

Our Reference: 2023-058

Flood Risk and Drainage Solutions Ltd
144 New Lane
Oswaldtwistle
Lancashire
BB5 3QW



Date: 07/11/23

Surface Water Drainage Assessment for Land at March Street, Burnley, BB12 0BU

Introduction

Flood Risk and Drainage Solutions Ltd have been commissioned by Urban Future Planning to provide a Surface Water Drainage Assessment to support the planning application for the proposed car storage area on Land at March Street, Burnley, BB12 0BU.

Existing Site

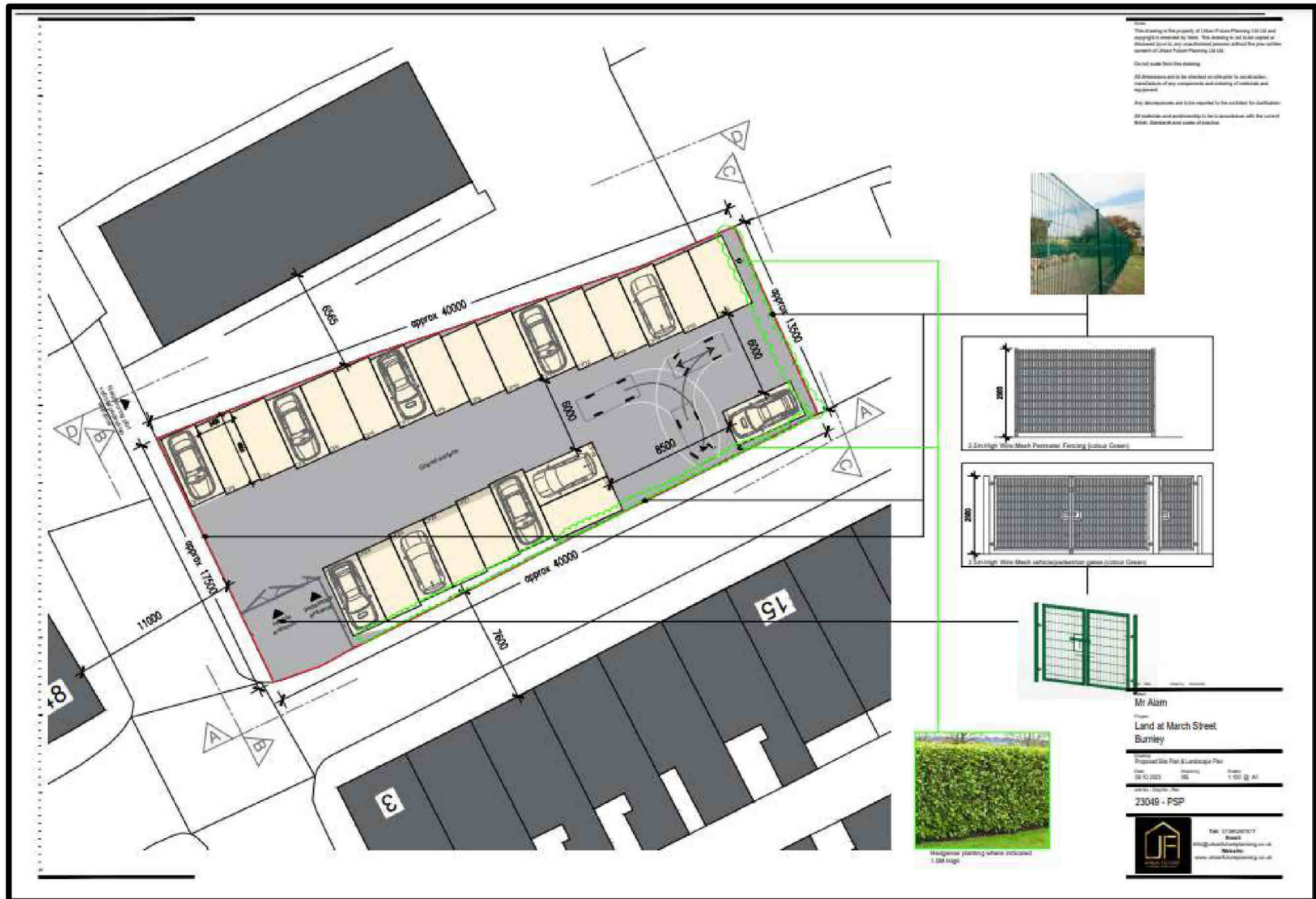
The existing site currently comprises of an overgrown undeveloped plot, which is not considered to be positively drained.

Proposed Development Site



Development Proposals

Development proposals comprise of providing car storage with access/turning area, fenced boundary and gated access.



Surface Water Drainage Assessment

Following development, it is proposed that the whole site will be covered in crushed gravel material, which is considered to be permeable.

Taking the above into consideration, the proposed development does not require a positive surface water drainage network, due to gravel mimicking an existing greenfield site.

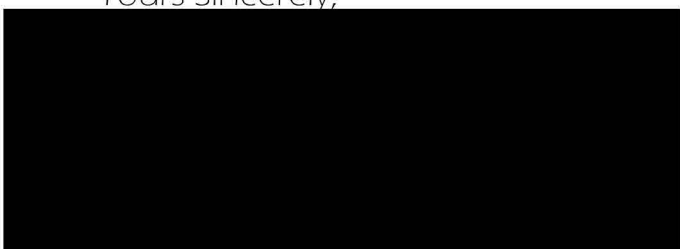
As such, there will be a low risk of increased surface water flows resulting from the development compared to the existing situation.

Attachments

- Development Proposals

We trust that the above is acceptable and look forward to hearing from you in due course; however, should you have any queries, please do not hesitate to contact me.

Yours Sincerely,



Chris Vose BSc
Managing Director
Flood Risk and Drainage Solutions Ltd

Development Proposals

Notes

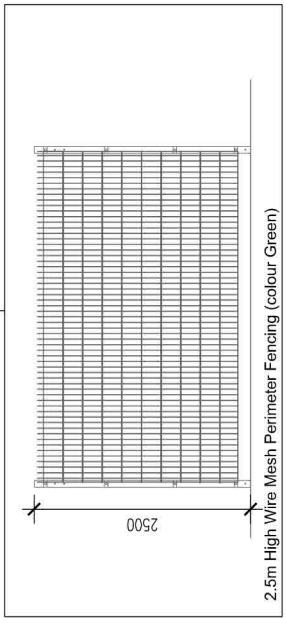
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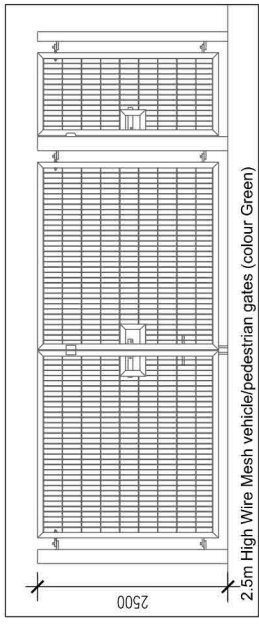
All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.



2.5m High Wire Mesh Perimeter Fencing (colour Green)



2.5m High Wire Mesh vehicle/pedestrian gates (colour Green)



Client: Mr Alam

Project: Land at March Street

Location: Burnley

Drawing: Proposed Site Plan & Landscape Plan

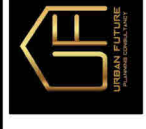
Date: 09.10.2023

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Job No: Dng No - New

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Website: www.urbanfutureplanning.co.uk



Hedgerow planting where indicated 1.5M High