

FLOOD RISK ASSESSMENT

FOR

PROPOSED CONSTRUCTION OF ROOF OVER EXISTING STORAGE AREA.

AT

BEECH HOUSE

ALSTON LANE

LONGRIDGE

LANCASHIRE

PR3 3BN



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

www.sunderlandpeacock.com

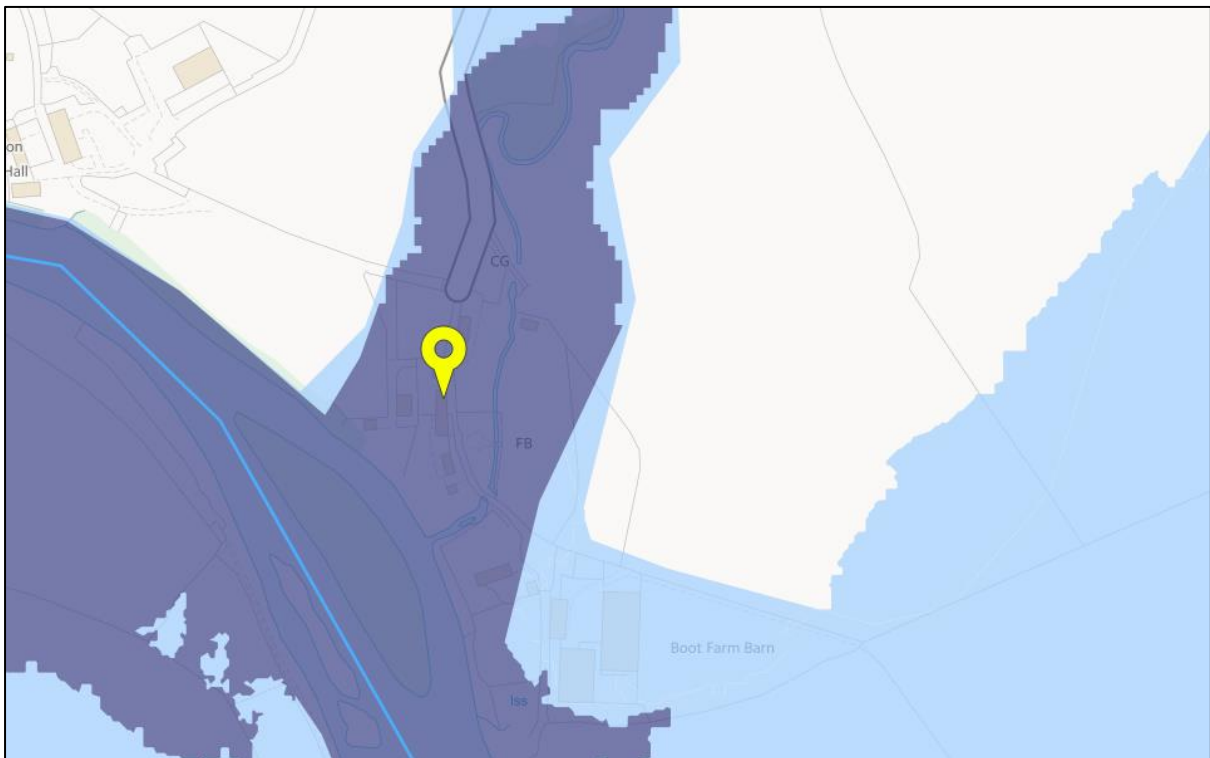
FLOOD RISK

The application site is located approximately 95 meters to the north of the River Ribble and approximately 50m to the west of an unnamed stream.

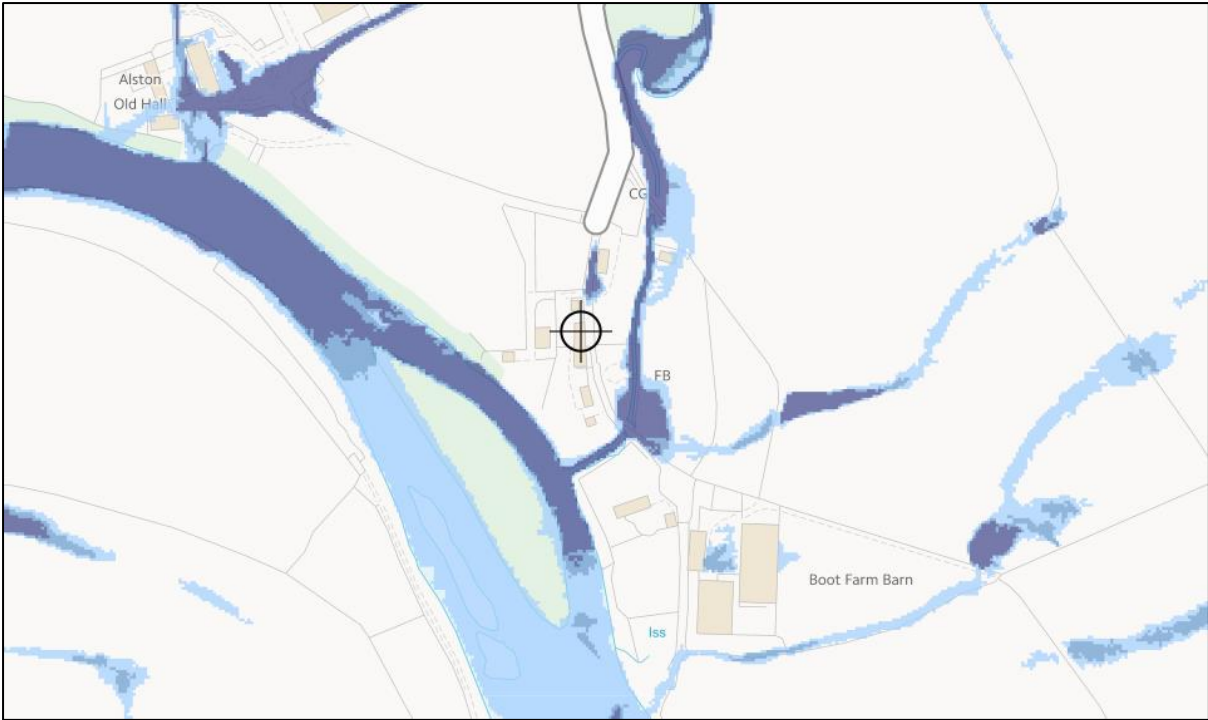
The development proposals consist of the construction of a roof structure over the top of an existing enclosed storage area that does not have a roof over at present.

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 no 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 construction of a roof structure over an existing external storage area currently enclosed by masonry walls. 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.