Peter Wade Consultancy

FLOOD RISK ASSESSMENT

PROPOSED CONSTRUCTION OF 5No. DWELLINGS
55 WOODSTOCK ROAD
BARNSLEY
S75 1DX

Peter Wade Consultancy

Consulting Civil & Structural Engineers

Stockrail House
Waggon Lane
Upton
Pontefract WF9 1FE

Tel: 01977 654300
Fax: 01977 647823
Email: mail@peterwadeconsultancy.co.uk

LEAD Technical Services Ltd. Company Registration No. 3709914. VAT No. 734686013
Managing Director: Peter Wade, B.Tech(Hons), C.Eng, MICE, MIStructE
All works are strictly in accordance with our standard conditions of contract. A copy of which is available on written request.

FLOOD RISK ASSESSMENT REPORT

Client Details

Mr S Clayburn

General Background

GB.1 The site is located at:

55 Woodstock Road
Barnsley
S75 1DX

GB.2 Land that is currently used as a large garden space to several dwellings is to be used to construct 1 detached and 4 semi-detached dwelling houses.

GB.3 Planning permission is to be applied for.

Observations

OB.1 The relevant flood plain technical information has been obtained from Environment Agency database and is incorporated within this document.

OB.2 The development site is not located within an area designated as having a risk of flooding from rivers or from surface water.

OB.3 The development site and building are not within 20 metres of a watercourse.

All works are strictly in accordance with our standard conditions of contract. A copy of which is available on written request.

Flooding from rivers or sea:





© Crown copyright. All rights reserved. Environment Agency, 100026380, 2015

Flooding from surface water:





© Crown copyright. All rights reserved. Environment Agency, 100026380, 2015

Recommendations

R.1 The site is outside of any relevant flood plain.

R.2 No special precautions are necessary regarding the development of the site in respect of the properties to be constructed.

R.3 To minimise the risk of flooding to the site, and other areas, all surface water drainage is to discharge to soakaways within the site and dissipate naturally into the ground. All foul drainage is to connect to the private drain that passes through the site.



P Wade Eur.Ing, B.Tech (Hons), C.Eng., MICE, MIStructE.
17.3.15

NB. This report is copyright of PWC and is prepared for the sole use of the named Client and must not be used or duplicated either in whole or in part without written approval from PWC.