

Appendix 7.2

RESTRICTIONS FOR THE USE AS GARDEN LAND

Dominic Frain Engineer Flood Risk Management Tel: 0113 39 50515

Flood Risk Management records indicate that there is a culverted watercourse running under and into the land behind property no.25.

Please note the following restrictions:-

- 1) Without the previous consent of the council, no trees must be planted or structures erected:-
 - i) over or within 9 metres of the landward toe of the bank where there is an embankment or wall
 - ii) within 9 metres of the top of the batter where there is no embankment or wall
 - iii) where the watercourse is enclosed within 9m of the enclosed structure.

(In compliance with the Leeds City Council Land Drainage Bylaws/ to protect the culverted watercourse so that it can effectively drain the site.)

- 2) No buildings or structures to be constructed within 9m either side of watercourse unless agreed with LCC Flood Risk Management.
- 3) There shall be no surcharging i.e. overloading of the culvert pipeline by landscaping feature i.e. earth mounding's or temporary stockpile of materials unless agreed and approved by LCC Flood Risk Management (pipe strength to be proved).
- 4) Any new land drainage or surface water outfall connections proposed to the watercourse shall be agreed/approved by LCC Flood Risk Management under the LCC Land Drainage Bylaws and the Environment Agency (under the Land Drainage Act 1991).

5) Any proposal for culverting works, diversion works or opening up works affecting the watercourse will require the consent of LCC Flood Risk Management under S263(1) of the Public Health Act 1936 and the Environment Agency (S23 Land Drainage Act 1991).