

Flood Risk Assessment – Erection of a single storey rear extension at 2 The Barn Garstang Road, St Michaels, PR3 0TD

1. The site has a small proportion of land that falls within the Class 2 Flood Risk Area.
2. The proposed build falls within the Class 1 Flood Risk Area.
3. A small area of the site would have a medium probability of flooding however there are local flood defences in places which protect against a river flood.
4. There has never been any episodes of flooding at the property in question.
5. All appropriate flood prevention measures will be taken into consideration and there will be no increase to the risk of flooding.
6. Further, applicant is registered and subscribed to the Environment Agency Early Flood Warning system.
7. Internal floor levels shall be set no lower than the existing house and will be of solid concrete construction.
8. All electrical services, wiring and switches shall be positioned at a minimum of 450mm above floor level
9. All new draining and waste water connections shall be designed with non-return valves to prevent surcharge backup in the case of flooding to the surrounding sewage network.
10. Surface water shall discharge into the existing system.