

FLOOD RISK ASSESSMENT

CRITICAL DRAINAGE “SURFACE WATER ONLY”

FEBRUARY 2024

PROPOSED EXTENSION AND RE-MODELLING

OLD ORCHARD, CULVERLAND ROAD, LISKEARD, PL14 6RD

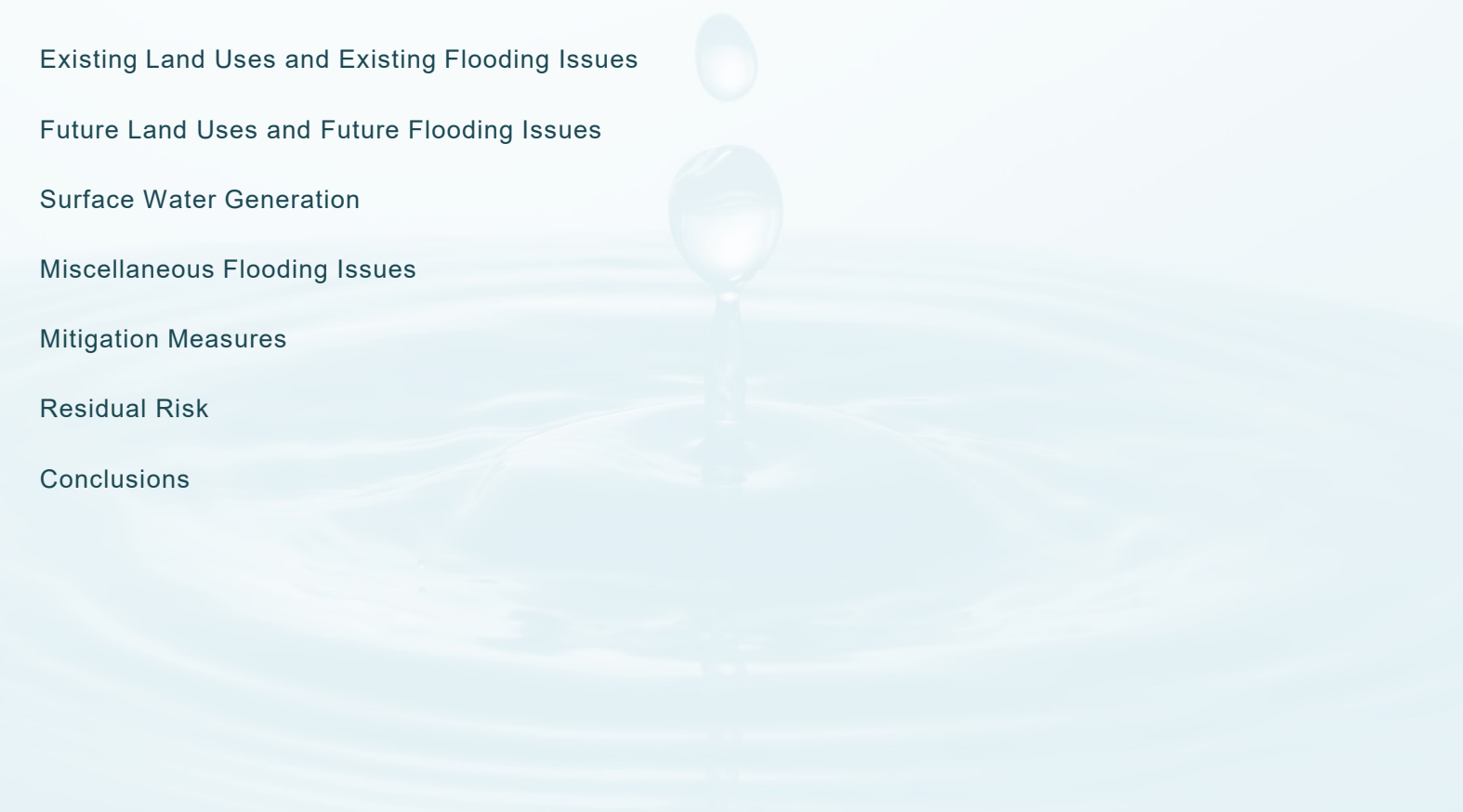


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1. Foreword:

The site area for the development has been identified by the Environment Agency as occupying a Critical Drainage Area. In these areas the drainage of surface water requires some consideration. As such in line with Local Authority advice the following Flood Risk Assessment has been provided. As per Local Authority requirements the Assessment only needs to be proportionate to the scale of development being proposed and as this development is of a minor scale a full extensive assessment is not necessary.

In these areas the drainage of surface water requires extra consideration.

As such the primary aim of the FRA will be to ensure that the development does not increase flood risk elsewhere. This will continue to be achieved by the existing permeable surfacing provided that manages surface water runoff from the development.

The FRA should focus on managing the surface water both from causes external to the development site and rain falling onto and around the site, as the sustainable management of this rainfall/surface water will form an essential part of reducing and mitigating future flood risk.

2. Introduction:

The application seeks to secure planning permission for the minor extension and internal re-modelling of the existing dwelling, thus providing an improved yet thermally efficient living arrangement suitable for today's needs and those of future generations.

Reference should be made to the following drawings:

Ref: **2240-01 through 2240-09 inclusive...**

The development proposal does not require major alteration to the topography or the existing levels in proximity of the proposal. The proposed development should not affect the flood risk; the proposal can be accommodated without harm to the existing infrastructure.

3. Existing Land Uses and Existing Flooding Issues:

Existing Land Uses.

The site is located within the town of Liskeard. A site location plan is shown on drawing 2240-01, accompanying the planning application.

Copies of the existing and proposed site layouts are shown on drawings 2240-02 thro' 2240-09.

The proposals put forward are for the extension and re-modelling of an existing dwelling with a minor alteration to the existing footprint of the property. Ground levels are to remain as existing with no alteration to the topography of the land, immediately adjoining the property.

4. Future Land Uses and Future Flooding Issues:

Future Land Uses.

It is proposed to carry out the alterations and provide the extension works utilising the existing properties ground/floor levels. The proposed works are considered insignificant in relation to the existing property and will do little to increase the existing surface water generation from the site which currently dissipates through an existing rainwater system.

The proposed works shall be undertaken in a safe and environmentally responsible manner.

Works are confined to the provision of a minor extension and no reduction is proposed to the external ground levels. The chance of flooding and any potential risk is reduced.

Future Flooding Issues.

Flooding as a Result of Development - Development and paving of permeable areas has the potential to increase flood risk to properties down slope of the proposed development. The design of the proposed surface water drainage system is key to mitigating these risks. By designing the site's surface water drainage infrastructure in accordance with the advice reproduced in Section 4, the proposed development will not increase flood risk to third party's downslope.

5. Surface Water Generation:

The proposed works will do little to increase the existing surface water generation from the site which currently dissipates through an existing rainwater system.

We can only re-iterate that No reduction in levels are proposed to the external ground levels.

6. Miscellaneous Flooding Issues:

Emergency Access.

The proposals allow for access to the existing highways serving the property and additionally to nearby raised areas.

Water Quality.

The rainwater is to be directed to the existing facilities serving the property, this practice will continue, and it is not envisaged that there will be any residual water quality issues relating to drainage from the site.

7. Mitigation Measures:

No mitigation measures are deemed necessary, however dry emergency accesses are available throughout the building.

8. Residual Risks:

The residual risk, however slight is thought to have been eliminated by the existing raised floor level within the structure and the position of the site itself.

9. Summary and Conclusions:

This assessment has investigated mechanisms of flooding as part of the proposed minor extension and re-modelling works to Old Orchard, Culverland Road, Liskeard, Cornwall, PL14 6RD. Environment Agency (EA) indicative flood mapping shows that the development site is located where drainage of surface water requires consideration, as such the assessment has investigated alternative mechanisms for flooding at the site and has concluded that the site is not at risk of flooding and will not cause any increase in flood risk elsewhere.

Provided the recommendations outlined in this assessment are adopted in the development proposal then there is the capacity to manage the surface water runoff from the development onsite. The existing drainage infrastructure is to be utilised and therefore the development is entirely appropriate on this site from a flood risk perspective. etc.