



Flood Risk Assessment.

Erection of single storey extension to rear.

37 King Street, Whalley, BB7 9SP.

- 1.1 This assessment has been prepared for the above application to erect a single storey extension to rear.
 - 1.2 the application site comprises a hot food takeaway within a parade of A1 A2 commercial uses.
 - 1.3 The property is located within Flood Risk Zone 2-3.
 - 1.4 The NPPF requires FRAs to be submitted for an application located within Flood Zones 2-3, However there is no requirement to subject the proposal to a sequential or exception test.
 - 1.5 Back inlet gullies will be installed at the external junction walls, where indicated on that attached drawing, which will provide the necessary rainwater discharge into the existing drainage system.
- In order to meet the 'thermal value' the existing internal floor level will be further insulated and increased by approx 100mm to match the existing property level, therefore the risk to flooding is not increased by the proposed development.
- 1.6 the development is a 'less vulnerable' development therefore it is not considered there will be any risk of damage during a flood event that requires mitigation.
 - 1.7 The surface water as stated above will discharge within the existing drainage system, again this will be complied and to the satisfaction of Building Control.