

FLOOD RISK ASSESSMENT

Site Address: The Limes, Blackburn Road, Ribchester, PR3 3ZQ

Introduction

We are undertaking to create a flood risk assessment in support of a planning application for a proposed installations of two heat pumps and solar panels on the residential property

The site is located at the limes, Blackburn Road, Ribchester, Preston, PR3 3ZQ.

Grid ref, 53.813876, -2.520078

The site can also be seen from attached site plan drawings also

Existing site and usage

The existing site is currently used as a three-bedroom dwelling. The homeowners are looking to improve their thermal efficiency, given the current fuel crisis, by installing solar panels and heat pumps.

Site access will remain as it is with access of Blackburn Road, with no changes to the landscape or property structure. The two heat pumps will be placed at the rear of the garage, and the four solar panels will be installed on the south-facing roof at the front of the property.

An assessment of the flood risk from all sources of flooding for your development, plus an allowance for climate change.

As you can see from the below flood mapping the site sits in flood zone 1 and 2, the proposed heat pumps will be placed behind the garage, which is in flood zone 1 and borders flood zone 2

with reference to NPPF, the existing and proposed development use both fall within the “Less Vulnerable” category. With reference to Table 2 from PPG, if the site lies within Flood Zone 2, it would be deemed appropriate.

The development also falls within the “minor development” category describes as:

- alterations to an existing building which do not increase the size of the building

Surface water management

The proposal makes no changes to the existing structure or landscape of the site. Any increase in surface water runoff will drain into existing surface water systems

The surrounding areas and site larger Greenland and natural surfaces which are permeable

Flood resistance and resilience plans.

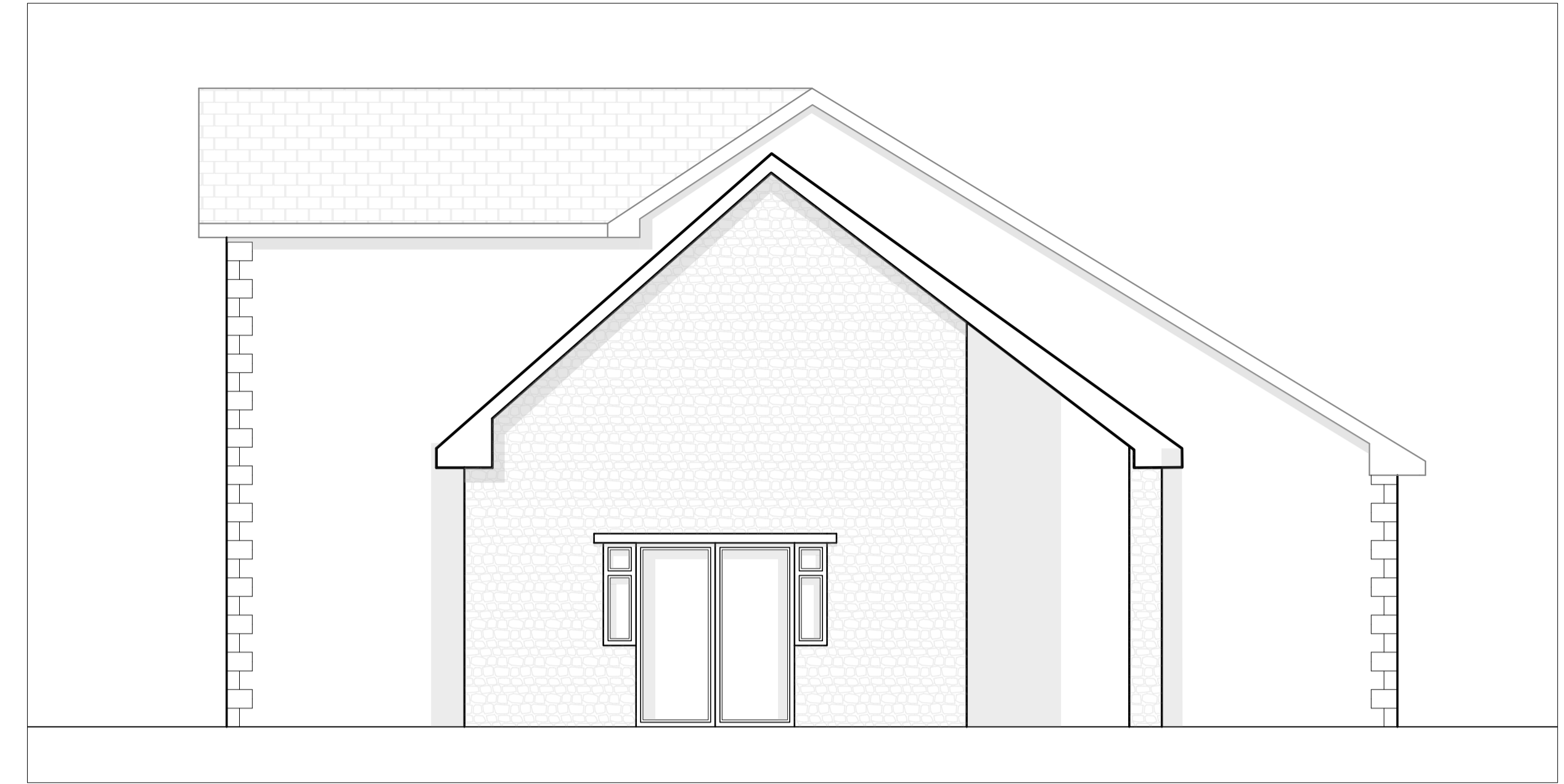
Existing structure and flood risk developments will remain in place having the air source heat pumps on an existing raised concrete platform with a concrete platform which is 450mm in height which is further illustrated in drawings attached, raising the heat pump off the ground and above flood risks

Conclusion

The desktop study has identified the proposed development is at very low risk of being affected by flooding and won't cause an increase in flood elsewhere. The installation of the heat pumps will be placed on a raised concrete platform in flood zone one closely borders a flood zone 2.



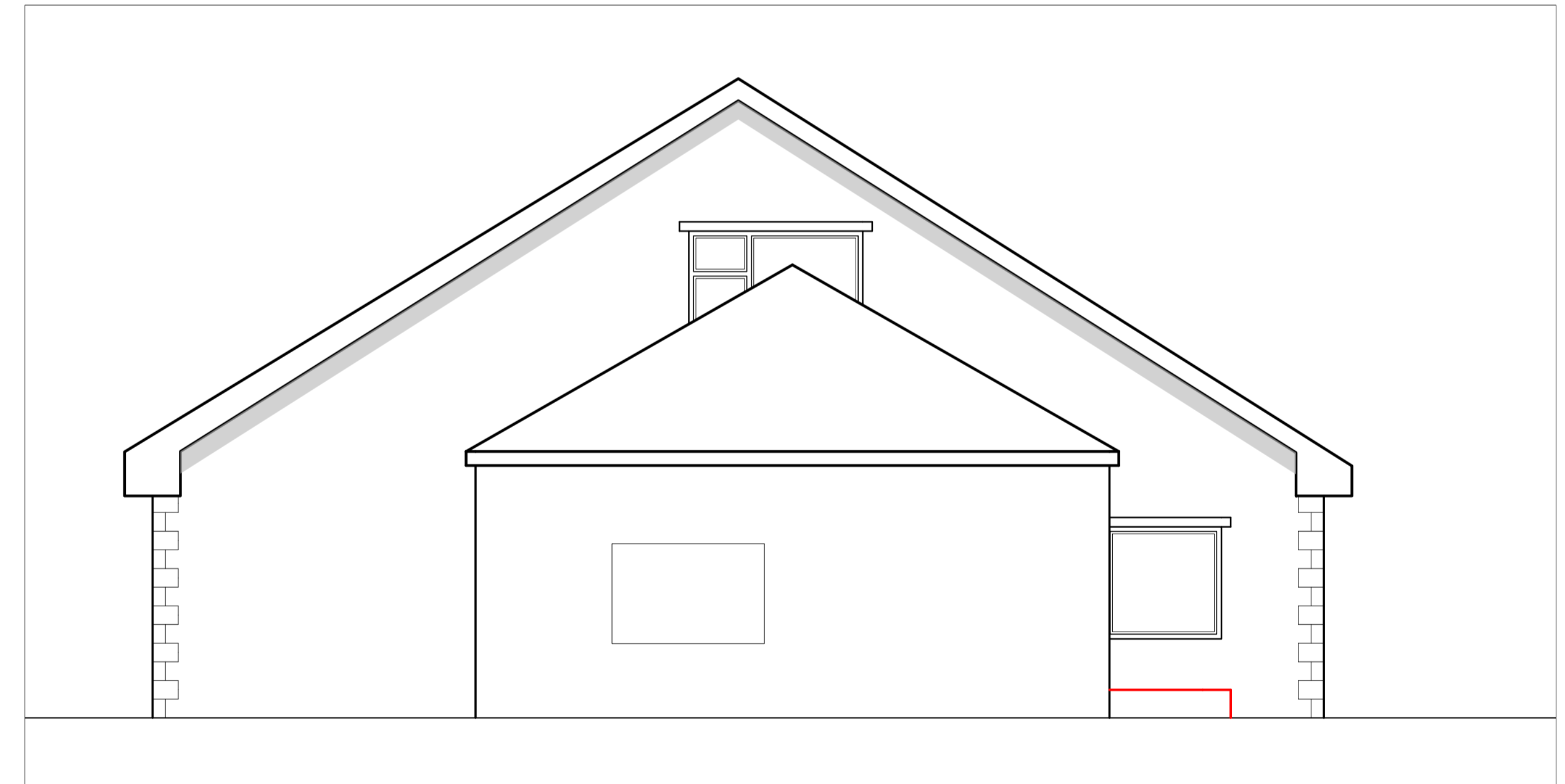
EXISTING SOUTH ELEVATION



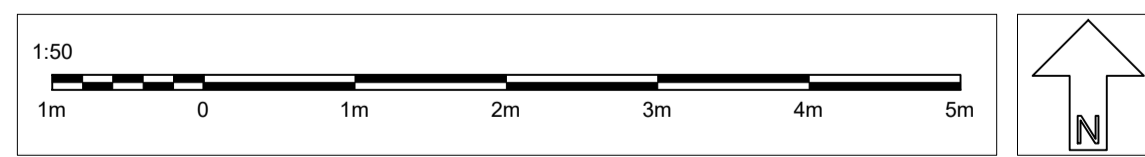
EXISTING WEST ELEVATION



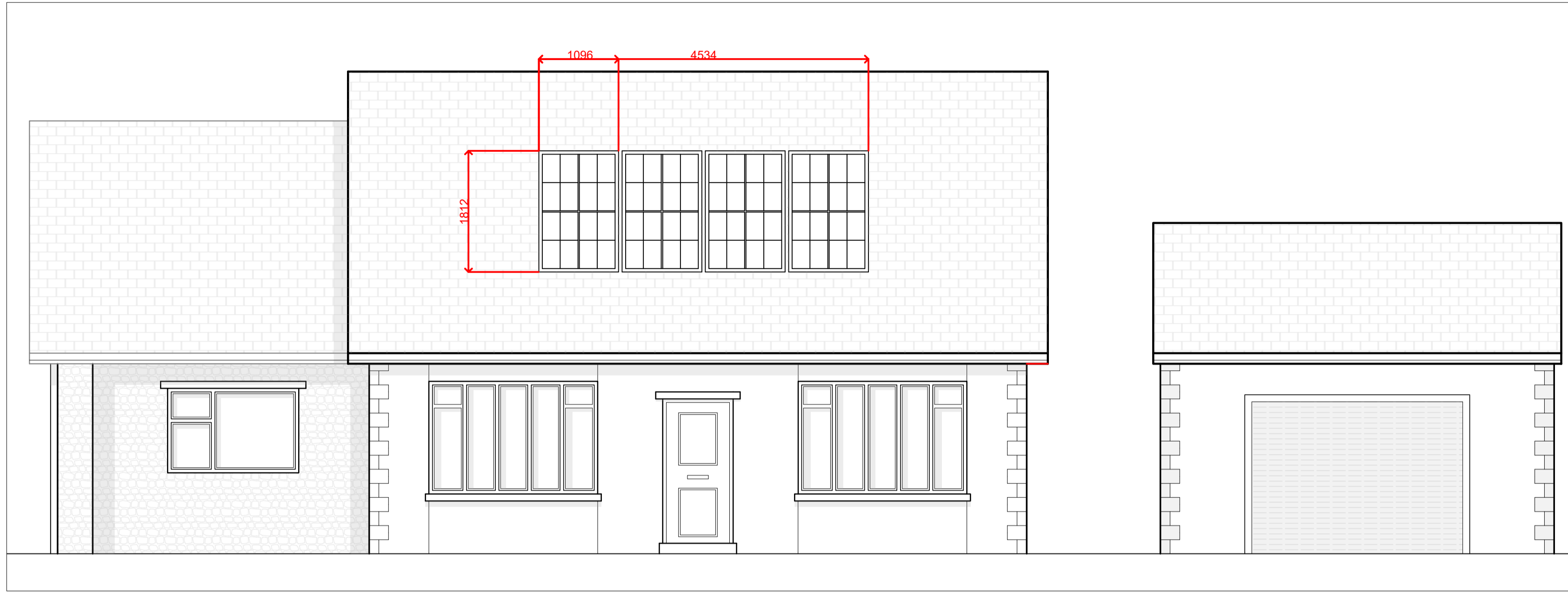
EXISTING NORTH ELEVATION



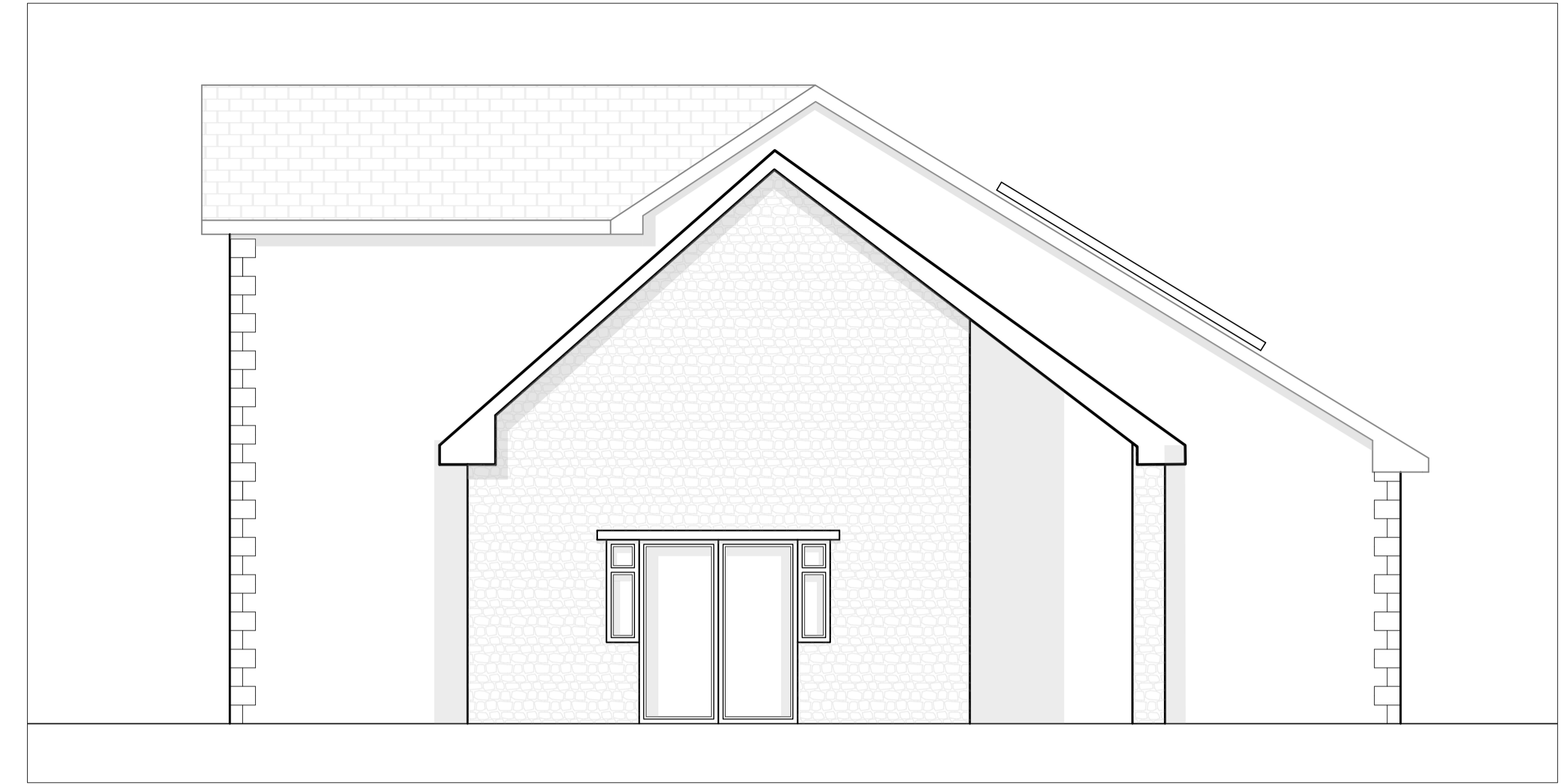
EXISTING EAST ELEVATION



Project Title	Scale	Drawn
EXISTING ELEVATIONS at The Limes Blackburn Rd, PR3 3ZQ	1:50 @ A1	AP
	Date 08/05/2024	Client Details Joan Willan



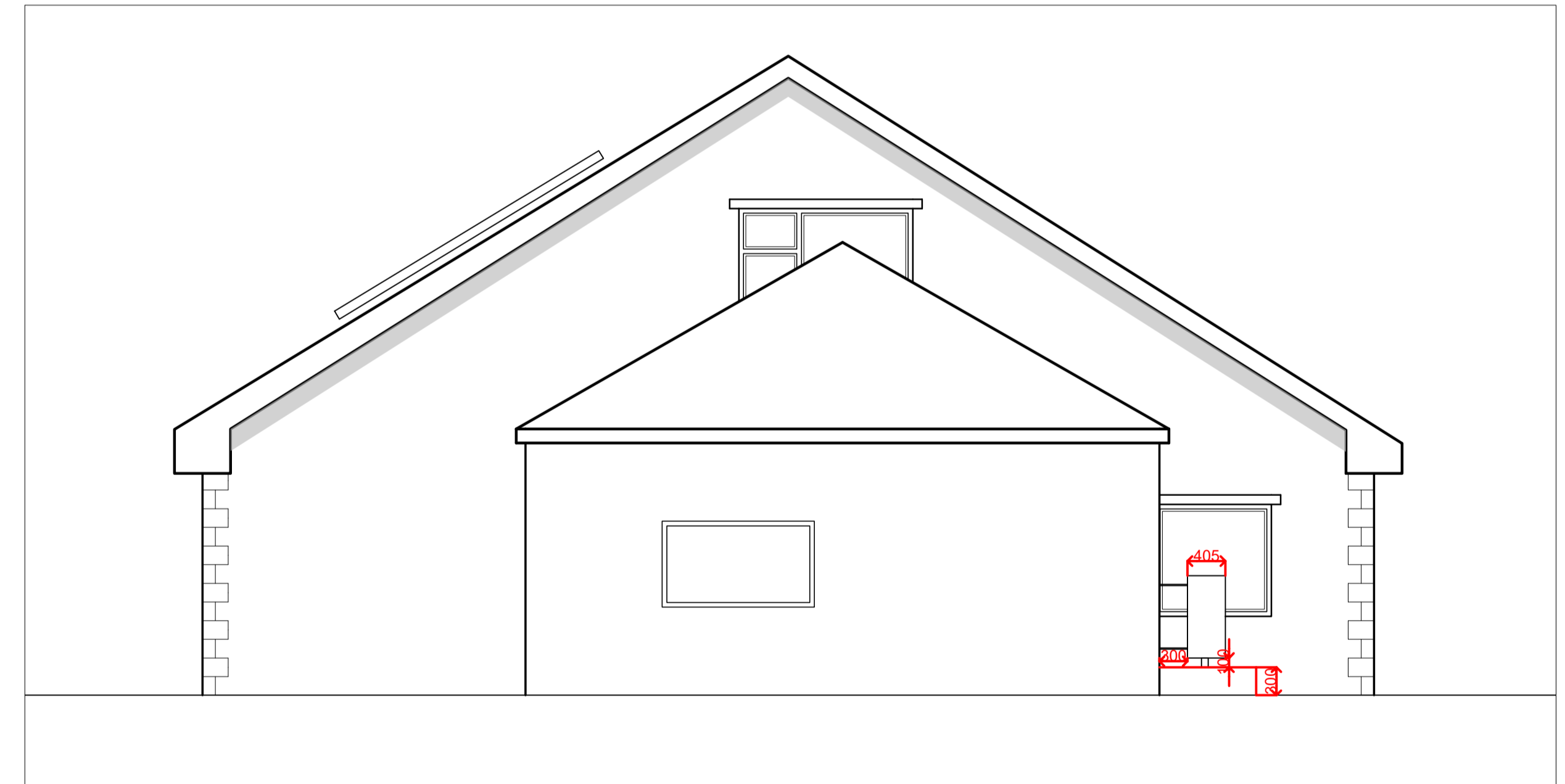
PROPOSED SOUTH ELEVATION



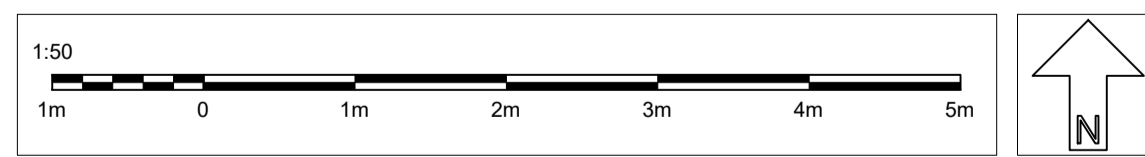
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



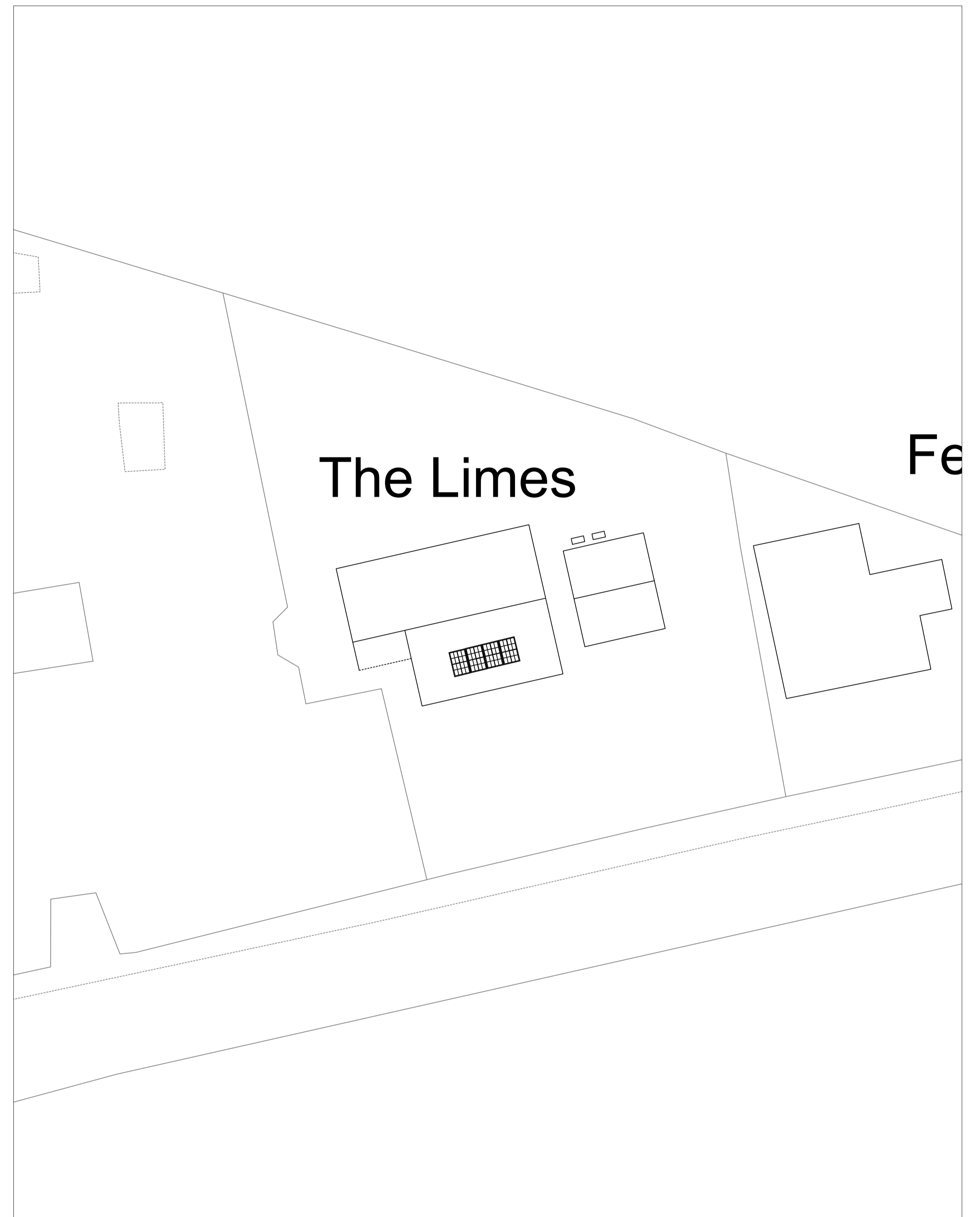
PROPOSED EAST ELEVATION



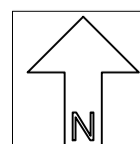
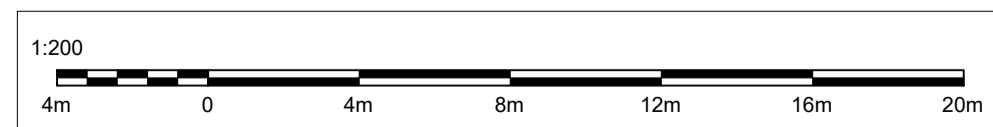
Project Title	Scale	Drawn
PROPOSED ELEVATIONS at The Limes Blackburn Rd, PR3 3ZQ	1:50 @ A1	AP
	Date 04/06/2024	Client Details Joan Willan



EXISTING SITE PLAN



PROPOSED SITE PLAN



Project Title	Scale	Drawn
SITE PLANS at The Limes Blackburn Rd, PR3 3ZQ	1:50 @ A1	AP
	Date 04/06/2024	Client Details Joan Willan

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
365855/435412

Created
11 Jun 2024 8:25

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
365855/435412

Scale
1:2500

Created
11 Jun 2024 8:25

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

