



Peter Wade Consultancy
CONSULTING ENGINEERS

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FLOOD RISK ASSESSMENT

**PROPOSED CONSTRUCTION OF 4No. DWELLINGS
55 WOODSTOCK ROAD
BARNSELEY
S75 1DX**

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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 2 detached and 2 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.

Flooding from rivers or sea:



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Flooding from surface water:



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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.



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17.3.16

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