
We trust this will be sufficient for the planning authority, please email or contact us should there be any queries.

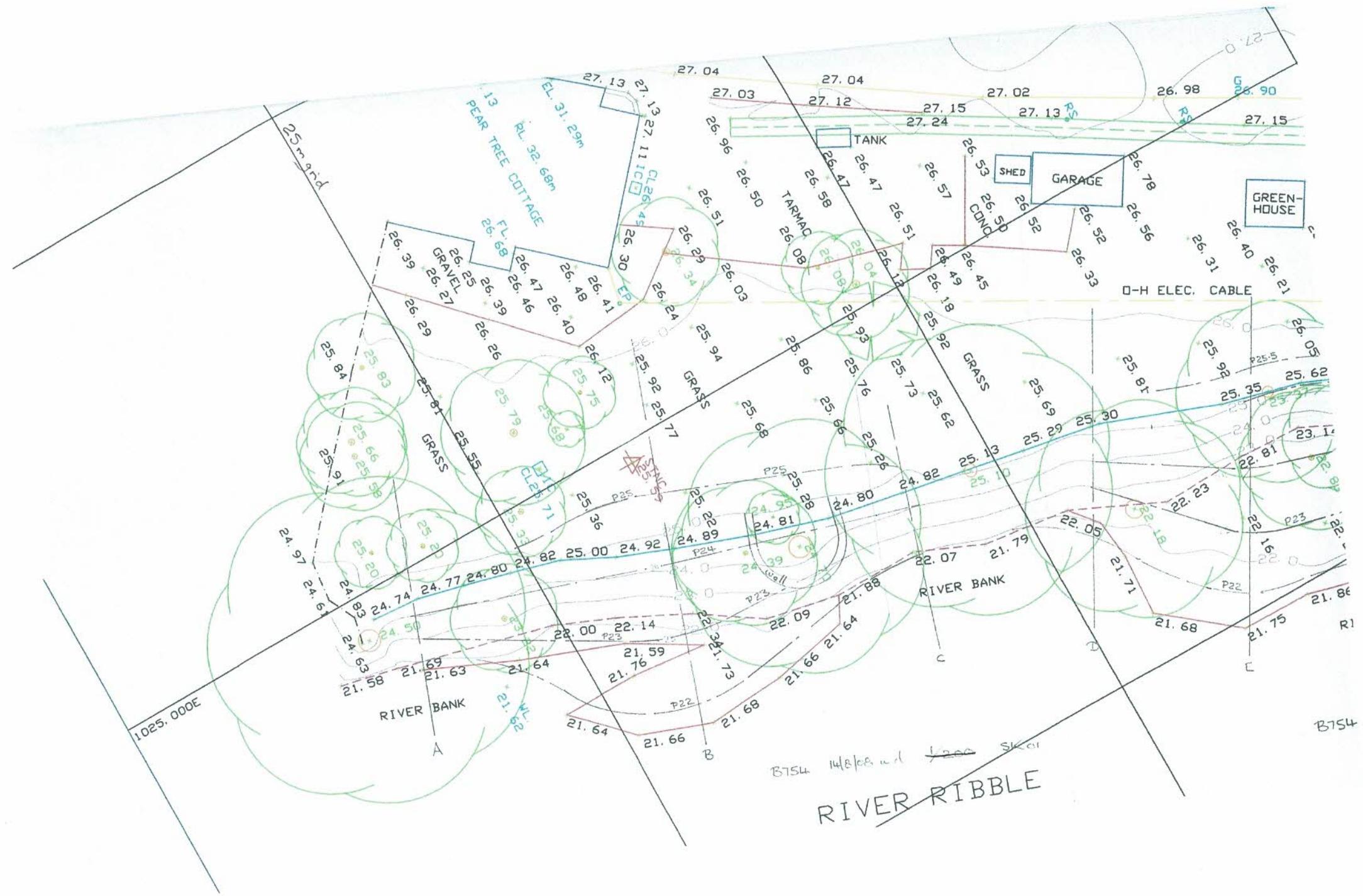
Yours faithfully

M.E.Lambert

CONSULTING CIVIL ENGINEERS Workcentres at Winsford & Waterfoot
VAT reg 674 6275 04 Emails- floodriskengineer@gmail.com sudsengineers@gmail.com
Roads/rivers/river modelling/sustainable drainage/attenuation/ wetlands/ development infrastructure/feasibility

REVISION	DATE	DESCRIPTION	DRAWING TITLE
CLIENT	MR & MRS CORNWELL		
PROJECT	PROPOSED SITE LOCATION PLAN		
PROPOSED GARDEN ROOM			
PEAR TREE COTTAGE, RIBCHESTER			
SCALE	DATE	DRAWN	CHECKED
1:1250 @ A4	NOV/18	DO	DGT
DRG NO.	3650-18 (00)		
REVISION			







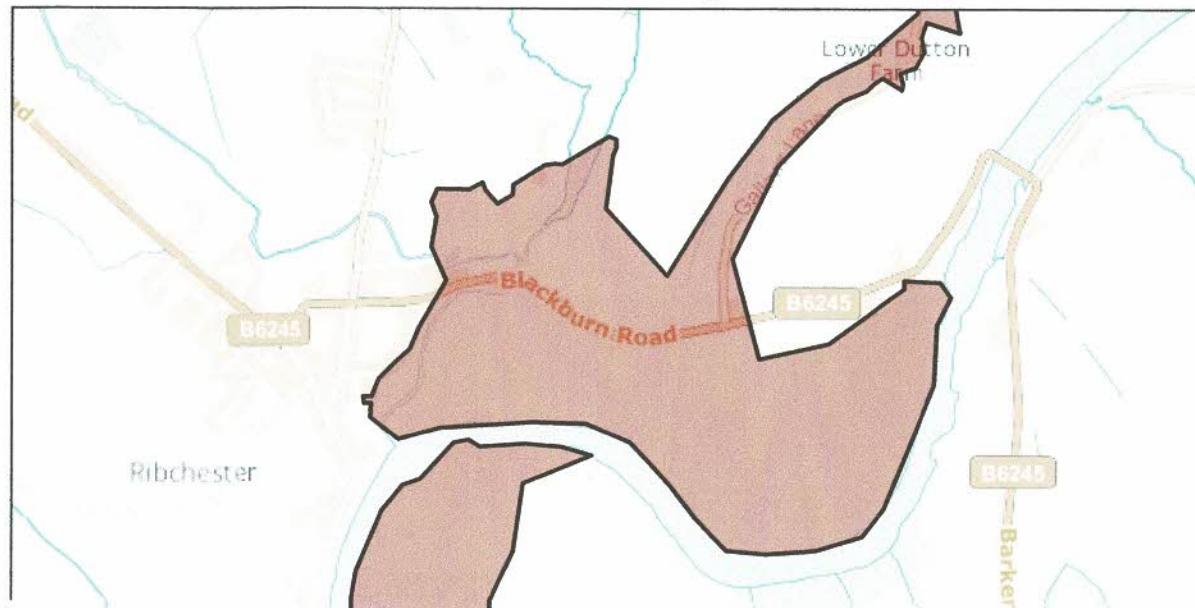
Sign up for flood warnings

BETA This is a new service - your [feedback](http://www.smartsurvey.co.uk/s/FloodWarningService) (<http://www.smartsurvey.co.uk/s/FloodWarningService>) will help us to improve it

[◀ Back \(https://www.gov.uk/app/olr/locationList\)](https://www.gov.uk/app/olr/locationList)

Flood warning or alert area map

River Ribble at Ribchester, area surrounding Blackburn Road



FLOOD DEFENCE CONSENT

CONSENT NO. CA 8157

1. TO: George Cornwell
Pear Tree Cottage
Blackburn Road
Ribchester
PR3 3ZQ

2. The ENVIRONMENT AGENCY ("the Agency", in pursuance of the powers conferred on them by the above Acts and Byelaws and subject to the notes set out in paragraph 5 overleaf, hereby consent to the works or operations described hereunder and in accordance with the drawings referred to.

DESCRIPTION OF WORKS OR OPERATIONS

Watercourse: River Ribble (Main River)
Location: Pear Tree Cottage, Blackburn Road, Ribchester

Map Reference: SD 660 354

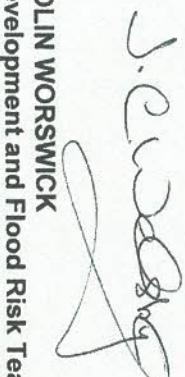
Brief Description of Works: Proposed re-grading of river bank and installation of new retaining wall as detailed in your application and letter reference B754 dated 18 September 2009.

Drawings Referred to: RIM081229-C/R3

B754/SK01
B754/01
B754/02A
B754/03
B754/04

4. SIGNED ON BEHALF OF ENVIRONMENT AGENCY:

Dated: 5 October 2009


COLIN WORSWICK
Development and Flood Risk Team Leader

The Environment Agency
North West Central Area
PO Box 519
South Preston
PR5 8GD Tel: 08708 506506 Fax: 01772 697032
John Collins Central Area Manager

5. CONDITIONS

- (i) The Works referred to in this Consent shall be commenced within one year of the date of issue, otherwise a further application for Consent must be made. The works shall be completed within two years of the date of commencement unless such date is extended with the prior written agreement of the Agency.
- (ii) Seven days prior notice of commencement of Works shall be given to the Agency. On completion of the Works the Agency shall again be notified.
- (iii) The Works referred to in this Consent shall be carried out in accordance with the Agency's Pollution Prevention Guidelines (PPG). A copy of PPG 1 and PPG 5 are enclosed with this Consent.

6. NOTES

- (i) Please note that issue of this consent does not absolve a person proposing to execute works etc from the need to obtain any other licences, consents, approvals or permissions either from the Agency or others which may be required in law or the need to comply with any duties or responsibilities for the conservation or protection of the environment (including flora and fauna).
- (ii) This consent does not imply the approval of the Agency to anything not referred to in this Consent.
- (iii) All reasonable precautions must be taken during the carrying out of the Works so as not to further obstruct, impede or interfere with the flow of water in, into or out of the watercourse and so as not to further damage the banks or bed or any drainage works.
- (iv) On completion of the Works any damage to the banks and bed of the watercourse must be made good to the satisfaction of the Agency and the banks and bed of the watercourse must be left in a clean and tidy condition.

7. DISCLAIMER

The Agency shall NOT be responsible for the DESIGN, CONSTRUCTION, MAINTENANCE OR USE of the Works and shall NOT be liable for any loss or damage which may arise in respect thereof.

creating a better place



George Cornwell
c/o Michael Lambert Associates
1 Partridge Close
Winsford
Cheshire
CW7 1PY

Our Ref: JCW/Ribchester
Your Ref: B754

Date: 5 October 2009

Dear Mr Lambert

Flood Defence Consent No. CA 8157

Proposed re-grading of river bank and installation of new retaining wall, Pear Tree Cottage, Blackburn Road, Ribchester

I am pleased to enclose the Environment Agency's formal Consent for your proposed works.

It is imperative and a condition of this Consent that we are advised prior to works commencing and on completion. To this end please use the enclosed prepaid cards, or telephone or fax us one week before work is to start and again just before completion.

The timing of your proposed works is critical to this Consent. Please note, therefore, that the works as authorised by this Consent must only be carried out during the time period as detailed in Section 7 of your application form. Any variation to the timing of the works will require a revised Consent and you are advised to contact the Development and Flood Risk Engineer as soon as possible to discuss this matter.

I would also draw your attention to the Notes and other Conditions on the rear of the Consent. In particular, please note that responsibility for the structure rests solely with yourself and, in this regard, we advise that it is in your own interests to employ a suitably qualified professional person to oversee its construction.

This Consent is an important document and should be kept in a safe place, ideally with the title deeds of the land to which it relates.

Should you require further information Cliff Welsby, Development and Flood Risk Engineer for the area, will be pleased to assist you. Telephone 01772 714016.

Yours sincerely


COLIN WORSWICK
Development and Flood Risk Team Leader

The Environment Agency

North West Central Area

PO Box 519

South Preston

PR5 8GD Tel: 08708 506506 Fax: 01772 697032

John Collins Central Area Manager



NOTIFICATION OF COMMENCEMENT / COMPLETION OF WORKS

Consent No. LA 8157

*Work authorised by the above Consent will start on

*Work authorised by the above Consent has been completed.

Date Signed

*Delete whichever does not apply

Please complete and return one week before work is to start and again just before completion.

ENVIRONMENT ACT 1995
WATER RESOURCES ACT 1991
LAND DRAINAGE ACT 1991
LAND DRAINAGE BYELAWS 1979

See Ribblehead
Environment
Agency

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