

Flood risk appraisal

Application:

This report is prepared to support Planning and listed building consent applications references 320250587 and 320250584 for Flats 1 to 4 Alms House Stydd Lane Ribchester

Location of property:

Flats 1 to 4 Alms House Stydd Lane Ribchester resided with the PR3 3YQ post code

Flood map:

The government agency flood map was inspected for post code PR3 3YQ and report prepared for planning purposes on 21st November 2025.

Please see enclosed flood map printout from the above

Identification of property on the map:

The property is located slightly east of St Peters and St Pauls Roman Catholic Church which is clearly shown on the plan.

Flood designation for the building:

The building is confirmed on the flood map as being in zone 2 (medium risk of flooding)

Flood designation for the land that forms part of the property:

The land to the east of the building is confirmed on the flood map as being in zone 3 (high risk of flooding)

Appraisal of risk:

As described above the post code PR3 3YQ is in an area with a high probability of flooding (zone 3).

This extends onto the land that forms part of the property and diminishes to Zone 2 an area at medium risk of flooding for the footprint of the building.

Building context:

The building is an existing property and is designated grade ii* on the English Heritage list.

The significance being that it is designated as being an asset of historic importance that should be preserved and protected.

Key to this is to maintain an appropriate use for the property (currently dwellings) and preventing it from falling into disuse and disrepair.

The purpose of this application:

The purpose of this application is to undertake essential maintenance works and energy efficiency and ventilation improvements that seek to meet the prime objectives of the property listing.

- Prevent water ingress via roof, roof copings and defective render
- Address damp issues and undertake general repairs internally ensuring the building is safe, habitable and in good repair.
- To improve ventilation to reduce potential condensation risk
- To replace windows to reduce draughts and improve energy efficiency.

What this application does not seek to do:

This application does not seek to:

- change the use of the building
- extend the building
- alter the internal floor levels
- alter the external ground levels
- undertake any works which could materially impact the potential for flooding to the building, the land surrounding the building or neighbouring land or properties.

Conclusion:

It is recognised that the property is located within an area of medium to high flood risk (as set out above).

The property is existing and by way of its important heritage status should be preserved, maintained and continued use actively promoted.

The application should be considered based on its objectives, this being to maintain an asset of historic importance for the beneficial use of resident's, community and future generations.

The proposed works are such that they will not adversely impact flood risk potential to the building, the land it resides or adjoining areas or properties.

Whilst flood risk may be a relevant factor should the proposal be for a new property, extension or significant change to an existing property this application does not fall into these relevant issues.