

Land At Hillside, Woolley Bridge, Glossop, SK13 2NX

Reference: 526 FRA- 001

Jun-23

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FLOOD RISK ASSESSMENTS &
DRAINAGE STRATEGIES

Flood Risk Assessment

Land At Hillside, Woolley Bridge, Glossop, SK13 2NX

Reference: 526 FRA- 001

Report Limitations

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All Environment Agency mapping data used under special license. Data is current as the data on the correspondence given by the Environment Agency and is subject to change.

The information presented and conclusions drawn are based on statistical data and are for guidance purposes only.

The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

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England and Wales number 10590566

Purpose of this report

- 1.1 RIDA Reports Ltd has been appointed to undertake a Level 2 – Scoping Study Flood Risk Assessment for a development located at SK13 2NX.

Objectives

- 1.2 The objectives of this FRA are to demonstrate the following:
- * Whether the proposed development is likely to be affected by current or future flooding.
 - * Whether the proposed development will increase flood risk elsewhere.
 - * Whether the flood risks associated with the proposed development can be satisfactorily managed.
 - * Whether the measures proposed to deal with the flood risk are sustainable.

Documents Consulted

- 1.3 To achieve these objectives the following documents have been consulted and/or referenced:

The National Planning Policy Framework (NPPF)
CIRIA C753 document The SuDS Manual, 2015
Local Flood Risk Management Strategy (LFRMS)
Level 1 Strategic Flood Risk Assessment (SFRA)
Aerial photographs and topographical survey of the site
British Geological Society Records
Local Council flood Maps
Environment Agency flood maps
The CIRIA publication 'C635 Designing for exceedance in urban drainage— Good practice'

Development Site and Location

- 2.1 The site is located at Woolley Bridge, Glossop. The nearest post code is SK13 2NX. Refer to appendix A for site location plan.
- 2.2 The current use of the site is an existing house with extensive land. The current use vulnerability classification of the site is More vulnerable . The site is located in the River Flood Zone 3. Refer to Appendix B for more details.

Development Proposals

- 2.3 The proposed development includes the construction 7 dwellings which includes 3No. townhouses and 4No. bungalow style houses with lower ground floors and the demolition of the existing dwelling. Refer to Appendix B for layout of the proposed development.
- 2.4 The vulnerability classification of the proposed development is More vulnerable with an estimated lifetime between 50 and 100 years.

Site Hydrology and Hydrogeology

- Hydrology 2.5 The River Etherow is located approximately 17 m away from the development.
- Aquifer 2.6 The development is located within a secondary aquifer type A. Aquifers type A consist of permeable layers capable of supporting water supplies at a local rather than strategic scale. They are generally aquifers formerly classified as minor aquifers.
- Source Protection Zone 2.7 The site is not located within a Source Protection Zone.
- Groundwater Levels 2.8 The ground water levels for this site are unknown.

Site Geology

- Bedrock 2.9 The British Geological Society records of the site show that it is located within the Marsden Formation - Mudstone and Siltstone.
- Superficial Deposits 2.10 The British Geological Society records show that the superficial deposits are Till, Devensian - Diamicton.

National Planning Policy Framework (NPPF)

- 3.1 The NPPF and its technical guidance is a set of planning policies with the key objective to contribute to the achievement of sustainable development. As part of it, they ensure that flood risk and sustainability are taken into account during the planning process. This ensures that developments are not located in flood risk areas and directs developments to lower risk areas. The NPPF applies a sequential risk-based approach to determining the suitability of land for development in flood risk areas. The NPPF also encourages developers to seek opportunities to reduce the overall level of flood risk through the layout of the development and the application of Sustainable Drainage Systems (SuDS).

The Flood and Water Management Act (2010)

- 3.2 The Flood and Water Management Act aims to reduce the flood risk associated with extreme weather events. It provides a robust management of flood risk for people, homes and businesses and also encourages the use of SuDS for developments. A robust SuDS strategy should take into account the recommendations given in this Flood Risk Assessment.

Strategic Flood Risk Assessment (SFRA)

- 3.3 Planning policy with regard to development and flood risk in the area is detailed in the Strategic Flood Risk Assessment (SFRA) which was published in 2008. The proposed development site is located within the administrative boundary of the High Peak Borough Council .
- 3.4 The SFRA commits to direct new development to locations at lowest flood risk. The SFRA provides information on the levels and flood hazards that could result from flooding. The Environment Agency flood zone maps and the SFRA ignore the presence of existing flood defences when defining the potential extent of flooding.
- 3.5 This report follows the guidance given in the Strategic Flood Risk Assessment by evaluating the flood risk and providing relevant flood mitigation.

- 4.1 The NPPF guidance states that the sequential test "is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding."

Applicability of the Sequential Test

- 4.2 The flood risks were determined by identifying all the sources of flooding and assessing their possible impact and likelihood to the development. It is confirmed that the development is:
- In Flood Zone 3 based on the Flood Risk for Planning Map
 - In Flood Zone 1 based on the Environment Agency Product 4 information
 - At Medium risk of surface flooding
 - At high risk of groundwater flooding
 - Outside of a critical drainage area
 - Outside of an area with sewer flooding
- 4.3 Due to the flood risk on the development a sequential test is required for this site. For this development, the site is located in flood zone 1 as the modelling has confirmed. The surface water is medium risk. The design of the development has located the properties at a higher level and away from the flood risk of this site. Therefore, the new buildings are located at the lowest flood risk on the site. It is concluded that the sequential test has been passed for this site.

Exception Test

- 4.2 Fluvial flood risk was assessed using the Environment Agency Flood Zone Maps and the sequential risk-based approach recommended in the NPPF guidance. The exception test requirement takes into account the flood risk vulnerability of land uses in relation to the flood zone categorisation. These parameters are assessed in order to determine whether the development requires an exception test or it is not appropriate.

Step 1 Flood Zone categorisation

- 4.3 The proposed development falls within The Environment Agency Flood Zone 3. The Flood Zone 3 is considered to have a high probability of flooding with a 100 years or less annual probability or >1%AEP.

- Step 2** 4.4 Within Table 2 (Flood Risk Vulnerability Classification) of the NPPF Planning Practice Guide, the proposed development is classified as 'More vulnerable '.
- Flood risk vulnerability
- Step 3** 4.5 The Flood Risk vulnerability and Flood Zone incompatibility table of the NPPF Planning Practice Guide states that More vulnerable developments are required to pass the Exception Test in this area.
- Flood Zone incompatibility

The Exception Test

- 4.6 The development requires to pass the Exception Test. To pass the exception test it should be demonstrated that:
- (a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - (b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- Both elements of the exception test should be satisfied for development to be allocated or permitted.
- 4.7 The development provides an overall reduction in flood risk to the wider community through the provision of flood risk management infrastructure. The development provides multifunctional Sustainable Drainage Systems that integrate with green infrastructure, significantly exceeding NPPF policy requirements for Sustainable Drainage Systems.
- 4.8 The development reduces the flood risk overall and to demonstrate that the measures go beyond just managing the flood risk resulting from the development. This includes:
- Incorporating green infrastructure within the layout and form of development to make additional space for the flow of water
 - Providing Sustainable Drainage Systems, that manage flood risk beyond the proposed site and above the usual standard, such as by removing surface water from existing combined sewers;
- 4.9 The following sections of this flood risk assessment demonstrate that the proposed development can be safely established with an adequate standard of flood protection, including allowance for climate change, and that proposed surface water management provisions may make a contribution to reduction in flood risk elsewhere. On this basis it is concluded that the proposed development passes the Exception Test.

- 5.1 The development has been assessed for all potential flood risks such as river and tidal flood risk, surface water flooding, flooding from groundwater, reservoir flood risk and drainage systems.

Historic Flooding

- 5.2 The site benefits from flood defences. The Environment Agency records show that the area around the site has not been flooded in the past.

Flooding from river and sea

- 5.3 The proposed development falls within The Environment Agency Flood Zone 3. The Flood Zone 3 is considered to have a high probability of flooding with a 100 years or less annual probability or >1%AEP.
- 5.4 The climate change allowances are as per the vulnerability of the development, the design life of the building, and the flood zone classification. The climate change allowance for this development is 41%. The nearest climate change allowance provided by the Environment Agency has been taken to complete this assessment.
- 5.5 The levels provided by the Environment Agency are shown in table 1 below. Further details are provided in appendix D.

Flood Levels

Return Period	Flood Level (m AOD)
1 in 20 (5%)	120.03
1 in 100 (1%)	120.16
1 in 100 + 35%(CC)	120.28
1 in 1000 (0.1%)	120.47

- 5.6 The flood risk levels taken to complete this assessment is: 120.28m AOD. This is the 1 in 100 + 35%(CC) level.
- 5.7 This depth of water is 3.72m lower than the ground level at the development and therefore not affected by river flooding. It is concluded that the site is located in flood zone 1.

Surface water (overland flows) flood risk

5.8 The Environment Agency maps show that the flood risk from surface water is medium. The residual risk of localised ponding remains likely. The Environment Agency surface water flood risk maps are defined through application of a specific procedure based on digital terrain models and assumptions regarding losses to infiltration and/or urban drainage. The surface water flood maps is defined by the Environment Agency as follows.

5.9 *"The nationally produced surface water flood mapping only indicates where surface water flooding could occur as a result of local rainfall. It does not fully represent flooding that occurs from:*

- Ordinary watercourses*
- Drainage systems or public sewers caused by catchment-wide rainfall events*
- Rivers*
- Groundwater*

Due to the modelling techniques used, the mapping picks out depressions in the ground surface and simulates some flow along natural drainage channels, rivers, low areas in floodplains, and flow paths between buildings. Although the maps appear to show flooding from ordinary watercourses, they should not be taken as definitive mapping of flood risk from these as the conveyance effect of ordinary watercourses or drainage channels is not explicitly modelled. Also, structures (such as bridges, culverts and weirs) and flood risk management infrastructure (such as defences) are not represented.

The nationally produced surface water flood mapping does not take account of the effect of pumping stations in catchments with pumped drainage. No allowance is made for tide locking, high tidal or fluvial levels where sewers cannot discharge in to rivers or the sea."

5.10 The strategic flood risk for the High Peak Borough Council confirms that the flood risk for the site is Medium.

5.11 On the basis of Environment Agency and the Strategic flood risk assessment's surface water mapping, together with the presence of surface water drainage systems at the site and surrounding area it is concluded that the site is at Medium risk of flooding from surface water sources. The depth of water is potentially below 300mm. For the purpose of this assessment a depth of water of 0.15m has been taken as the most relevant depth to the site.

Flooding from drainage systems in adjacent areas

- 5.12 The council records have been reviewed. The flooding from drainage incidents maps were not found in the Strategic Flood Risk Assessment. Therefore, for the purpose of this report, it has been assumed that the risk of flooding from drainage systems is low.

Reservoirs Risks

- 5.13 The Reservoir Flood Map (RFM) produced by the Environment Agency do not show the risk to individual properties of dam breach flooding. The maps do not indicate or relate to any particular probability of dam breach flooding. The maps were prepared for emergency planning purposes and can be used to help reservoir owners produce on-site plans and the Local Resilience Forum produce off-site plans, and to prioritise areas for evacuation/early warning in the event of a potential dam failure. The RFM shows that the development could be within the possible dam breach flooding path. See Appendix C.

Groundwater flood risk

- 5.14 The British Geological Survey's flood risk susceptibility maps show that the development has potential for groundwater flooding above ground level. Groundwater levels would tend to vary seasonally and are influenced by ground and meteorological conditions and proximity to water features. The groundwater flooding risk for this site is considered to be high. Refer to appendix C for record drawings.

Critical Drainage Areas

- 5.15 The Strategic Flood Risk Assessment was reviewed as part of this assessment. However, it does not show the critical drainage areas within the council. For the purpose of this report, it has been assumed that the site is outside of a notified critical drainage area.

- 6.1 The Flood hazard assessment has demonstrated that the site is:
- In Flood Zone 1
 - At Medium risk of surface flooding
 - At high risk of groundwater flooding
 - Outside of a critical drainage area
 - Outside of an area with sewer flooding
- 6.2 Under the NPPF it is necessary to demonstrate that, for any new development on the site, it is possible to provide an adequate level of flood protection for personnel working or living at the development.

Flood Protection

- 6.3 The site is not affected by Fluvial Flooding and is at medium risk of surface water flooding. Surface water flooding occurs on the road and away from the houses therefore no flood protection for these two types of flooding is required.
- 6.4 The general precautionary measures to mitigate the risk of groundwater flooding in this development are:
- Ground floor threshold levels are proposed to be raised a minimum of 150mm above ground level as freeboard to allow for uncertainty.
 - Provide flow paths around the proposed development which groundwater will take in the event of groundwater emergence.
 - It is proposed to add a tanking membrane upto 200mm above the ground level.

As these measures would mitigate the risks from groundwater flooding, it is considered the risk from groundwater has been managed.

- 7.1 The NPPF specifically stipulates that consideration should be given to potential off-site flood impacts of any proposed development. These off-site impacts are in relation to:

- Surface water management
- Flood flow conveyance, storage and climate change

Surface Water Management

- 7.2 The surface water run-off will be disposed using SuDS techniques. The aim is to provide a sustainable design that accommodates the proposed attenuation volume and replicated the existing drainage regime using the SuDS hierarchy is shown in the figure below.
- 7.3 The SuDS techniques highlighted in red below could be used on site. This assessment is based on the ground conditions and the potential discharge points available.

The SuDS Hierarchy (Source:EA Thames region, SuDS a practical guide)

<i>Most Sustainable</i>	<i>SUDS technique</i>	<i>Flood Reduction</i>	<i>Pollution Reduction</i>	<i>Landscape & Wildlife Benefit</i>
↑	Living roofs	✓	✓	✓
	Basins and ponds - Constructed wetlands - Balancing ponds - Detention basins - Retention ponds	✓	✓	✓
	Filter strips and swales	✓	✓	✓
	Infiltration devices - soakaways - infiltration trenches and basins	✓	✓	✓
	Permeable surfaces and filter drains - gravelled areas - solid paving blocks - porous paviers	✓	✓	
Least Sustainable	Tanked systems - over-sized pipes/tanks - storms cells	✓		

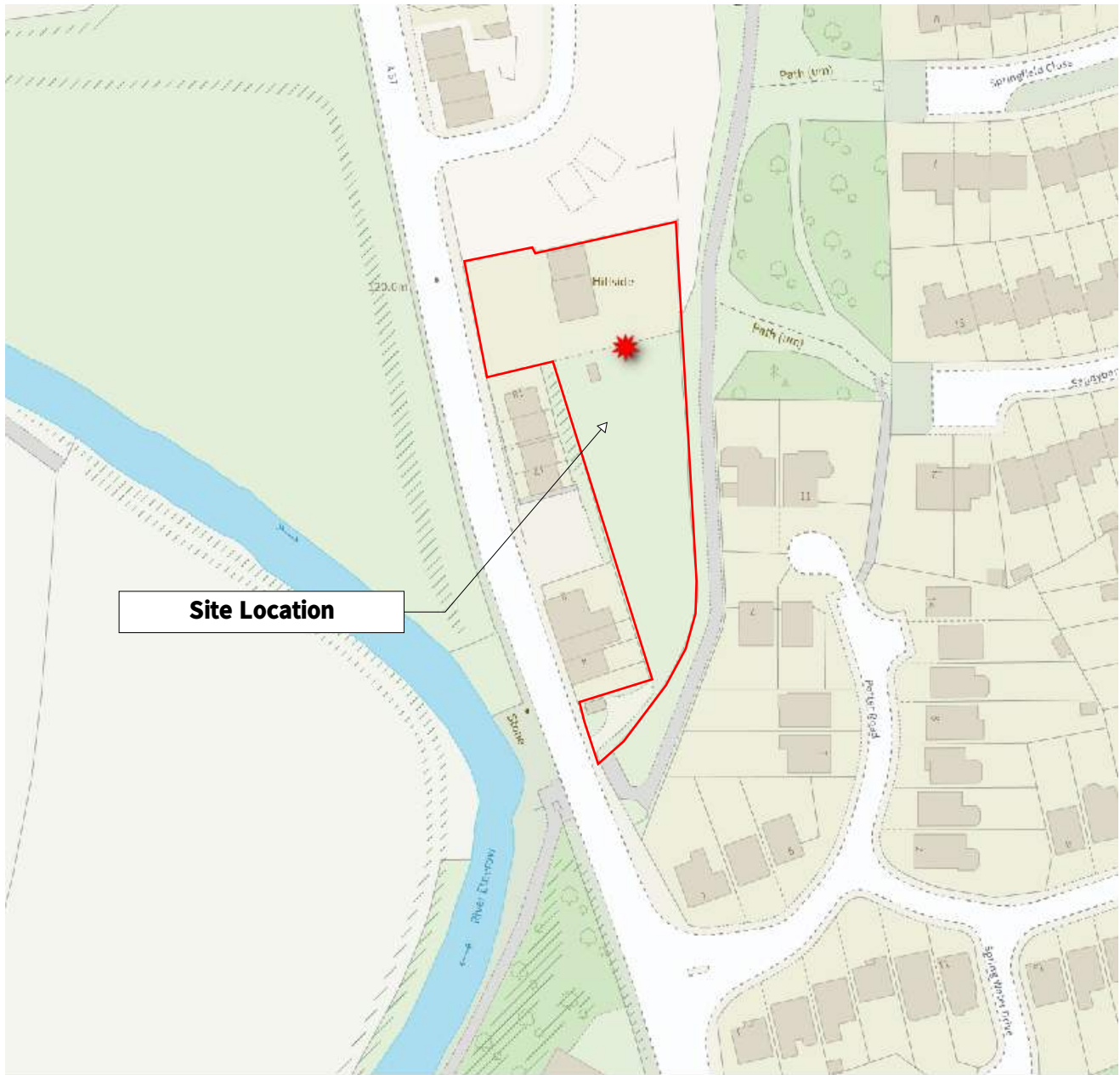
- 7.4 With no increase in the rate of surface water discharge from the site, compared to the site in its current configuration, the proposed development would have no adverse impact on surface water flood risk at the site or surrounding area. The SuDS should be designed at detailed project stage.

Flood Flow conveyance and storage

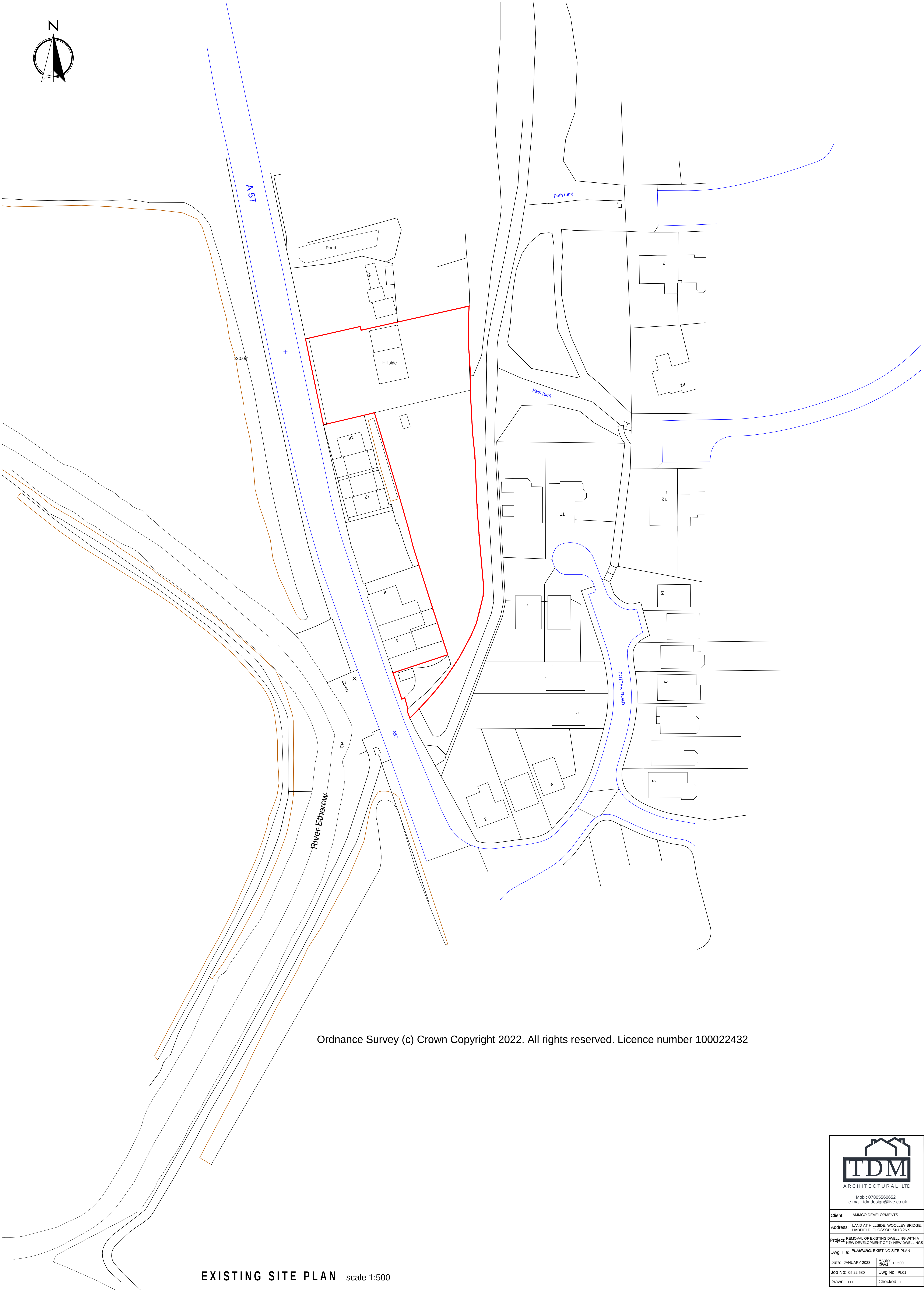
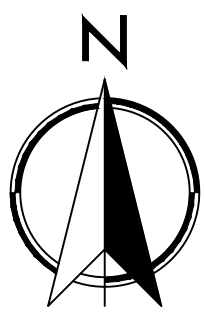
- 7.5 Due to the size of the development and its location on the flood zone, flood compensation for this development is not required.

- 8.1 It is concluded that subject to the proposed mitigation measures, the site can be developed in accordance with the provisions of the NPPF and the requirements of the Environment Agency and the local planning authority.
- 8.2 This report demonstrates that the proposal will be safe, in terms of flood risk, for its design life and will not increase the flood risk elsewhere.

Appendix A



Appendix B



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EXISTING SITE PLAN scale 1:500

TDM

ARCHITECTURAL LTD

Mob : 07805560652
e-mail: tdmesign@live.co.uk

Client: AMMCO DEVELOPMENTS

Address: LAND AT HILLSIDE, WOOLLEY BRIDGE, HADFIELD, GLOSSOP, SK13 2NX

Project: REMOVAL OF EXISTING DWELLING WITH A NEW DEVELOPMENT OF 7x NEW DWELLINGS

Dwg Title: PLANNING: EXISTING SITE PLAN

Date: JANUARY 2023

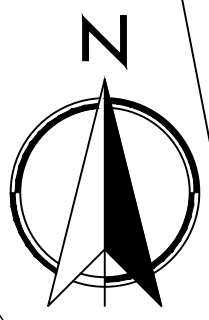
Scale: 1 : 500 @A1

Job No: 05.22.580

Dwg No: PL01

Drawn: D.L.

Checked: D.L.



A 57

120.0m

Pond

A6

Hillside

12

Stone

CR

River Etherow

A57

Path (um)

Path (um)

11

12

14

8

1

6

2

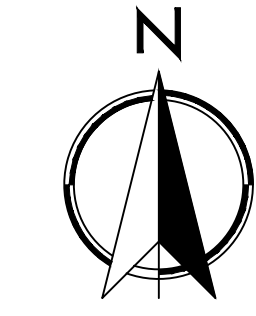
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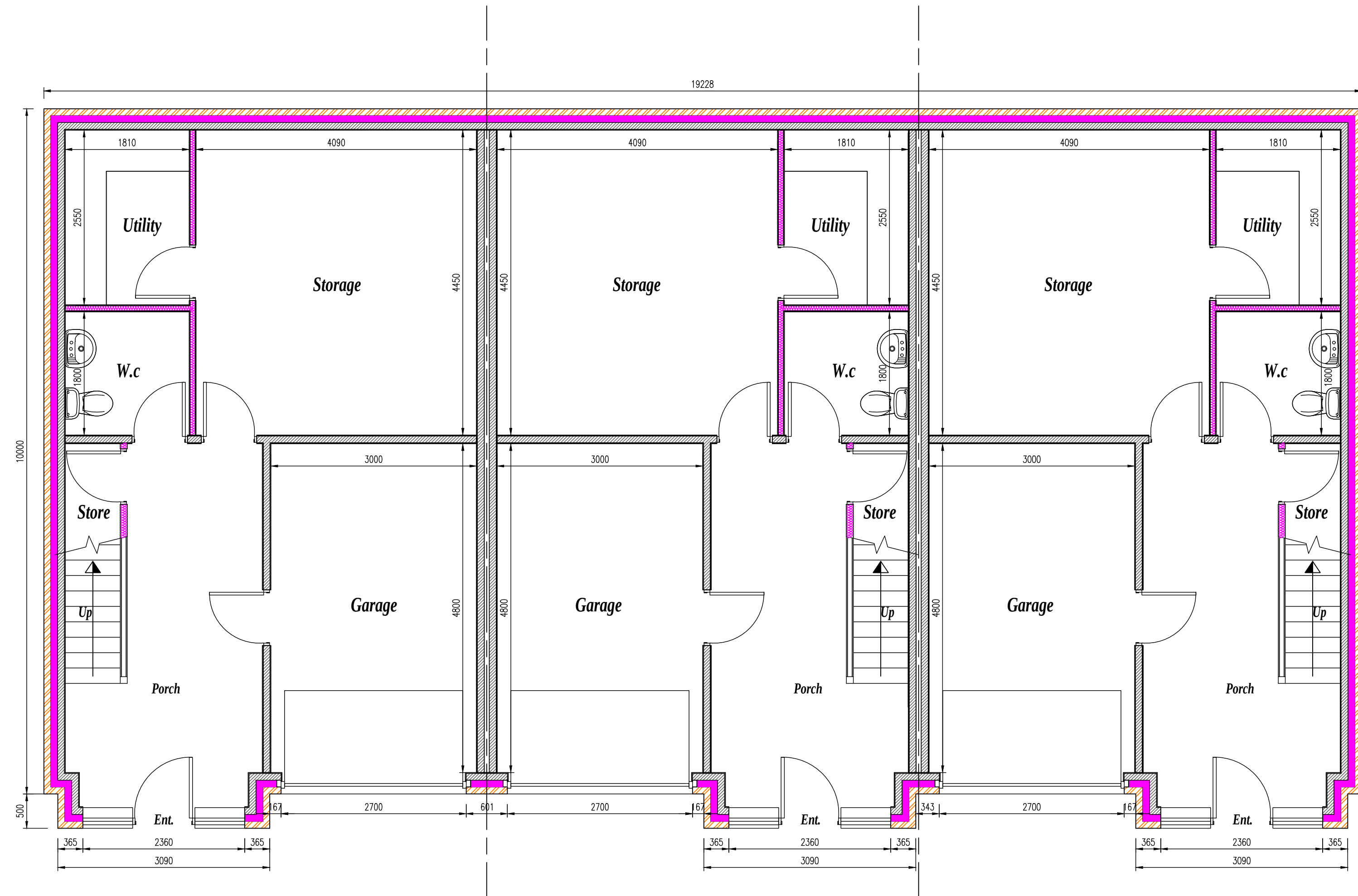
Mob : 07805560652
e-mail: tdmdesign@live.co.uk

Client:	AMMCO DEVELOPMENTS
Address:	LAND AT HILLSIDE, WOOLLEY BRIDGE, HADFIELD, GLOSSOP, SK13 2NX
Project:	REMOVAL OF EXISTING DWELLING WITH A NEW DEVELOPMENT OF 7x NEW DWELLINGS
Dwg Title:	PLANNING: EXISTING LEVELS PLAN
Date:	JANUARY 2023
Job No:	05.22.380
Drawn:	D.L.
Scale:	1 : 300 @A1
Dwg No:	PL02
Checked:	D.L.

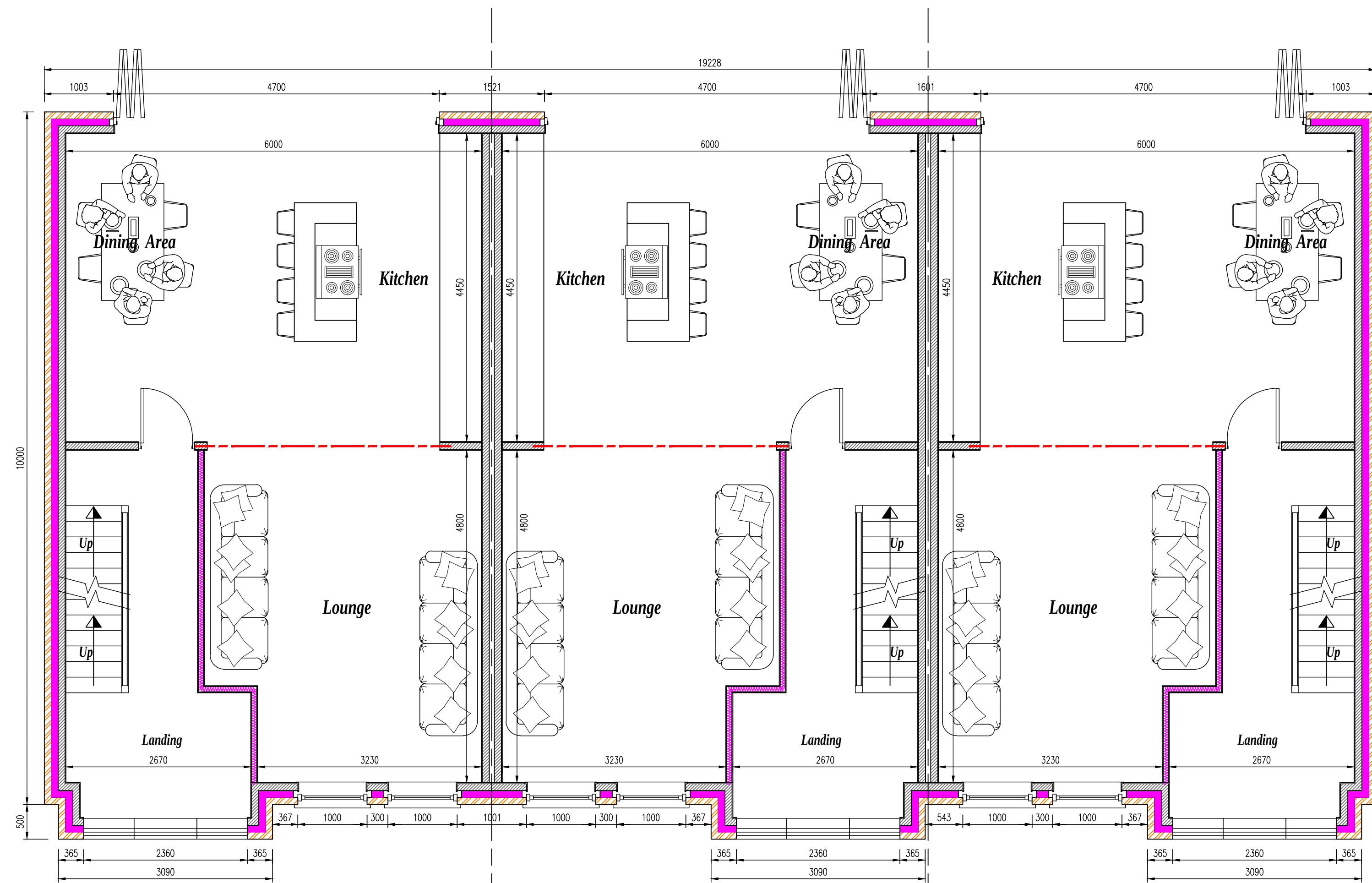
EXISTING LEVELS PLAN scale 1:500



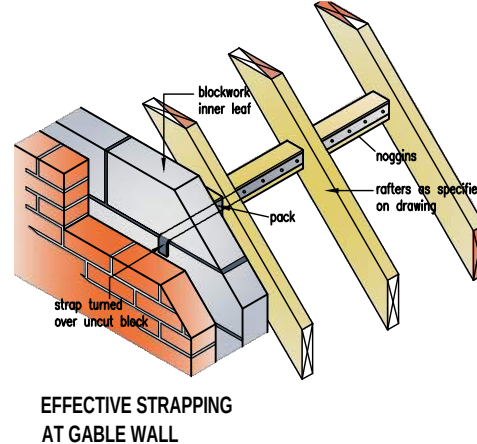
scale 1:300



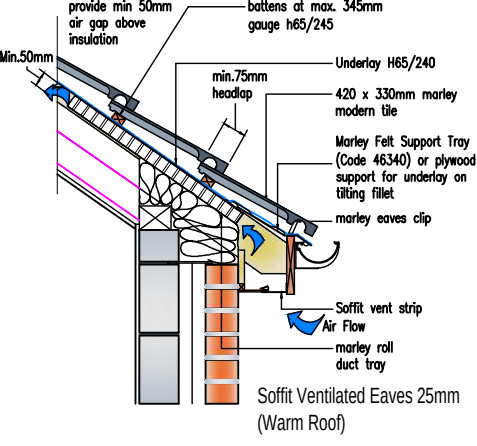
PROPOSED LOWER GROUND FLOOR PLAN scale 1:50



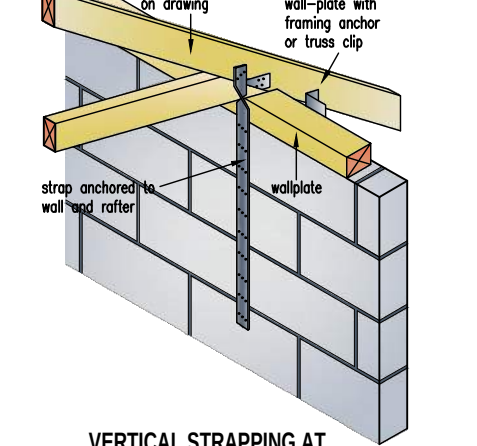
PROPOSED UPPER ROUND FLOOR PLAN scale 1:50



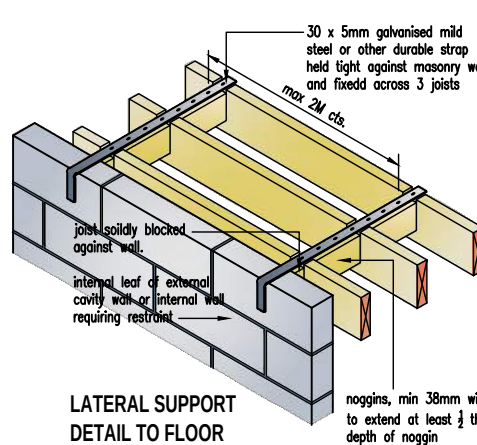
EFFECTIVE STRAPPING AT GABLE WALL



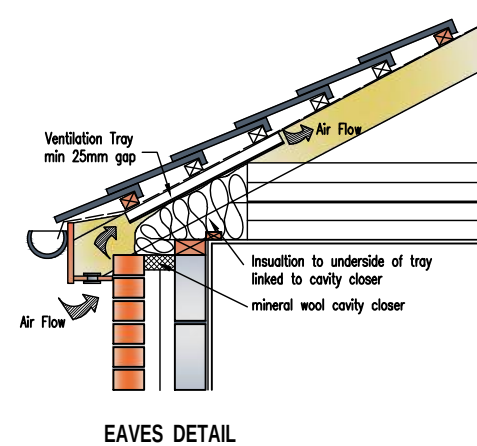
EAVES DETAIL - SLOPING CEILING



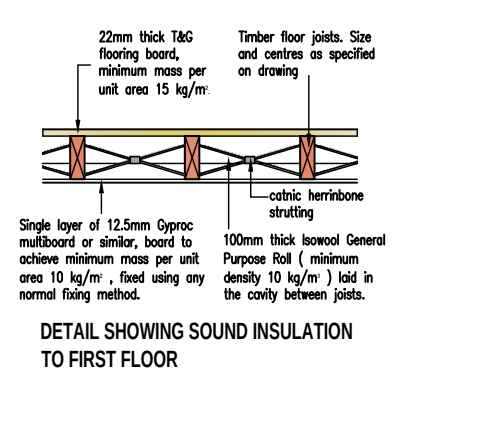
VERTICAL STRAPPING AT EAVES OF PITCHED ROOFS



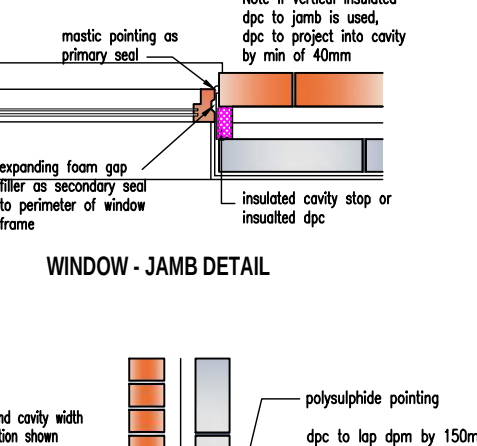
LATERAL SUPPORT DETAIL TO FLOOR



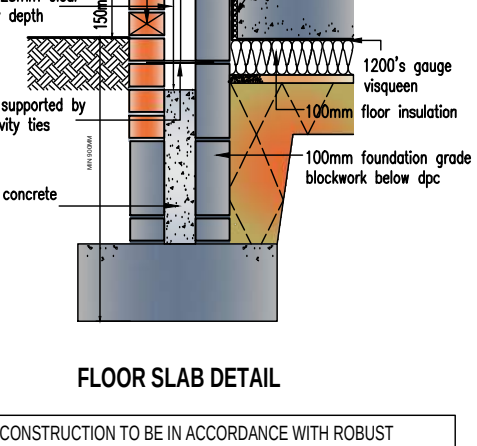
EAVES DETAIL



DETAIL SHOWING SOUND INSULATION TO FIRST FLOOR



WINDOW - JAMB DETAIL



FLOOR SLAB DETAIL



ROBUST CONSTRUCTION DETAILS

20. **Unstable material**
Vegetable matter such as turf and roots should be removed from the ground to be covered by the building at least to a depth to prevent later growth. The effects of roots close to the building also need to be assessed. Where mature trees are present on sites with shrinkable clays the potential damage arising from ground heave to services and floor slabs and concrete should be assessed. Reference should be made to BRE Digest 2822. Where soils and vegetation type would require significant quantities of soil to be removed, reference should be made to BRE Digests 2423 and 2424, and to the FBE (Foundation for the Built Environment) report25.

Construction Design and Management Regulations 1994 (CDM REGULATIONS), and Health and Safety at Work etc. Act 1974
Designers CDM Statement
The Client is respectfully reminded of his or her duties under the above act and referred to the Health and Safety Executive's Guidance note 39 "The Role of the Client".
The Designer encompasses on this drawing are classed as simple construction using traditional methods and materials available to general builders. As such they do not present any unusual circumstances in their execution or risks which a competent builder could not be reasonably expected to know.
For alteration work requiring new openings in walls or the removal of existing walls, the builder is to follow the guidance in the Building Research Establishment Good Building Guide No 15. It is 20 providing temporary support during work on openings in external walls and removing internal load bearing walls in older dwellings.
1. The Contractor shall ensure that he and all visitors to site are fully aware of these regulations and ensure full compliance with same and include for all necessary documentation.
2. Contractor to provide all necessary scaffolding with edge protection to prevent persons falling or falling debris. Also to provide protection to adjoining properties along site boundary.
3. All necessary safety precautions to be taken when working at high level. i.e. using safety harness.
4. Contractor to investigate possible live or redundant services within the site and any hazardous material that may be present. Refer to *Avoiding danger from underground services, HSG 47, Control of Asbestos at Work Regulations 2002, Control of Substance Hazardous to Health Regulations 2002 and Dangerous Substances and Explosive Atmospheres Regulations 2002*.
5. All persons entering site to have all necessary protective clothing and head protection compliant with health and safety. Refer to *Personal Protective Equipment at Work Regulations 1992* (as amended).
6. Clearing of windows to be accessible from inside if they are unable to be accessed from exterior.
7. All necessary propping and support required for excavation of trenches, retaining walls and underpinning to be installed in accordance with a structural engineers details and specification.
8. Contractor to provide all necessary support to maintain stability of existing or neighbouring structures.
9. Danger of collapse to trenches caused by heavy machinery, working above or near.
10. Danger of persons falling into trenches.
11. Use of power tools and equipment. Refer to *Provision and Use of Work Equipment Regulations 1998 and Electricity at Work Regulations 1989*.
12. *Electrical Safety, Quality and Continuity Regulations 2002*.
13. Avoid chasing of walls for Services.
14. Risk of working with glass. Risks of working at height and from falling objects.
15. Risks of working with dust (cement) - protective gear/breathing protection to be used. Refer to *Control of Substance Hazardous to Health Regulations 2002*.
16. Precursors to be taken when lifting heavy materials objects and beams into position above 20kg - use Adequate lifting machinery. Refer to *Lifting Operations and Lifting Equipment Regulations 1998, Manual Handling Operations Regulations 1992*.
17. Risk of overhead power cables within and around the site.
18. Installation of use of flammable materials. Refer to *Fire Precautions (Workplaces) Regulations 1997*.
19. Access into and out of site - traffic management into and out of site. Refer to *Design of Work - Managing work related road safety, HSG 262*.
20. Precursors to be taken when working in confined spaces. Refer to *Confined Spaces Regulations 1997 And Safe work in confined spaces, Approved Code of Practice, Regulations and Guidance, L 153*.
THE CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPLICABLE.
21. *Asbestos Regulations 1985*
22. *Construction Health, Safety and Welfare Regulations 1996*
23. *Health & Safety (First Aid) Regulations 1981*
24. *Health & Safety (Young Persons) Regulations 1997*
25. *Construction (Design and Management) Regulations 1994*
26. *Management of Health and Safety at Work Regulations 1999*
27. *Noise at Work Regulations 1989*
28. *Pressure Systems Safety Regulations 2000*
29. *Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995*
30. *Supply of Machinery (Safety) Regulations 1992* (as amended)
31. *Workplace (Health, Safety and Welfare) Regulations 1992*
32. *Managing Health and Safety in Construction, Approved Code of Practice and Guidance, HSG 224*
33. *Successful health and safety management, HSG 65*
34. *Vibration Solutions, HSG 170*

What does the Party wall Act say if I want to build up against or outside the boundary line?
If you plan to build a party wall or party fence wall outside the boundary line, you must inform the Adjoining Owner by serving a notice. You must also inform the Adjoining Owner by serving a notice if you plan to build a wall wholly on your own land but up against the boundary line.
The Act contains no enforcement procedures for failure to serve a notice. However, if you start work without having first given notice in the proper way, Adjoining Owners may seek to stop your work through a court injunction or seek other legal redress.
How long in advance do I have to serve the notice?
At least one month before the planned starting date for building the wall. The notice is only valid for a year, so do not serve it too long before you wish to start.
What happens after I serve notice about building the boundary line?
If the Adjoining Owner agrees within 14 days to the building of a new wall outside the boundary line, the work (as agreed) may go ahead. The expense of building the wall may be shared between the owners where the benefits and use of that wall will be shared. The agreement must be in writing and should record details of the location of the wall, the location of costs and any other agreed conditions.
If the Adjoining Owner does not agree, or is failing, within 14 days, to the proposed new wall outside the boundary line, you must build the wall wholly on your own land, and wholly at your own expense. However, you have a right to place necessary footings for the new wall outside your neighbour's land subject to compensating for any damage caused by building the wall or laying the foundations. There is no right to place reinforced concrete under your neighbour's land without their express written consent.
You may start work one month after your notice was served. What does the Act say if I want to excavate near neighbouring buildings?
If you plan to excavate, or excavate and construct foundations for a new building or structure, within 3 metres of a neighbouring owner's building or structure, where that work will cut into the downwards at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner or owners by serving a notice. "Adjoining Owner" may include your next-but-one neighbour if they have foundations within 6 metres. The notice must also state whether you propose to strengthen or replace the foundations of the building or structure belonging to the Adjoining Owner. Plans and sections showing the location and depth of the proposed excavation or foundation and the location of any proposed building must also accompany the notice.
The Act contains no enforcement procedures for failure to serve a notice. However, if you start work without having first given notice in the proper way, Adjoining Owners may seek to stop your work through a court injunction or seek other legal redress.
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NOTE: THE CLIENT IS ADVISED TO READ THE PARTY WALL ACT 1996 FULLY FOR EXAMPLES OF NOTICES SERVED AND FOR FURTHER INFORMATION WITH REGARDS TO THE ABOVE.
Approved Document P (Electrical Safety)
All Electrical Work to which the Requirements of Part P (Electrical Safety) apply, will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Local Authority must be satisfied that either: An Electrical Installation certificate issued under a "Competent Persons" scheme has been issued or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted and confirm that the work has been inspected and tested by a "competent person". A "competent person" will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and to the technical standards set out in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
NOTE: THE ELECTRICAL LAYOUT SHOWN IS FOR BUILDING REGULATIONS SUBMISSION ONLY.
THE BUILDING INSPECTOR MUST BE INFORMED OF ANY CHANGES TO THE LAYOUT PRIOR TO WORK COMMENCING AND WORKS TO BE CARRIED OUT BY A COMPETENT PERSON AS DESCRIBED ABOVE.
CONTRACTOR TO AGREE POSITION OF ELECTRICAL ITEMS AND RADATORS WITH CLIENT PRIOR TO WORK COMMENCING.
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