FLOOD RISK STATEMENT

Project: 49 Marcet Road, DA1 3AH

Proposal: for 2 x Dwellings (Semi-detached) 4 Bedroom (5 person) with associated parking and landscaping.

Submitted on behalf of the client Mr Shiraz Kamawal.

This proposal follows a previously approved Planning Application ref: DA/22/01522/FUL

FLOOD RISK STATEMENT

According to the environmental agency government map, the site, 49 Marcet Road, DA1 3AH is in Flood Zone 1, denoted as a low risk, where there is a low probability of flooding i.e. 1 in 1000 chance. Therefore a Flood Risk Assessment is not required in addition to the proposed development being smaller than 1 hectare in Flood Zone 1.

The proposed additional gross external floor area of the new dwellings is approx. 241 sqm. The new pitched roof area, which will be laid to minimum 15 degree fall along with the flat roof fall will drain the surface water effectively into new approved UPVC guttering system and downpipes. The sizes of the rainwater goods will be designed to comply with Approved Document H and BS 6229: 2003.

Surface Water Management

- <u>Provision of water butts</u> Rain water harevesting barrels will be connected to down pipes at rear of property.
- A soakaway at least 1 cubic metres in volume, to be installed in the rear garden, all subject to building control confirmation. Subsequently, this would be built to comply with current building regulations and be located at least 5 metres from any buildings.
- A drainage channel system (Aco or similar approved) adjacent to the proposed door threshold will be installed and connected into the new soakaway or existing drainage system. This will also mitigate potential flooding risk.

Based on the general assessment of the potential SuDS measures, it is proposed that a water butt will be implemented in the rear garden in order to improve the surface runoff from the site. It is understood that as a result of the proposed development there would minimal increase in impermeable area. As such, there will likely be negligible change in the surface water runoff rate under post-development conditions.

The development proposal has considered flood risk at all stages throughout the development of the final layout and reflects the flood risk constraints and the need to manage, and where possible reduce, flood risk in compliance with the guidance in NPPF. The proposal will not increase the risk of flooding to others and as a result, proposed development at this site should not be restricted as a result of flood risk.

The map below shows that the site lies within a low to medium surface water flood risk zone.



Flood map for planning

Your reference Location (easting/northing) Created
49 Marcet Road, DA1 3AH 553271/174705 15 Dec 2022 16:41

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is any of the following:

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

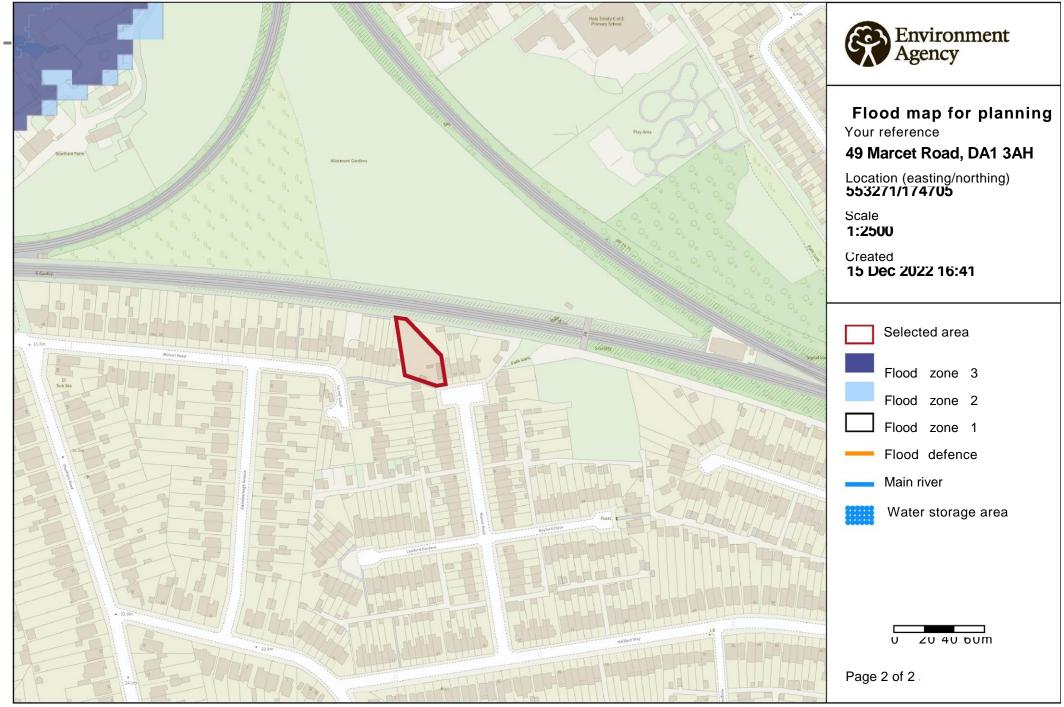
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-governmentlicence/version/3/

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