

**FLOOD RISK ASSESSMENT**

FOR

PROPOSED ENLARGMENT OF EXISTING WINDOW OPENING FOR  
SMALL BI-FOLD DOORS.

AT

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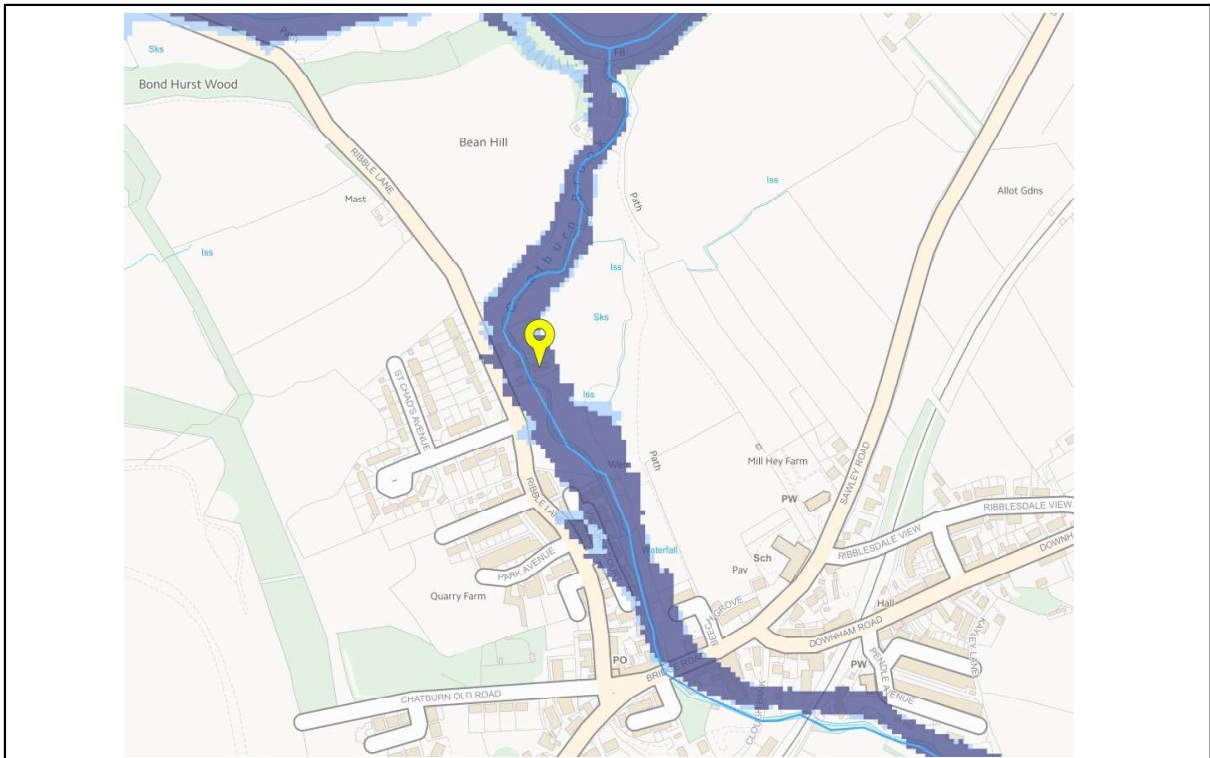
## FLOOD RISK

The application site is located approximately 340 meters out of the River Ribble and approximately 20m to the east of a weir off Heys Brook.

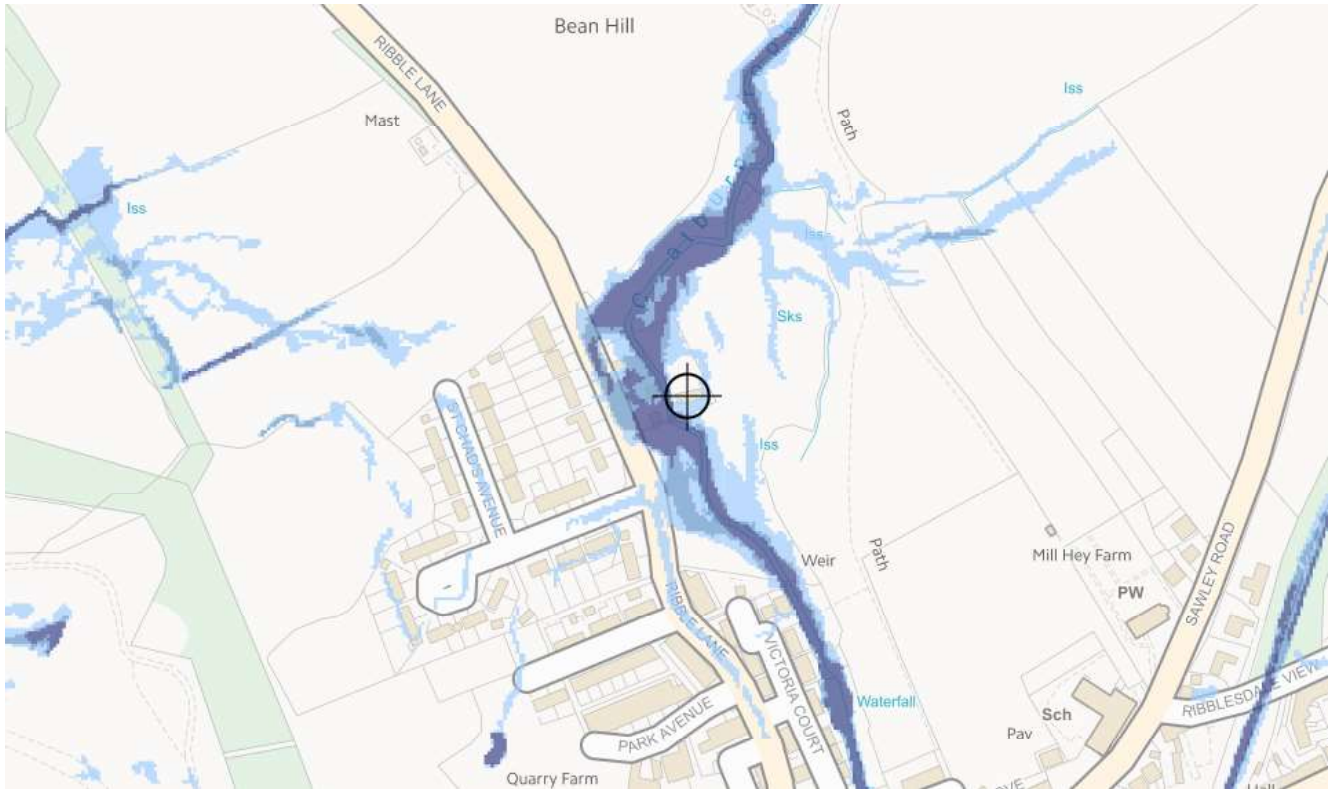
The development proposal consists of the enlargement of an existing window opening to create small bi-fold doors out the rear of the property.

PL01 below shows an extract from the Environmental Agency Flood Map for Planning. The map identifies that the application site is in flood risk zone 3. Flood risk zone 3 carries a 1 in 100 or greater annual probability of river flooding.

P02 below shows that there is 'high risk' of surface water flooding to the site.



PL01: Flood Map showing risk of flooding resulting from the nearby watercourse.



PL02: Flood Map showing risk of flooding resulting from surface water.

No groundworks or ground bearing structures are proposed as part of the development proposals. The development proposals involve the enlargement of an existing window opening to create small bi-fold doors out the rear of the property. The impact of flooding on the proposed use is irrelevant and will remain unchanged from the existing situation on the application site and the risk of flooding will not be made worse by the development proposals.