

Peter Wade Consultancy

FLOOD RISK ASSESSMENT

DEVELOPMENT ON PLOT ADJACENT TO
107 BURTON BANK ROAD,
MONK BRETTON, BANSLEY.
S71 2AD.

Peter Wade Consultancy

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FLOOD RISK ASSESSMENT REPORT

Client Details

Mr D Clare

General Background

GB.1 The site is located at:

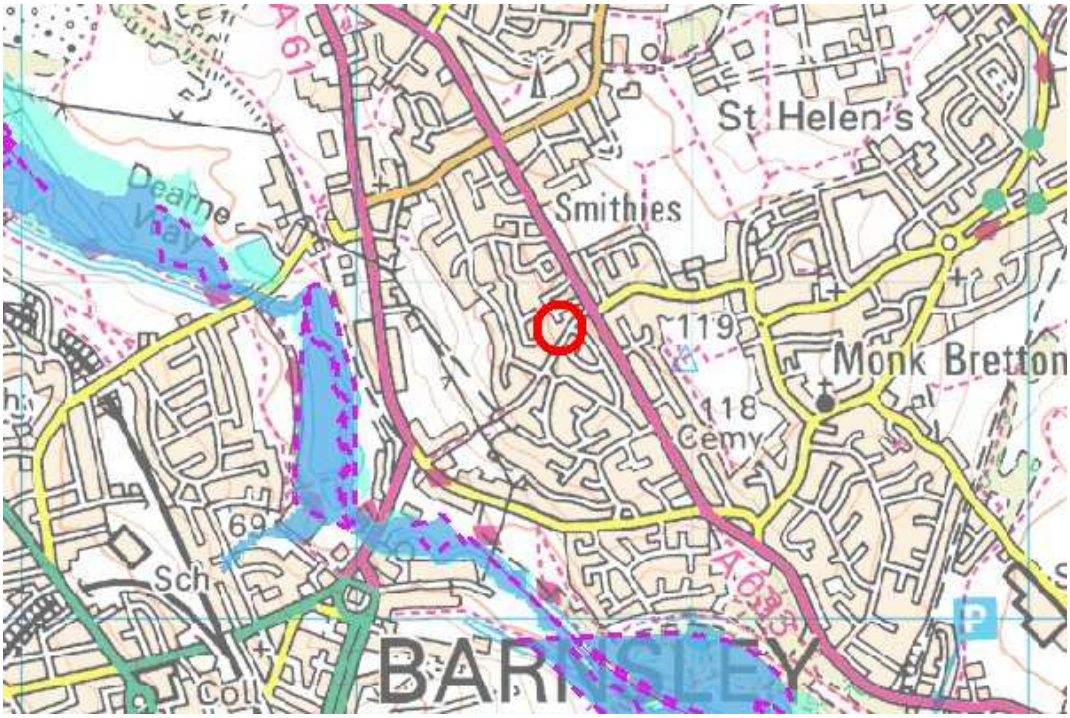
Plot adjacent to
107 Burton Bank Road,
Monk Bretton
Barnsley
S71 2AD

GB.2 Proposed development of 1no. detached dwelling on an undeveloped plot.

GB.3 Planning permission is to be applied for.

Observations

OB.1 The relevant flood plane technical information has been obtained from Environment Agency database below:



Current map scale: 1:20,000

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- Flooding from rivers or sea without defences
- Extent of extreme flood
- Flood defences
- Areas benefiting from flood defences

Environment Agency

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 property to be constructed.

R.3 All foul drainage is to connect to the large diameter main sewer that passes through the site.

R.4 To minimise the risk of drainage to other areas all surface water run off from the dwelling is to be dissipated through soakaways within the site.



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12.1.09

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