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FLOOD RISK STATEMENT

Railway House Nursery
1A Railway Street
Littleborough
OL15 8AG

Proposed change of use of an attached dwelling to form part of the existing nursery, and retrospective regularisation of a former storage building and small garage converted to nursery accommodation.

Document	Flood Risk Statement
Site	Railway House Nursery, 1A Railway Street, Littleborough, OL15 8AG
Proposal	Change of use and retrospective regularisation of existing nursery accommodation
Flood Zone	Flood Zone 1
Status	Planning Application Supporting Statement

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1. Introduction

This Flood Risk Statement has been prepared in support of a planning application at Railway House Nursery, 1A Railway Street, Littleborough, OL15 8AG.

The application seeks planning permission for the change of use of an existing attached dwelling to form part of the established nursery. The application also seeks retrospective regularisation of a former storage building and small garage which have been converted to provide nursery accommodation, comprising a playroom and office.

The purpose of this statement is to assess the proposal in flood risk terms and to demonstrate that the development will not increase flood risk either within the application site or to surrounding land.

2. Site and Flood Risk Context

Railway House Nursery is an established childcare facility occupying existing buildings on Railway Street, Littleborough. The site is previously developed and sits within a built-up area close to the railway corridor and the River Roch corridor to the north.

The submitted flood map extract shows the application site edged in red. Whilst the River Roch lies to the north of the application site and Flood Zones 2 and 3 extend across parts of the surrounding area, the application buildings themselves are located outside these designated flood zones. The proposals relate solely to the continued use of existing buildings and do not include any operational development that would alter the site's relationship with flood risk.

The application site is therefore located within Flood Zone 1, which represents land with the lowest probability of fluvial flooding on the Environment Agency Flood Map for Planning.

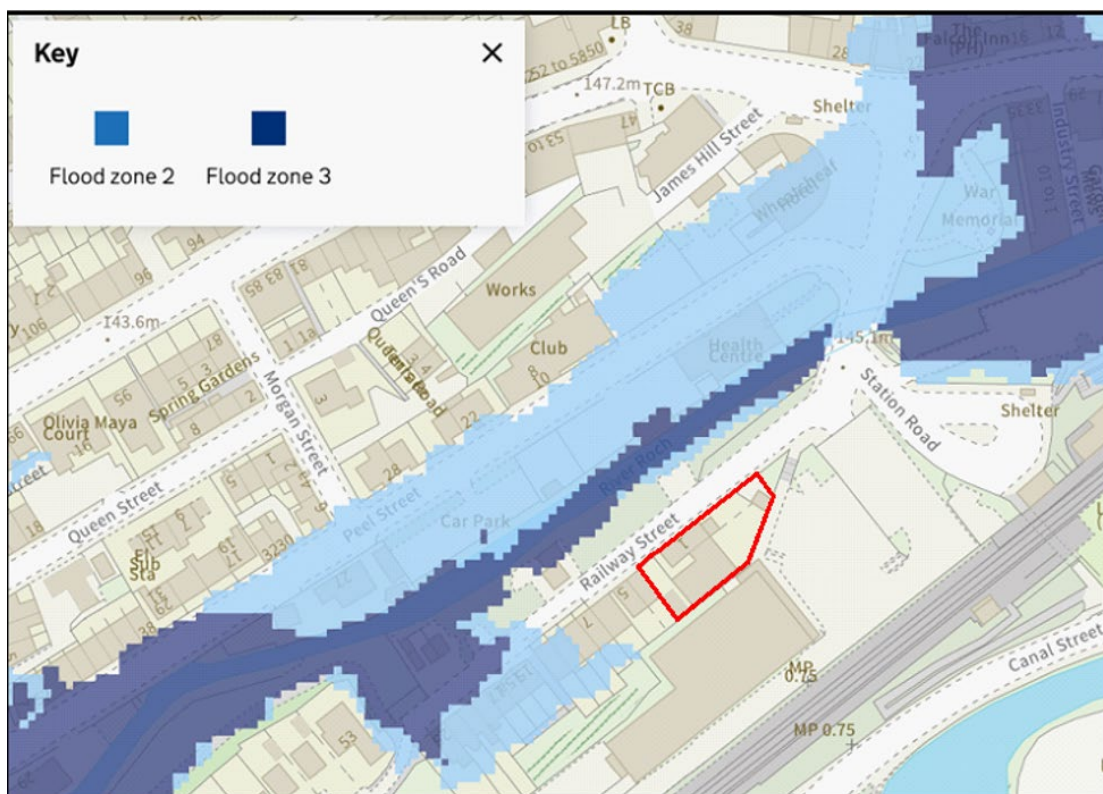


Figure 1 - Environment Agency Flood Map for Planning extract showing the application site outlined in red. Flood Zone 2 is shown light blue and Flood Zone 3 is shown dark blue.

3. Proposed Development

The proposal is limited to the use of existing buildings within the nursery site. No new buildings, extensions or external alterations form part of this planning application.

The attached dwelling is proposed to be used as part of the existing nursery operation. The former storage building and small garage have already been converted internally and are used as nursery accommodation. The application therefore regularises the existing position and confirms the nursery use of those buildings.

For clarity, the proposal will not involve any excavation, breaking of ground, new hardstanding, removal of soft landscaping or alterations to external play areas. Existing finished floor levels, external ground levels and the existing drainage arrangements will remain as they are.

4. Flood Risk Assessment

The site lies within Flood Zone 1 and is therefore at low probability of flooding from rivers. Although mapped areas of Flood Zone 2 and Flood Zone 3 are present nearby, the submitted plan confirms that the application buildings themselves are outside those zones.

The proposal does not increase the footprint of development on the site. It does not create any additional roof area or impermeable surfacing and it does not require any engineering operations. It will therefore have no effect on the volume, route or rate of surface water runoff from the site.

The proposal will not obstruct existing overland flow routes, reduce floodplain storage, displace floodwater or alter the behaviour of flood water in the surrounding area. As no physical changes are proposed to land levels, drainage or external surfacing, the development will not increase flood risk elsewhere.

5. Existing Levels and Drainage

No changes are proposed to the finished floor levels of the existing buildings. Similarly, no changes are proposed to external ground levels, existing playground areas or the general site layout.

The existing drainage arrangements serving the site will remain unchanged. There will be no new drainage connections, no new attenuation features and no alteration to existing surface water drainage provision. As the proposal does not introduce additional hardstanding or roof area, there is no requirement for additional surface water drainage mitigation.

6. Planning Policy Assessment

National planning policy seeks to ensure that inappropriate development is avoided in areas at risk of flooding and that development does not increase flood risk elsewhere. The general objective is to direct new development to areas of lowest flood risk wherever possible and to ensure that proposals are safe for their lifetime.

In this case, the application site lies within Flood Zone 1. The proposal is also materially different from a scheme involving new operational development, as it relates only to a change of use and retrospective regularisation of existing buildings. It will not alter land levels, drainage, surfacing, landscaping or built footprint. On that basis, the development is consistent with the flood risk objectives of the National Planning Policy Framework and the associated Planning Practice Guidance.

7. Professional Assessment

Having reviewed the nature of the proposal, the location of the buildings and the submitted flood map extract, the development is considered to have a neutral effect on flood risk.

The key point is that the application does not introduce any physical works capable of changing flood behaviour. The existing buildings, playground areas, floor levels, ground levels, areas of hardstanding and drainage arrangements will all remain unchanged. The development therefore has no mechanism by which it could increase flood risk to the nursery site, neighbouring land or the wider area.

The site is close to mapped flood zones associated with the River Roch, but the application buildings are not within Flood Zone 2 or Flood Zone 3. The proposal does not move vulnerable accommodation into a floodplain and does not increase the developed footprint of the site. The proposed nursery accommodation is within existing buildings and the change of use is acceptable in flood risk terms.

8. Conclusion

This application seeks permission for the change of use of an attached dwelling to form part of the existing nursery and the retrospective regularisation of a former storage building and small garage converted to nursery accommodation.

The proposal does not involve new buildings, extensions, groundworks, new hardstanding, removal of soft landscaping, changes to floor levels, changes to ground levels or alterations to drainage provision. The physical characteristics of the site will remain unchanged.

The application buildings are located within Flood Zone 1 and outside Flood Zones 2 and 3. The development will not increase flood risk on the site or elsewhere. It is therefore concluded that the proposal is acceptable in flood risk terms and that there are no flood risk reasons why planning permission should be withheld.