

FLOOD RISK

The application site is Regent House, a six storey office building which is located on the south side of Regent Street, in the town centre of Barnsley.

The proposal is to convert the building from offices to 54 one bed self-contained flats. The application is submitted under the 'Prior Approval' process which requires that the possible flood risk impact on the site should be assessed to accompany the proposal.



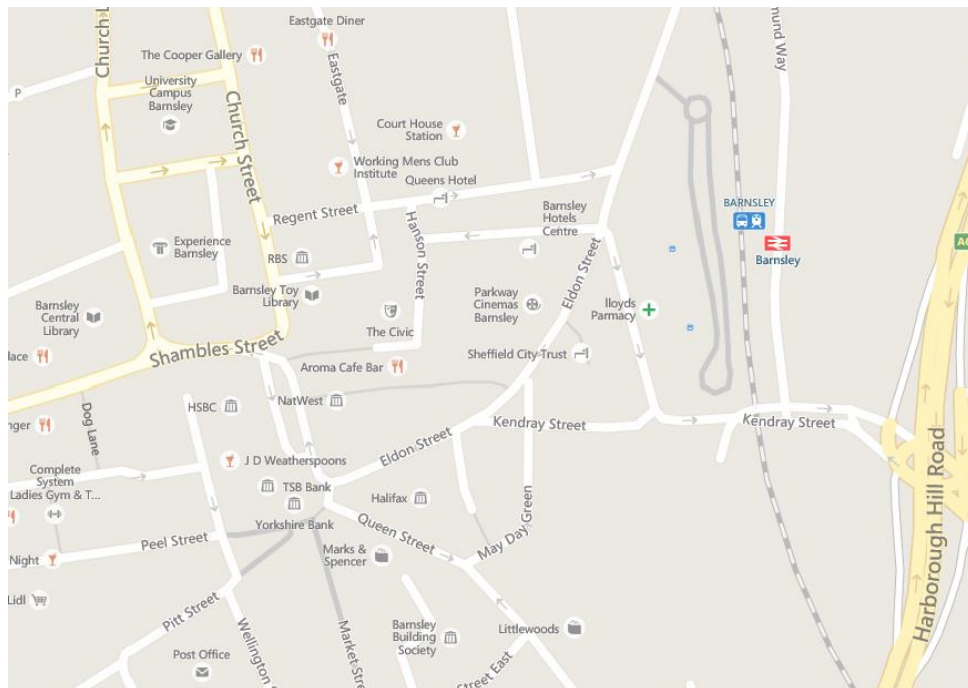
View of Regent House from Regent Street



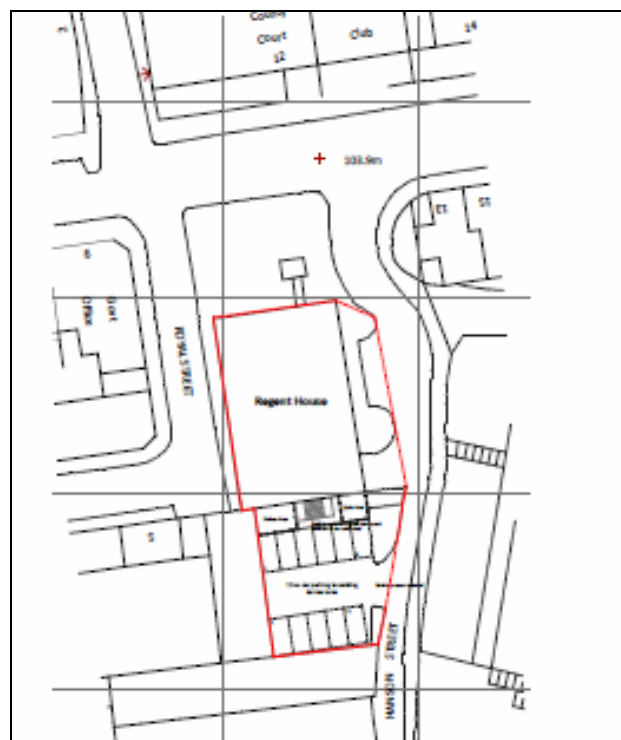
Location of Regent House in Barnsley Town Centre

The property is situated at the heart of Barnsley's commercial business district. It is a very prominent and well recognised building having previously housed the offices of Barnsley MBC Social Services and Planning Departments.

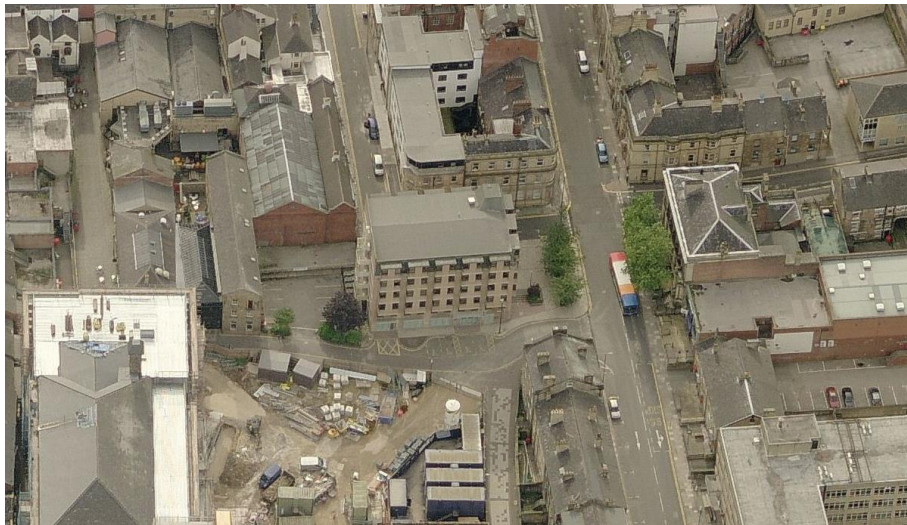
It has frontage to Regent Street, although it is set back from the roadside and it also has returns to Royal Street and Hanson Street.



Map of the surrounding area

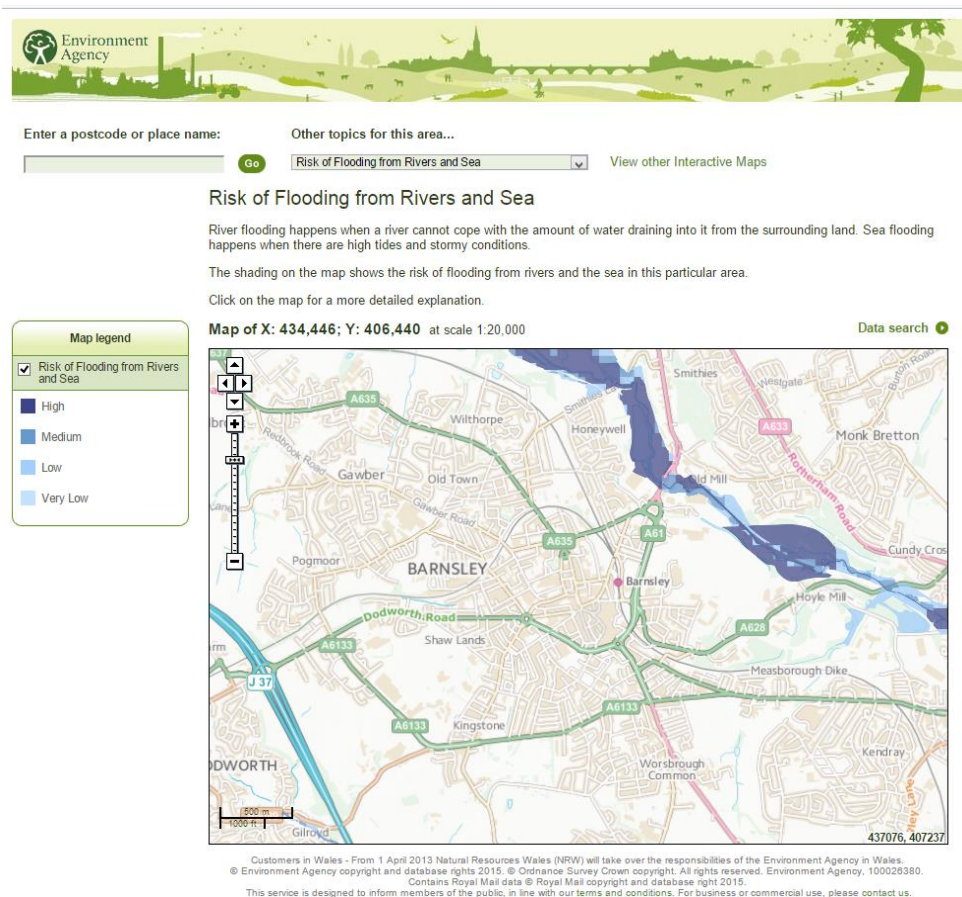


Location of site



Aerial view of Regent House from the east

The extracts below from the Environment Agency's website show that the site is not located within an area of flood risk from rivers and sea.





Enter a postcode or place name:

Other topics for this area...

Go

Risk of Flooding from Rivers and Sea

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Risk of Flooding from Rivers and Sea

River flooding happens when a river cannot cope with the amount of water draining into it from the surrounding land. Sea flooding happens when there are high tides and stormy conditions.

The shading on the map shows the risk of flooding from rivers and the sea in this particular area.

Click on the map for a more detailed explanation.

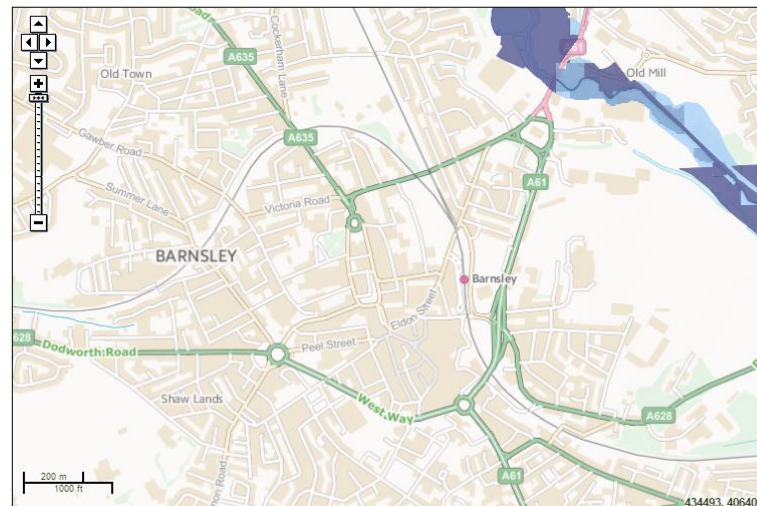
Map legend

☒ Risk of Flooding from Rivers and Sea

- High
- Medium
- Low
- Very Low

Map of X: 434,465; Y: 406,612 at scale 1:10,000

[Data search](#)



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) will take over the responsibilities of the Environment Agency in Wales.
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