

# Whalley New Road, Blackburn Design works for Planning Permission

## Project Description Sheet

**Location**  
Blackburn

**Client**  
European Real  
Estates Ltd

**Completed**  
2006

### Key Project Elements

Highway layout

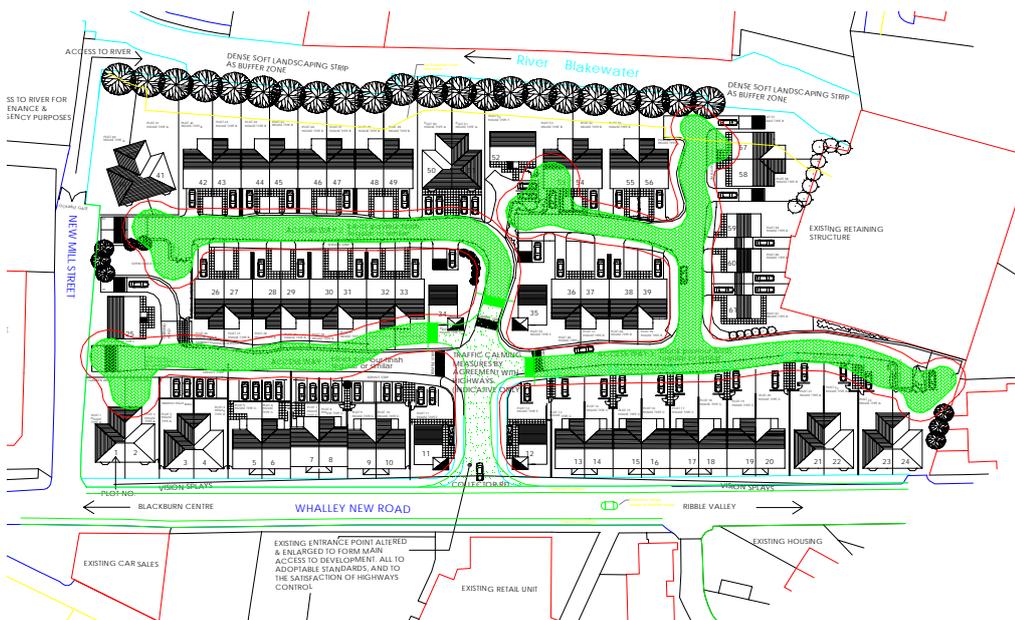
Drainage layout

Advice on existing  
retaining structures

Noise Assessment

Flood Risk Assessment

Ground Investigations



PSA design were commissioned to assist Richard Stirrup Associates in preparing details of a housing scheme for a brownfield site off Whalley Road in Blackburn. The work was undertaken in preparation of a planning submission.

Around 60 houses are proposed on the site which slopes away from Whalley Road down to the River Blakewater.

PSA were asked to provide preliminary layouts for the highways and drainage, liaising with Blackburn with Darwen Borough Council and United Utilities.

The Environment Agency required a Flood Risk assessment for the site due to the proximity of the River Blakewater. This was produced and submitted to the approval of the agency.

The proximity of the site to Whalley Road and also to commercial premises required that a noise assessment survey was undertaken and a report produced by ourselves. This was completed and submitted to the satisfaction of the Environmental Health Officers.

Our advice was also required on the existing retaining walls adjacent to the River and their ongoing maintenance issues. The Environment Agency require access to the river at all times with a buffer zone between the walls and the housing.

PSA also undertook all ground investigation works including extensive contamination testing given the nature of the possible previous site uses.