

Flood Risk Assessment

Although this site is located within a flood zone 1 & 2, I have been reaffirmed by 'planning@highpeak.gov.uk' that written confirmation that the works don't need a flood risk assessment will be sufficient for resubmission. As per the email chain below, it has been confirmed by Liz Mcdonald of NPS property consultants that works can proceed without approval due to the elevation of the works and Health & Safety concerns associated with the current state of the Chimney Pots.

Sharpley, Jamie

From: Gardner, Ruth
Sent: 05 December 2023 12:00
To: Sharpley, Jamie
Cc: Matthews, Darren
Subject: FW: [EXT] RE: Chimney Works - The Springs, Buxton
[Hi both,](#)

[FYI the below – is this sufficient to allow resubmission of the planning application?](#)

[Kind regards,](#)

Ruth Gardner
Associate
Mob: +447714735027

From: Macdonald, Liz <Liz.Macdonald@nps.co.uk>
Sent: Tuesday, December 5, 2023 11:43 AM
To: Gardner, Ruth <Ruth.Gardner@workman.co.uk>
Cc: Sosa, Selvey <selvey.sosa@workman.co.uk>; Wright, George <George.Wright@workman.co.uk>
Subject: [EXT] RE: Chimney Works - The Springs, Buxton

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Hi Ruth

I confirm that I am happy that a Flood Risk Assessment is not required for these repairs to the roof.

Kind regards

Liz

Liz Macdonald Associate Director - Estates

NPS Property Consultants



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From: Gardner, Ruth <Ruth.Gardner@workman.co.uk>

Sent: 04 December 2023 16:02

To: Macdonald, Liz <Liz.Macdonald@nps.co.uk>

Cc: Sosa, Selvey <selvey.sosa@workman.co.uk>; Wright, George <George.Wright@workman.co.uk>

Subject: Chimney Works - The Springs, Buxton

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Dear Liz,

As you will be aware, we instructed some works to be completed to the Chimneys as pictured some time ago and the Building Consultancy team are currently in the process of obtaining the necessary planning consent before proceeding with the works however the application has been rejected because the Planning Department have asked them to provide a Flood Risk Assessment as it is a local requirement on the validation guidance. As the repair works to the chimney pot are located on the roof elevation, we struggle to see why a Flood Risk Assessment would be relevant however Planning have advised that written approval would be sufficient to attach to the resubmitted application in order to circumvent this. It would therefore be much appreciated if you could provide confirmation by return that you are happy that a Flood Risk Assessment would not be required in this instance given the location of the works needed?

I look forward to hearing from you.

Kind regards,

Ruth Gardner
Associate
Workman LLP



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