

**PROPOSED DORMER BUNGALOW, 76 STATION ROAD,  
BOLTON UPON DEARNE, ROTHERHAM S63 8AD**

**FLOOD RISK ASSESSMENT**

Attached is copy of Environment Agency Map relevant to the above named proposals showing the site to be outside a designated flood plain area , please see the Environment Agency Interactive statement of flood risk which is attached for the appropriate easting and northing of the site, showing the agency has no assessment of flood risk. This assessment is borne out by the history of the site being flood free

It is however proposed to ensure that any flood risk from sources other than rivers or seas is adequately considered. Sensible general precautions would be built into the proposed dwelling, service meters being installed at raised positions and care being taken to avoid low level electrical services and low level external wall openings

Gordon Stephenson. Chartered Architect.

08. 03..2011 . Tel 01302 891411

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## Risk of Flooding from Rivers and Sea

Enter postcode or place name:

S63 8AD

Overview map:



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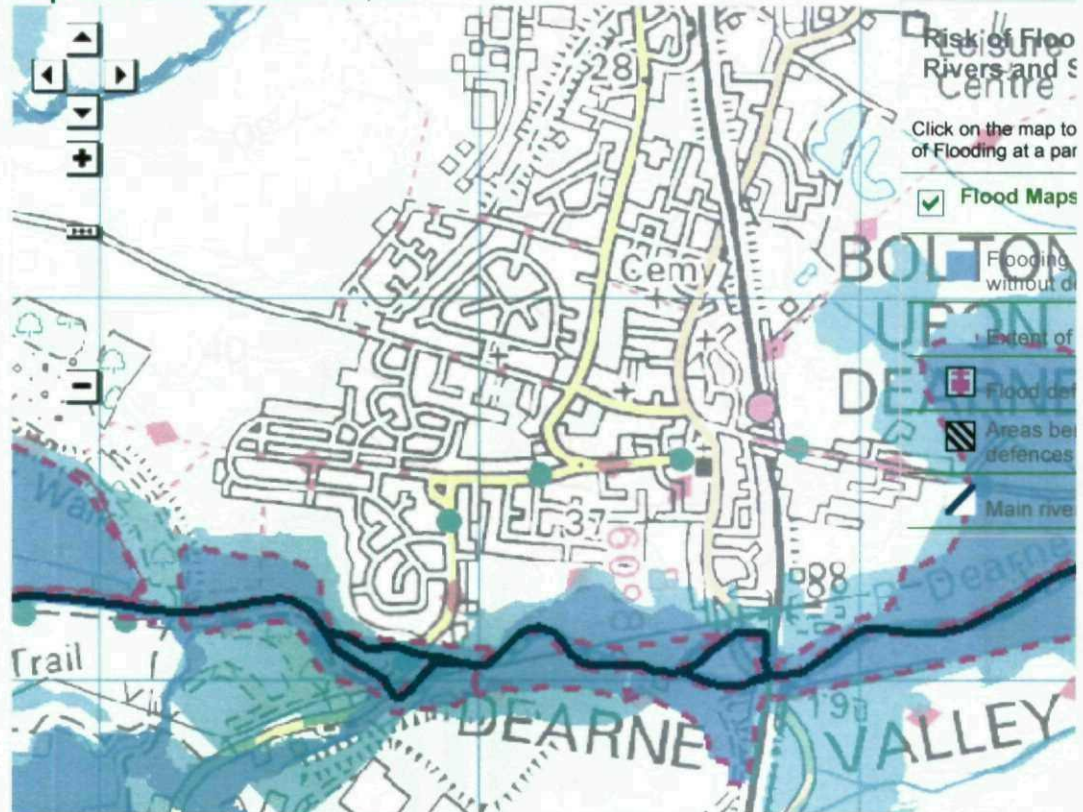
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Map of S63 8AD at scale 1:20,000



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### Flood Mapping of the Manchester Ship Canal in Trafford, Salford and Warrington subject to revision in our May 2011 update as a result of representations.

For further information please contact us on 08708 506 506.

Users of the Flood Zone Map should be aware that we have received a judicial review challenge to mapping of the Manchester Ship Canal at Trafford, Salford and Warrington on the ground that the p of the map is flawed in respect of our consideration of the role of the sluice gates in preventing flood

We are defending the challenge and believe and are advised that it is ill-founded. Nevertheless, per determination of the challenge, users of the map need to consider whether the existence of the cha the basis of it, affects the weight they judge may be given to the zoning of the Manchester Ship Car the Flood Map.

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## Interactive Maps

Flood Risk for X:445379, Y:402710

### Be prepared

We do not have an assessment of flood risk for the area which you have selected. This may be because the area selected is outside the floodplain. It could also be because we have been unable to assess the likelihood of flooding for this area because we did not have sufficient information (this applies to fewer than 1% of the properties in England and Wales in the flood outline)

For a fuller explanation of flood likelihood, [click here](#).

### Be aware:

- Our maps only cover flooding from rivers and the sea. Flooding can occur at any time and in any place from sources such as rising ground water levels, burst water mains, road drains, run-off from hillsides, sewer overflows etc. [Click here to find out more.](#)
- To find out how to be prepared for all types of flooding go to our [Floodline](#) pages or call Floodline on tel: 0845 988 1188.
- The information on the likelihood of flooding is not intended to be used by people applying for planning permission for new developments. To find out how the Flood Map can help when planning a new development, [click here](#).

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Last updated: 20 January 2009