

Flood Risk Assessment

Rydal, 23 Ainspool Lane, Churchtown PR3 0TA

Change of use of agricultural land to domestic curtilage (retrospective)

The proposal does not involve any building work, other than moving the existing rear garden fence 6.7m further west. It aligns with the neighbour's rear garden fence on land that would otherwise be a narrow strip of inaccessible agricultural land

The site is in an area benefitting from the Environment Agency's flood warning service and the homeowners are to be registered to receive free flood warnings when flooding is expected to enable the evacuation of people for a range of flooding events up to and including the extreme event

Should a flooding event occur, residents will have sufficient time to evacuate via Ainspool Lane.

CONCLUSIONS The site lies within Flood Zone 3 and is defended. The proposal is for an extension to the domestic curtilage that previously butted up to the area for change of use