

894 WILMSLOW ROAD
DIDSBURY, MANCHESTER

MINOR FLOOD RISK ASSESSMENT

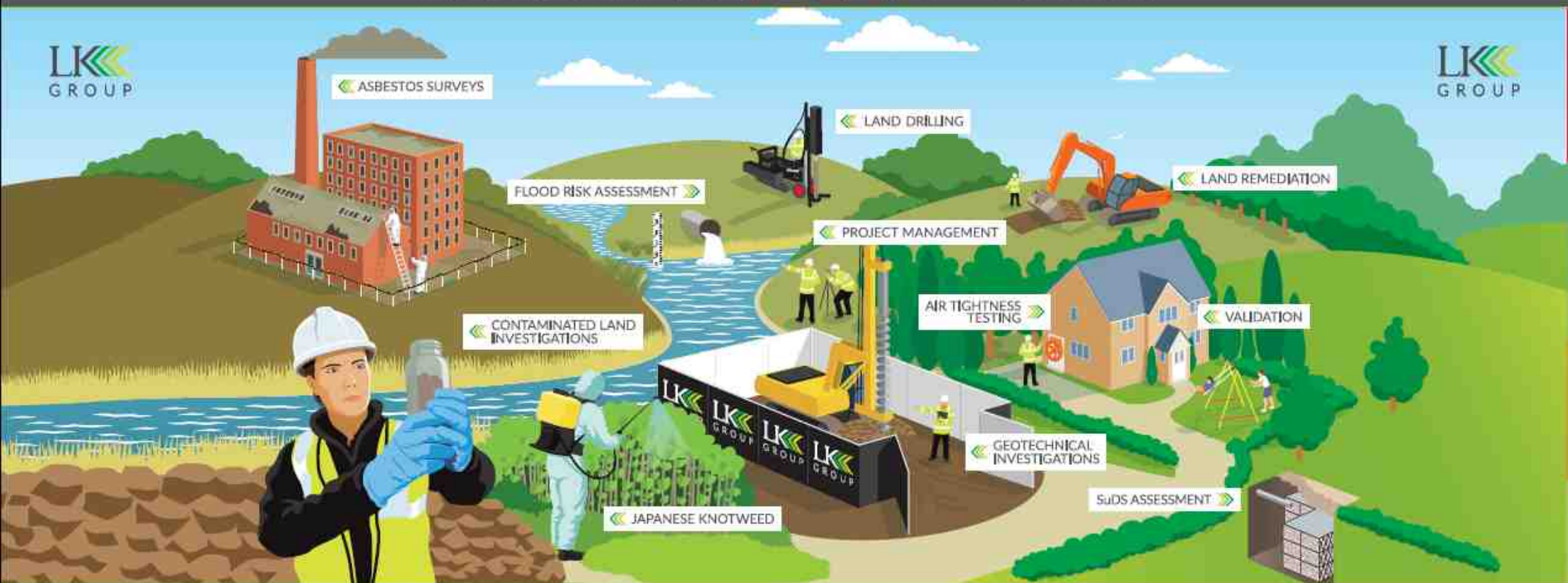
Job Number: FRA21 1167
Date: November 2021
Client: Khalid Siddiqui



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LK Consult			
Document Verification			
Site Address	Land at 894 Wilmslow Road, Didsbury, Manchester. M20 5PG		
Report Title	Minor Flood Risk Assessment		
Job Number	FRA 21 1167	Document Ref.	FRA 21 1167 - R0
Date Issued	November 2021	Report Version	R0
Prepared By	Mark Jones - Associate	Signature	
Reviewed By	Lisa Aspinall – Senior Engineer	Signature	

Revision Record			
Revision No.	Date	Nature of Revision	Approved By

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EXECUTIVE SUMMARY

Scope and Background

This Flood Risk Assessment (FRA) has been undertaken by LK Consult Ltd (LKC) to support a planning application for the development of land at 894 Wilmslow Road, Didsbury. The minor development comprises of a replacement single story extension to the rear and a part double height extension to the side incorporating an extension into the roof of the property.

LKC has prepared this FRA in line with the NPPF and Technical Guidance where appropriate. The report considers the proposals to identify any existing flood risks to the to the property.

Consultation Data

The Environment Agency (EA) has been consulted to inform the preparation of this report. They have provided a more detailed flood map and other risk maps.

This confirms that there is a negligible to low risk of flooding to this site from all sources.

Flood Risk

Environment Agency flood maps indicate that the site is potentially vulnerable to fluvial flooding from the River Mersey to the south of the site.

The site is shown on the Environment Agency's (EA) website Flood Zone Mapping as being in Flood Zone 2 (PPG Table 1).

The site is in Flood Zone 2 – Low Risk – between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%).

However, comparison with the long term flood risk data that considers the flood defences along the River Mersey classifies the risk as Very Low.

The surface water risk is classified as Low on the long term flood summary, but this is for any location within 20m of the property and the mapping indicates the development would have a Very Low risk.

Mitigation

Design

Floor levels of the extension to the dwellings will be set as high as possible above the final ground level but no lower than the existing property floor level giving regard to necessary access for the less-able.

The site is considered to be at Very low risk of flooding. It is recommended that the minimum finished floor levels for the development should be set to at least the existing floor level so as not to increase risk to the occupants and a nominal height above the proposed ground levels. This is to allow for overland flow during exceedance flows from an extreme event or a drainage failure.

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Appendices

Appendix A:	Figures, Plans and Drawings
Appendix B:	Site Information
Appendix C:	Environment Agency Data

1 Introduction

1.1 Background

LK Consult Ltd (LKC) were commissioned by Khalid Siddiqui to carry out a Minor Flood Risk Assessment (FRA) for 894 Wilmslow Road. The report was undertaken in support of a planning application to extend the existing property.

The report will address the vulnerability to flooding from all possible sources. The issues of actual flood risk are discussed in Section 4.

LKC has prepared this Minor Flood Risk Assessment (FRA) in line with the NPPF and the PPG where appropriate. The level of detail entered into any flood risk assessment is dependent upon the scale and potential impact of the proposed development, and the vulnerability classification of the proposed land-use.

1.2 Site Details

A summary of the general site details is presented in Table 1-1. Plans, Drawings and Figures are provided in Appendix A. Figures 1 and 2 indicate the site location and the proposed development.

Site Details	
Location	Wilmslow Road to the north of Moor Park Road, East Didsbury, M20 5PG. Centred at approximate National Grid Reference 385465E 390085N.
Topography	35 metres above ordnance datum (AOD) on the road adjacent to the property. Site is approximately level.
Proposed Development	Extension to the existing property.

Table 1-1: Summary of site details.

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2 Site Setting

2.1 Vulnerability

As an initial phase in identifying whether a site is potentially at risk of flooding, LKC has consulted the Environment Agency's (EA) website Flood Zone Mapping. This mapping is (often) based on coarse scale modelling and provides only an initial indication of the flood risk to a site. The Environment Agency Flood Zone maps were developed using a very coarse Digital Elevation Map (DEM) and are superseded by a more detailed analysis of modelled flood levels and topographic survey levels.

The Flood Zones divide the floodplain into three categories of flood risk, and do not take flood defences into account. The NPPF defines the Flood Zones as:

- Flood Zone 1 – little or no risk, with annual probability of flooding from rivers and the sea of less than 0.1% (1 in 1000).
- Flood Zone 2 – low to medium risk, with annual probability of flooding of 0.1 to 1.0% from rivers and 0.1 to 0.5% from the sea.
- Flood Zone 3 – high risk of flooding with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

The Flood Zone Mapping indicates the site as being within Flood Zone 2 in the PPG (paragraph 065, Table 1).

The proposed development is for a residential extension this is classified within the 'More Vulnerable' category in the PPG (paragraph 066, Table 2).

2.2 Environmental Setting

LKC has undertaken a review of public domain information including British Geological Survey data, Environment Agency data, historical mapping and aerial photography to provide a summary of the environmental setting of the site. This is summarised in Table 2-1 below.

Summary of the Environmental Setting		
Geology	Superficial	None recorded.
	Bedrock	Oxford Clay Formation (Mudstone).
Hydrology	All adjacent and internal surface water	Ordinary watercourse to the south of Parrs Wood High School and north of the playing fields.
		River Mersey to the south of the playing fields.

Table 2-1: Summary of the Environmental Setting.

2.3 Site Levels

There is a highway spot level of 35mAoD adjacent to the property.

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3 Consultation

Information from consultees Environment Agency (EA) is summarised in Table 3-1 below.

Relevant correspondence / information is provided in Appendices C (EA)

Source	Details	
Environment Agency	Flood Zone 2: low risk, with annual probability of flooding of 0.1 to 1.0% from rivers and 0.1 to 0.5% from the sea. The site is described as a Very Low risk on the long term fluvial flood risk information which considers the effects of the flood defences.	
	Modelled Levels for the River Mersey	No information received at the time of writing.
	Records of Flooding	No information available.
	Records of Flood Warning Service	The site is within the northern edge of a flood warning service area.
	Surface Water Flooding	Very low risk of surface water flooding
	Flooding from reservoirs	At risk of flooding from reservoirs.
	Groundwater Source Protection Zone	Not within Source Protection Zone.

Table 3-1: Summary consultee information.

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4 Assessment of Flood Risk

4.1 Flood Zones

The detailed flood map provided by the EA indicates that the site is in Flood Zone 2 (see Appendix C). The site is also defended by the main river flood defences.

4.2 Sources of Flooding

The risk of flooding from the following flood sources has been considered:

Fluvial – The EA has confirmed the study area is within Flood Zone 2. Therefore, the undefended flood risk associated with this source is Low. As this area is defended this has been classified as Very Low risk by the EA for the long term flood risk of the site.

Tidal – The study area is remote from the sea and tidally influenced water bodies. Therefore, the flood risk associated with this source is considered negligible.

Pluvial (Rainfall) – The surface water flood risk maps show no potential areas that have the potential to flood during prolonged heavy rainfall. There may be limited flooding in the garden area if the existing drainage is blocked. This needs consideration within the detailed design or there is the potential to have areas of standing water in gardens and landscaped areas not positively drained if overland flow routes are not considered. Therefore, the risk of flooding from surface water flooding is Very Low but should be considered further during the detailed design.

Surface Water (Overland flow) – This relates to surface water entering the site. There is no significant impermeable area at a level generally above that of the study area. Any surface water arising from the surrounding roads is likely to be intercepted by the highway drains and therefore pose no threat to the development. If there was a drainage failure causing overland flow it would flow towards the eastern boundary. The risk of flooding from surface water is Very Low.

Groundwater – The BGS has groundwater records for the study area in the form of borehole records. The EA have determined that there is no risk from groundwater flooding. The shallow groundwater records indicate that water may enter any deep excavations or service trenches during construction and de-watering may be necessary. Therefore, the flood risk associated with this source is considered Very Low in the long term but there may be some perched water locally.

Sewers – The nearest public sewers are to the east of the property in Wilmslow Road to the east of the property and overland flow from these sewers will flow to the south away from the property. Therefore, the flood risk associated with this source is considered Very Low.

Artificial sources – According to the EA online maps, the study area is at risk from reservoir flooding. The likely risk of an incident occurring if the reservoirs are adequately maintained and monitored is low. Therefore, the flood risk associated with this source is considered Low.

4.3 Summary of Flood Risk

Source of Flooding	Risk Assessment Level
Fluvial	Very Low
Pluvial (Rainfall)	Very Low
Surface Water	Very Low
Tidal	Negligible
Groundwater	Very Low
Sewers	Very Low
Artificial Sources	Low

Table 4-1: Summary of Existing Risk Level.

The site is located within Flood Zone 2 and a Low risk of flooding from fluvial, groundwater and artificial sources have been identified for the site.

5 Mitigation Measures

5.1 Proposed Site levels and Developments Level

Current Environment Agency guidance recommends that the minimum ground floor levels of minor residential developments such as extensions should be set at no lower than the existing floor level so as not to increase the risk to the property and its occupiers.

The development proposed may be subject to flooding at more extreme events than those considered. Flood resilience measures should be included into ground floor construction to aid recovery after any event. If utilised, typical measures would include solid floors, use of suitable materials and services fed from upper floors with outlets at high level. The need can be discussed and agreed with building control officers during detailed design.

5.2 Residual Risk

It is impossible to completely guard against flooding since extreme events greater than the design standard event are always possible. However, ground floor levels should be set above proposed levels across the site and provide a nominal freeboard to allow overland flow under exceptional conditions. Overland flow routes should be considered in case of drainage failure and the extreme events.

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6 Conclusions

The site is shown on published mapping to be located just within the Environment Agency's Flood Zone 2. When the long term flood risk including the defences along the River Mersey are taken into account the EA have classified the risk of flooding as Very Low.

A Low risk of flooding from artificial sources have been identified from information provided by the EA but it is classified as extremely unlikely that the cumulative effects flooding from all the named reservoirs would occur at one time.

An assessment of these risks in conjunction with the development proposals have resulted in the following recommendations for the safe development of the site:

- » The recommended minimum finished floor level is the same as the existing.
- » The finished floor level should also be set at a nominal height above the finished ground levels to allow for overland flow routes in extreme events and drainage failures.

Further details on the proposed mitigation measures are provided in Section 5. All proposed measures should be agreed with the Local Authority prior to commencement of the development.

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Appendix A

Figures, Plans and Drawings

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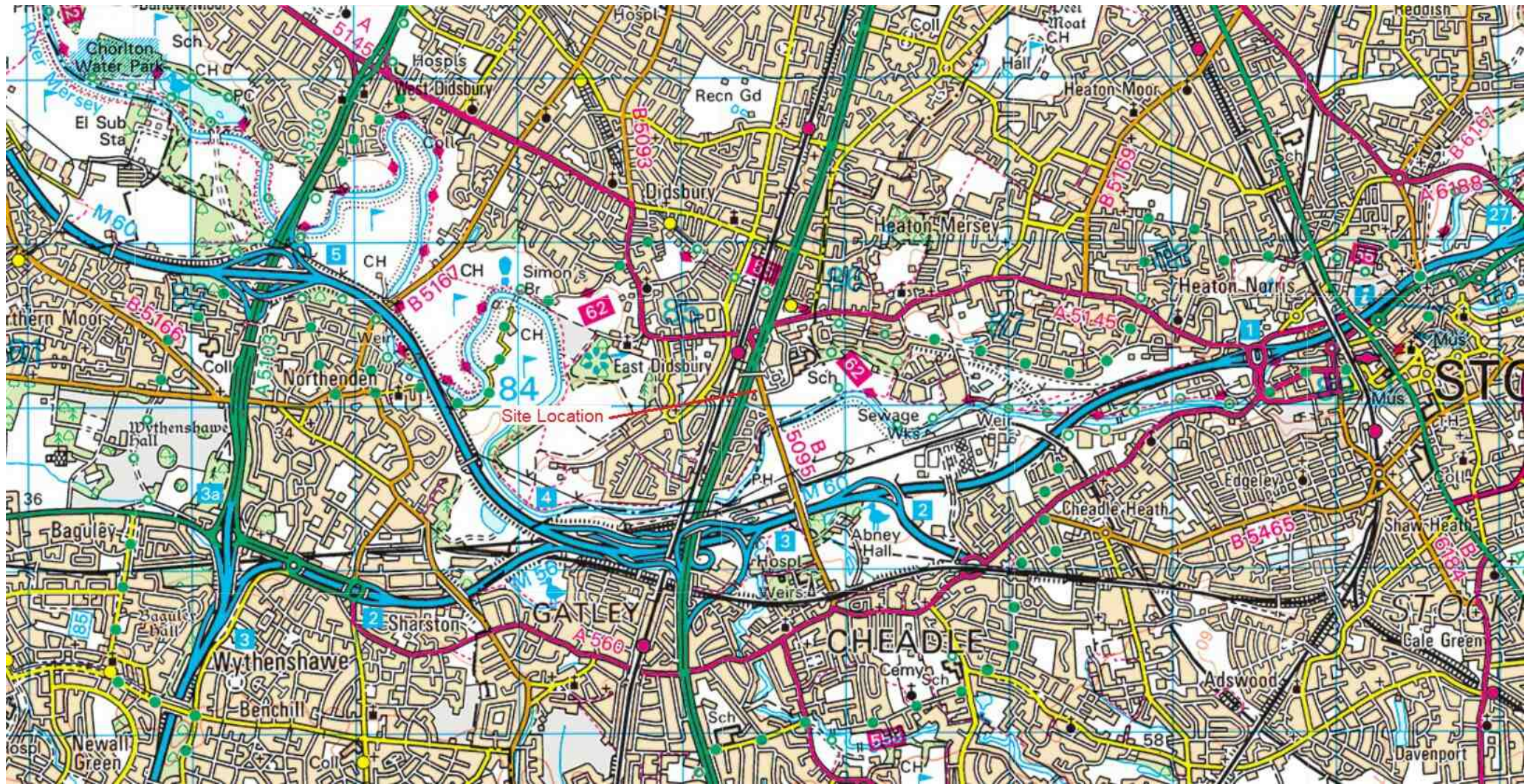


Figure 1 - Location Plan



Figure 2 - Location Plan

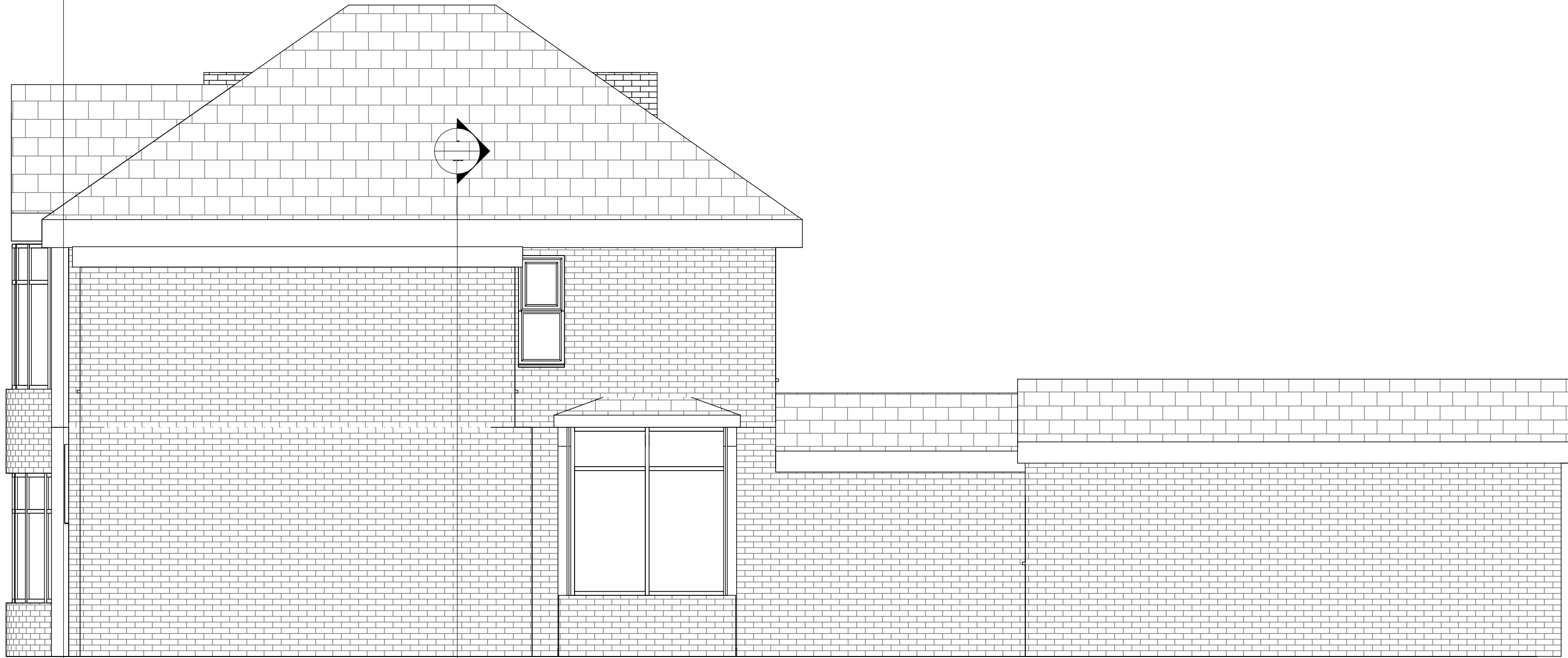
Appendix B

Site Information

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1 North EXISTING
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2 East EXISTING
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3 South EXISTING
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4 West EXISTING
1 : 50

Rev	Description	Date	Dr	App
original by		date created	by	by
NK		11/27/20	NK	



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client name			
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project			
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drawing			
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Text Key

- Proposed Red Facing Brick to match Existing
- Proposed Tiles to match existing roof covering
- Proposed White PVCu Roof Lantern
- Proposed White PVCu Double Glazed Windows
- Proposed White PVCu Obscured Double Glazed Windows
- Proposed Velux PVCu Roof Light
- Bi-Fold Aluminium Anthracite External Door
- Cement Slate Roof Blue/Black Hanging Tiles
- GRP Flat Roof - Anthracite top cop finish
- Composite Double Glazed doors

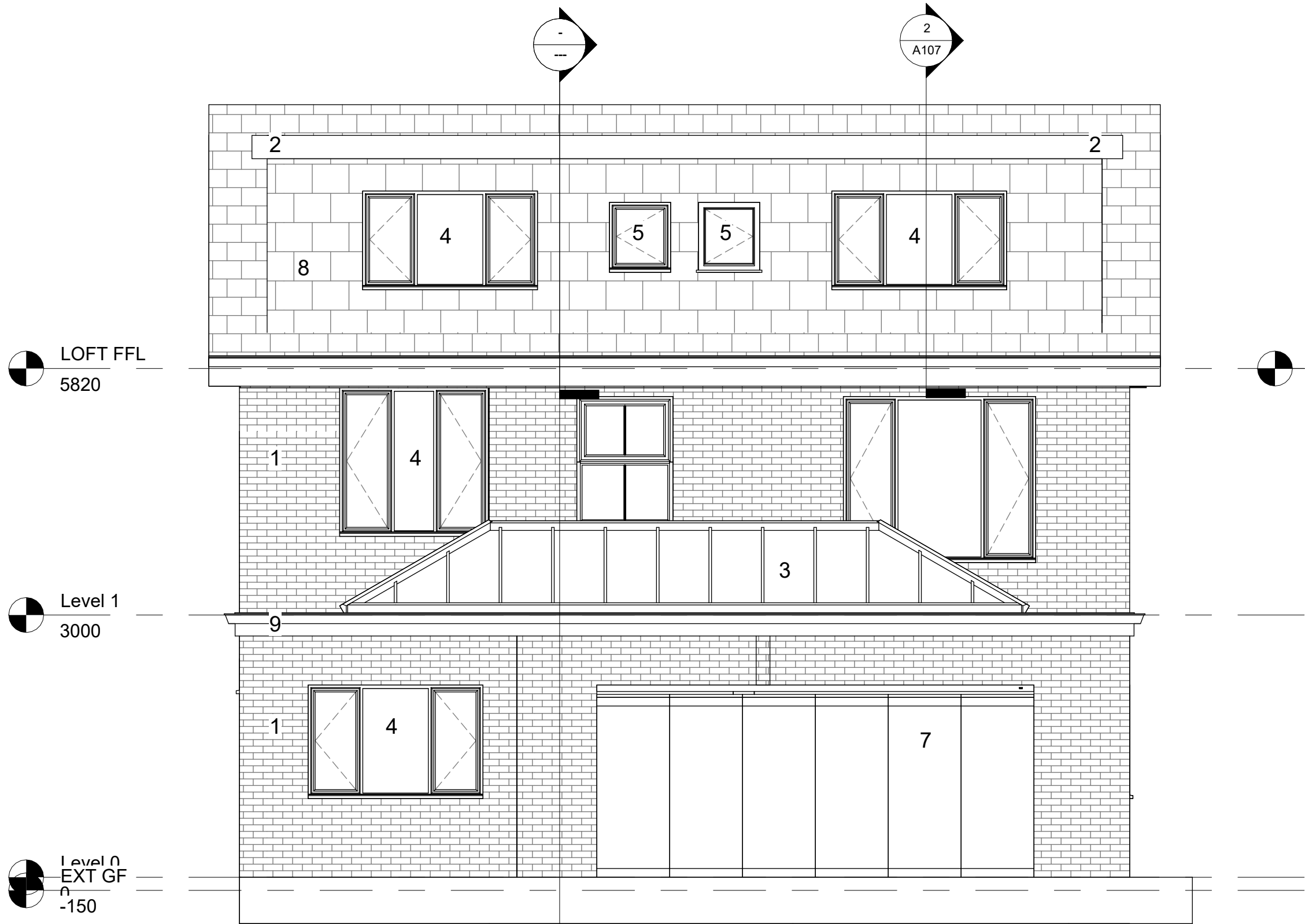
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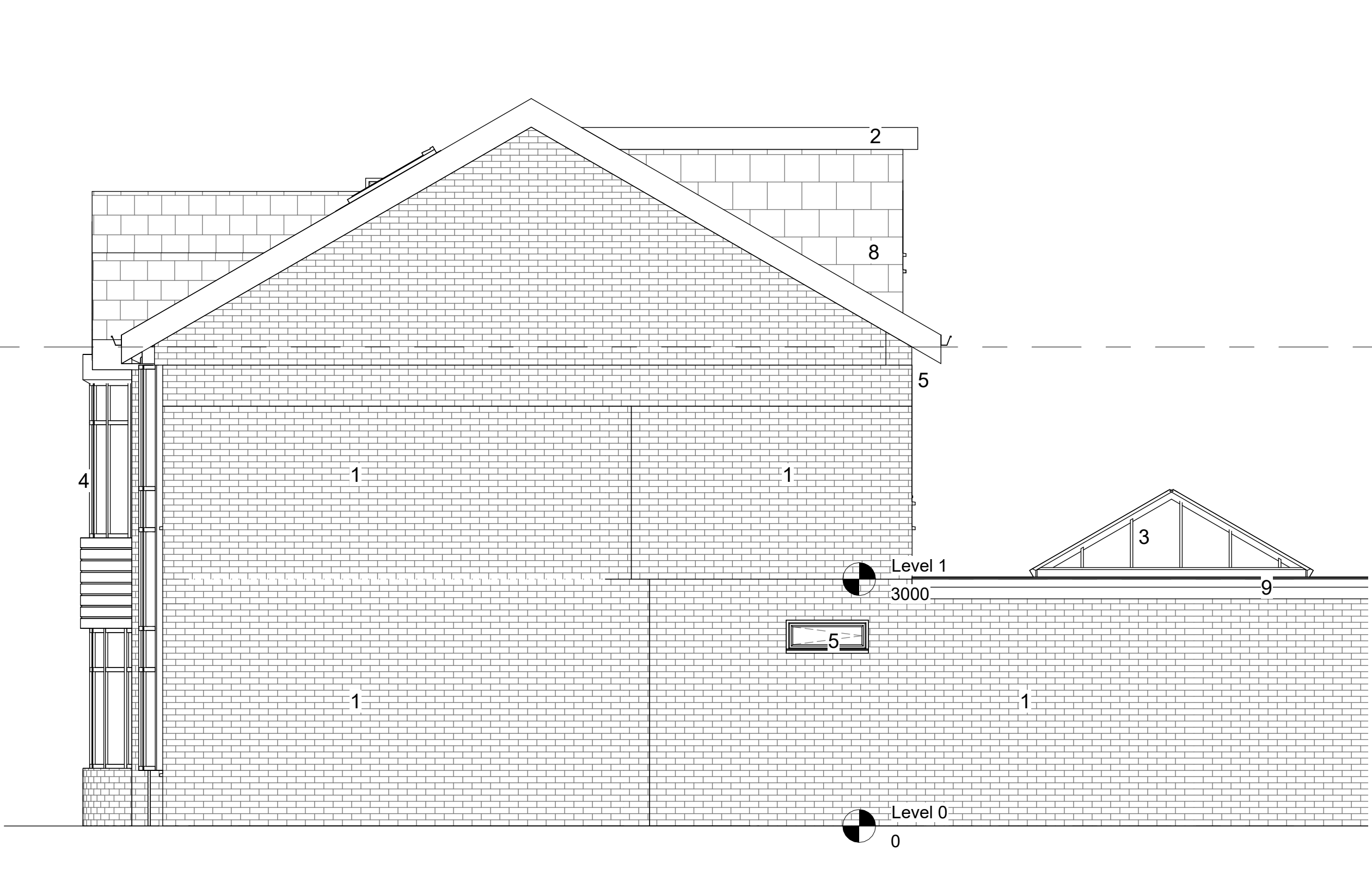
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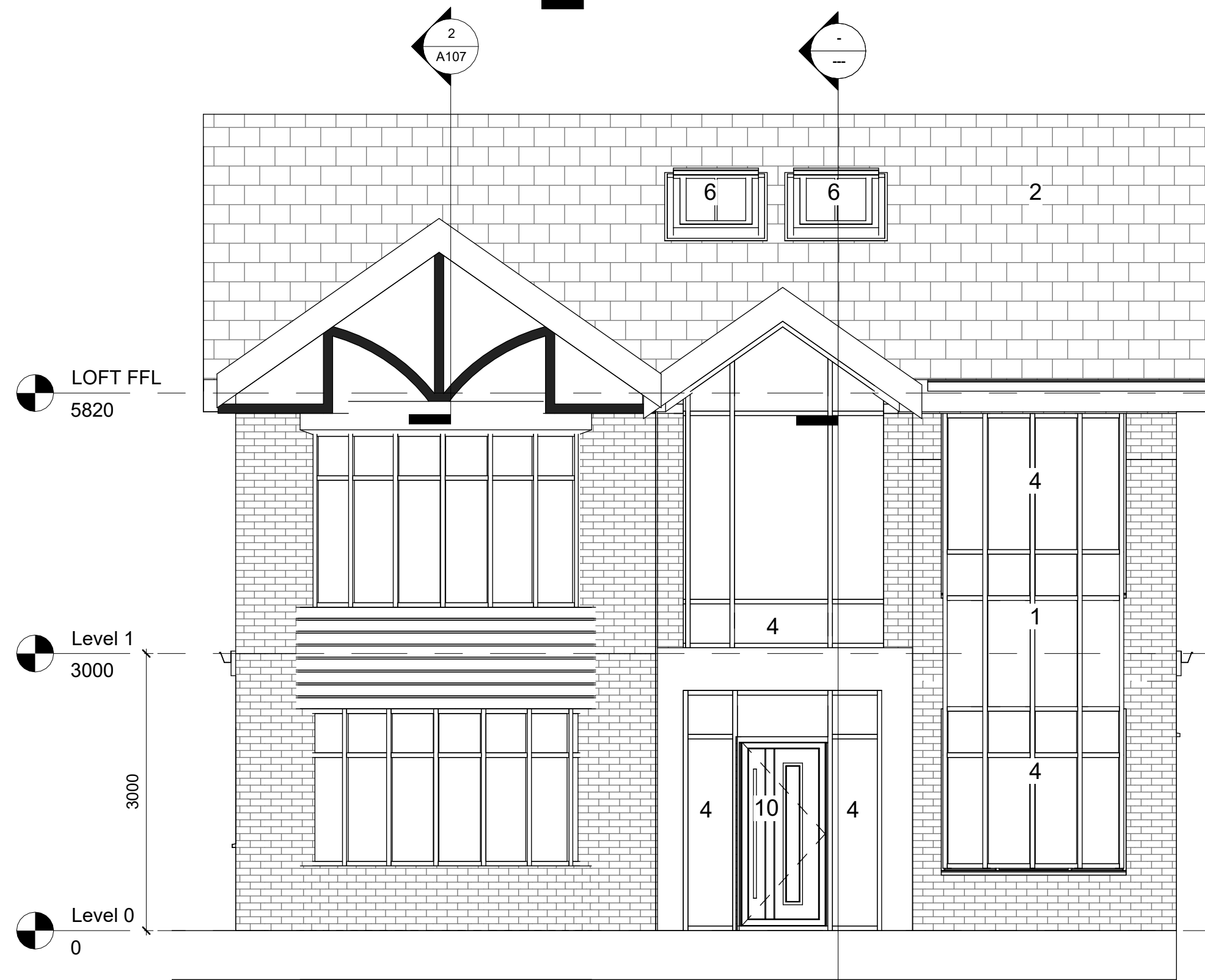
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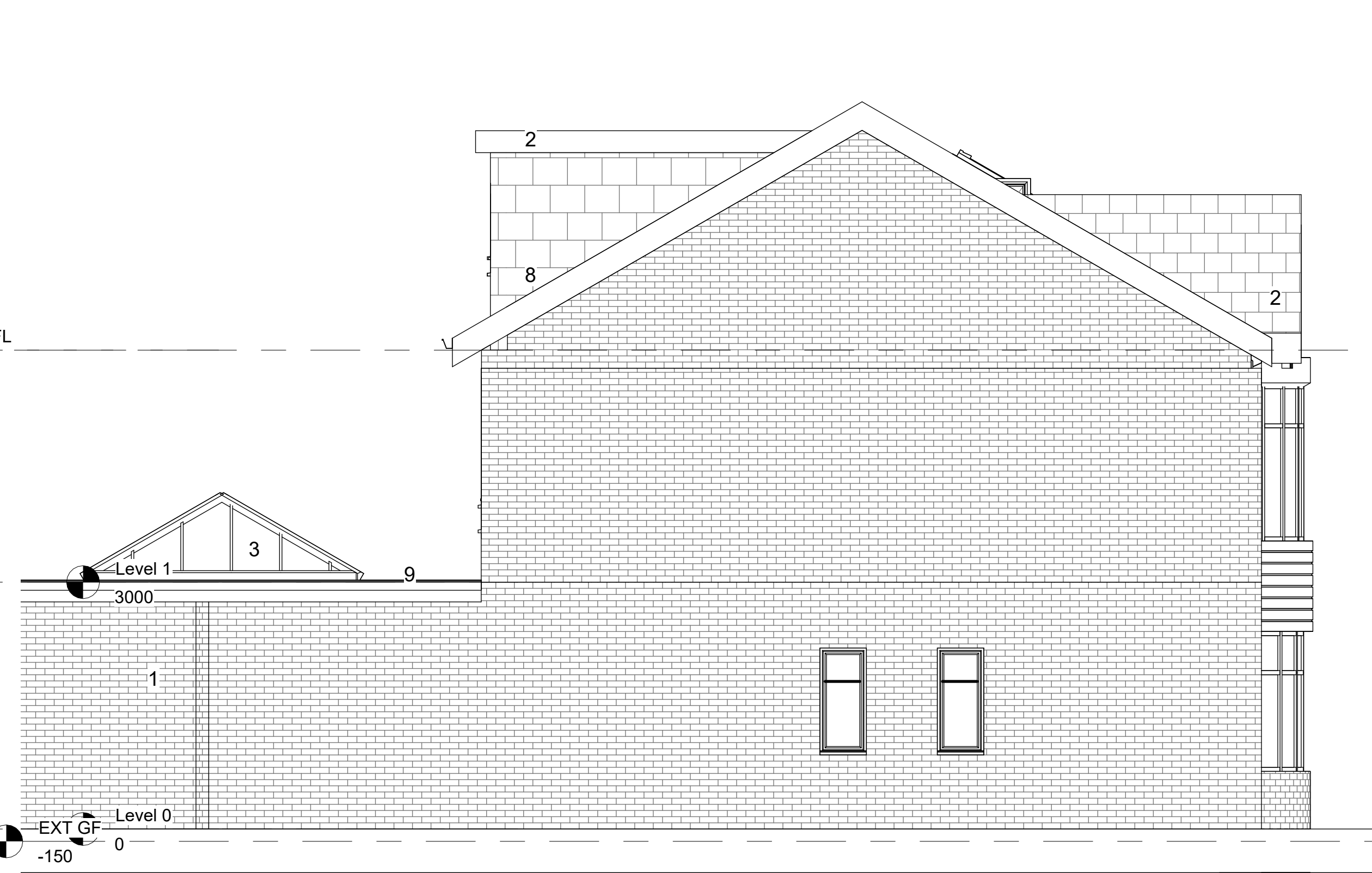
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3 South
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4 West
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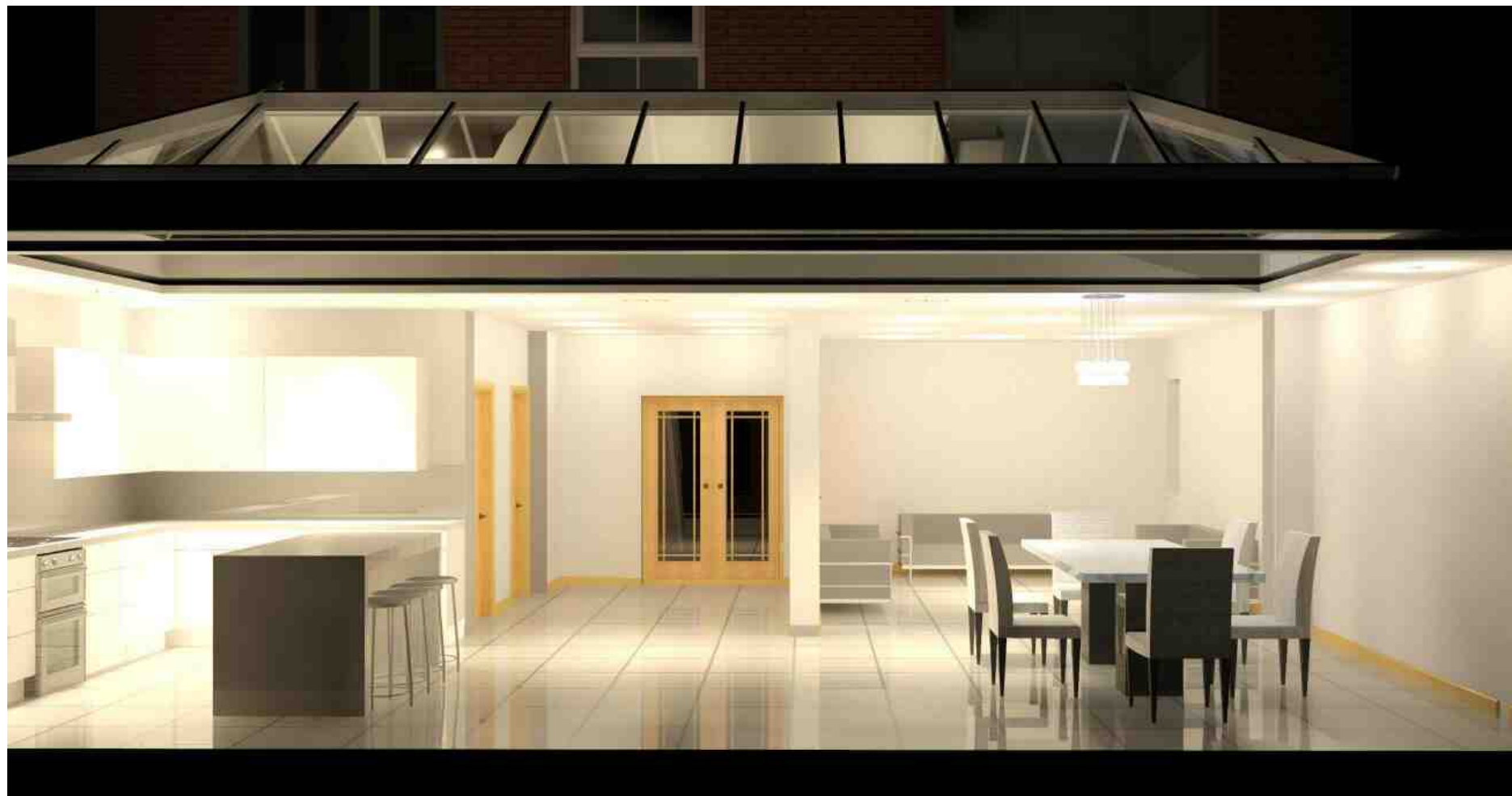
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4 3D View 8_6
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8 3D View 9_11
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2 3D View 9_12
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Proposed Drainage route to existing Main Sewer

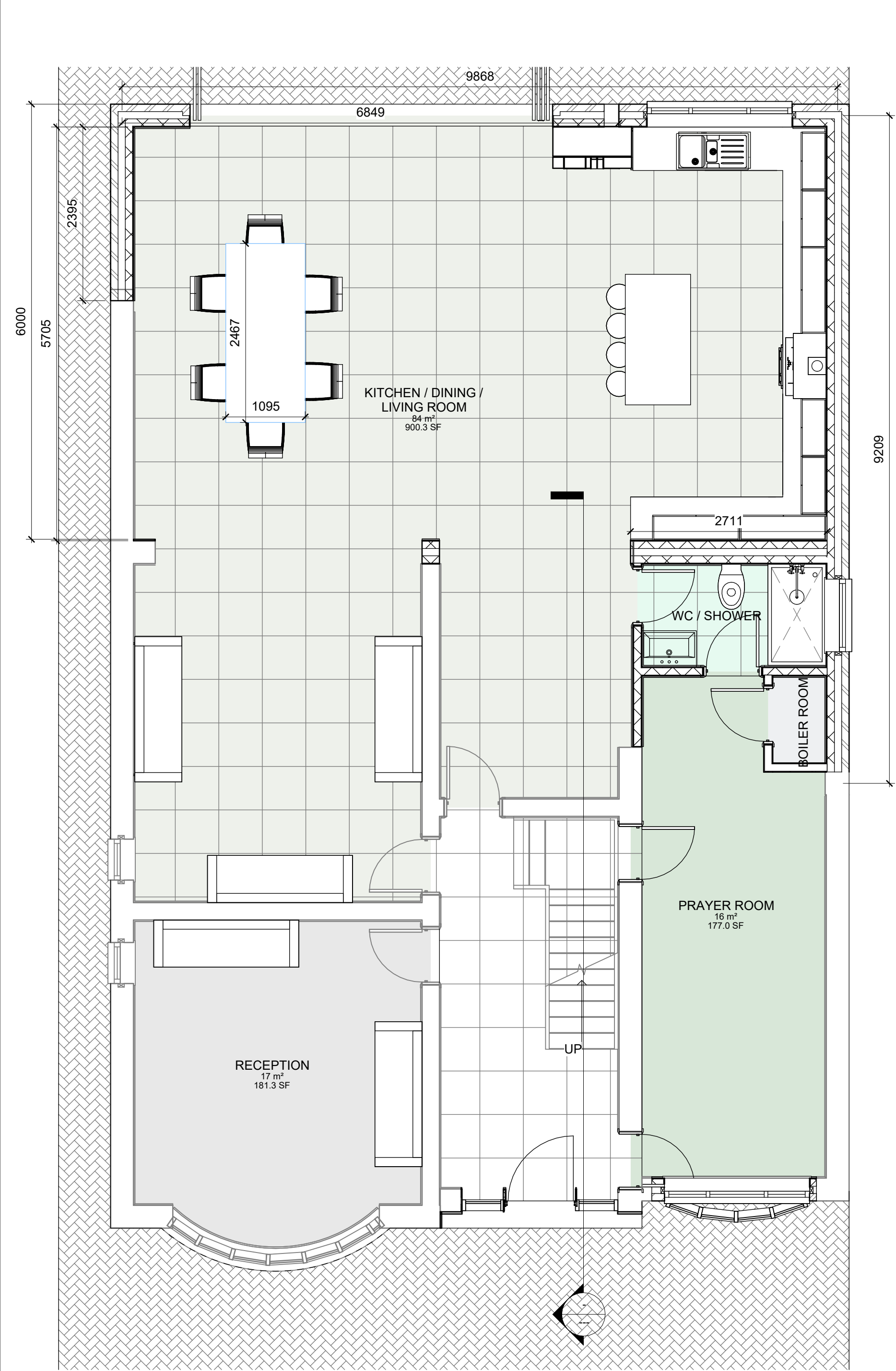
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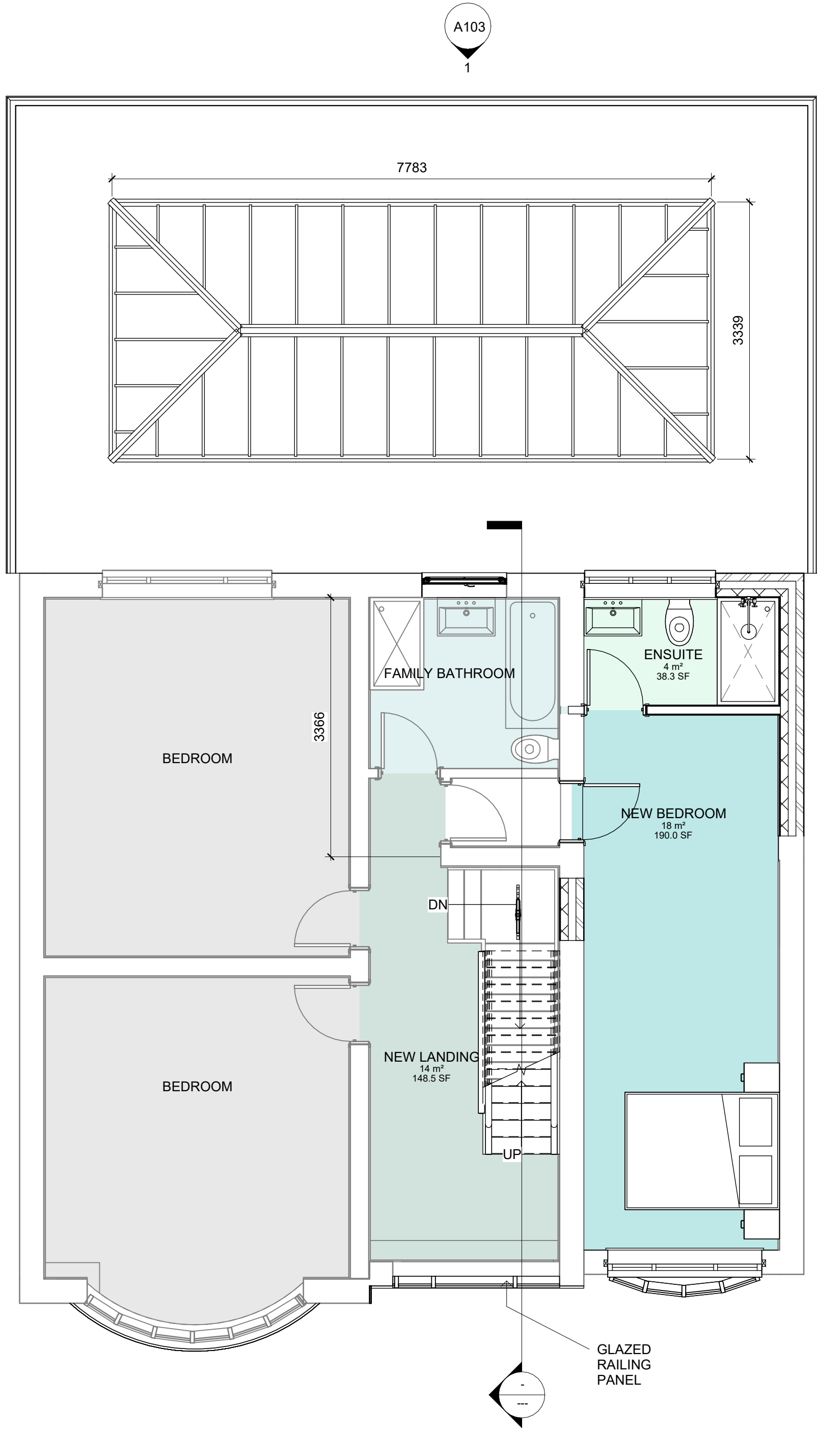
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Room Area Legend

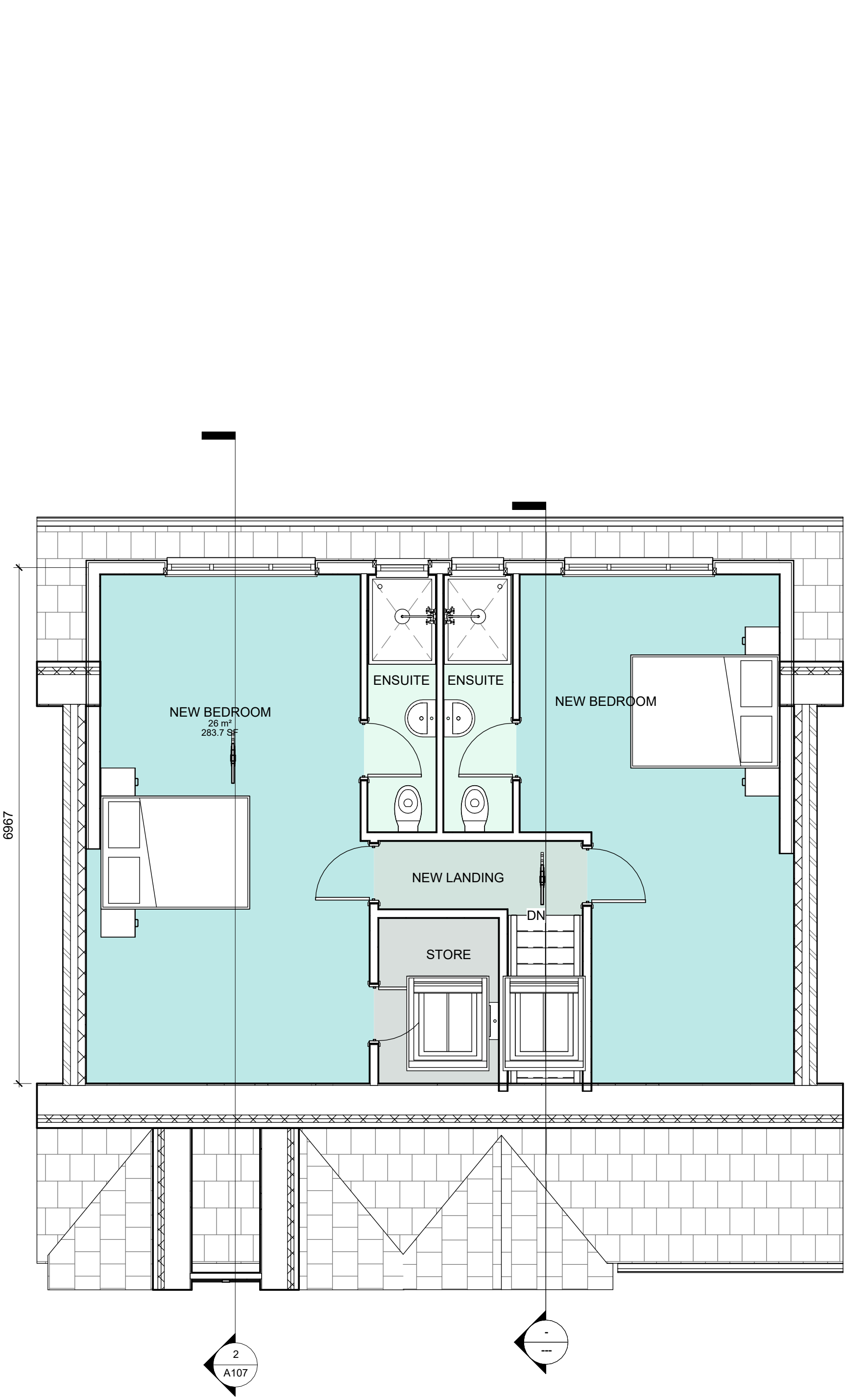
- BOILER ROOM
- KITCHEN / DINING / LIVING ROOM
- PRAYER ROOM
- RECEPTION
- WC / SHOWER



2 1ST FFL PROPOSED
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Room Area Legend

- BEDROOM
- ENSUITE
- FAMILY BATHROOM
- NEW BEDROOM
- NEW LANDING



3 LOFT FFL
1 : 50

Room Area Legend

- ENSUITE
- NEW BEDROOM
- NEW LANDING
- STORE

Notes

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Text Key

1. Proposed Tiles to match existing roof covering
2. Proposed uPVC Roof lights
3. GRP Flat roof - Anthracite Top Coat finish
4. Double Glazed High Thermal Performance Unit

Rev	Description	Date	Dr by	App by
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client name

MR KHALID

project

894 WILMSLOW ROAD - TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION

drawing

EXISTING AND PROPOSED ROOF PLAN

computer file

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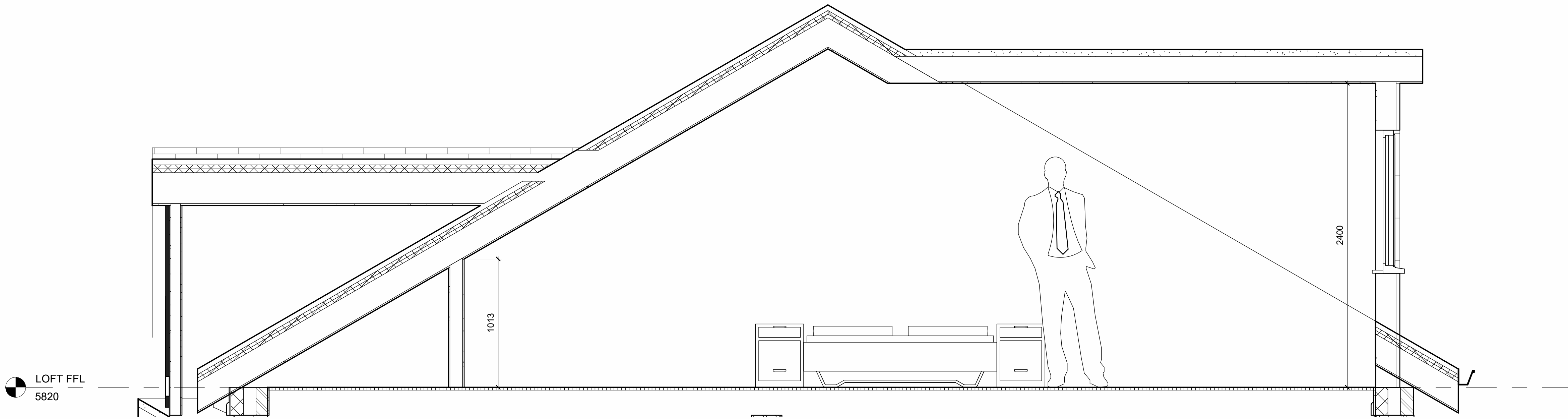
EXISTING ROOF PLAN

1 : 50

2

PROPOSED ROOF PLAN

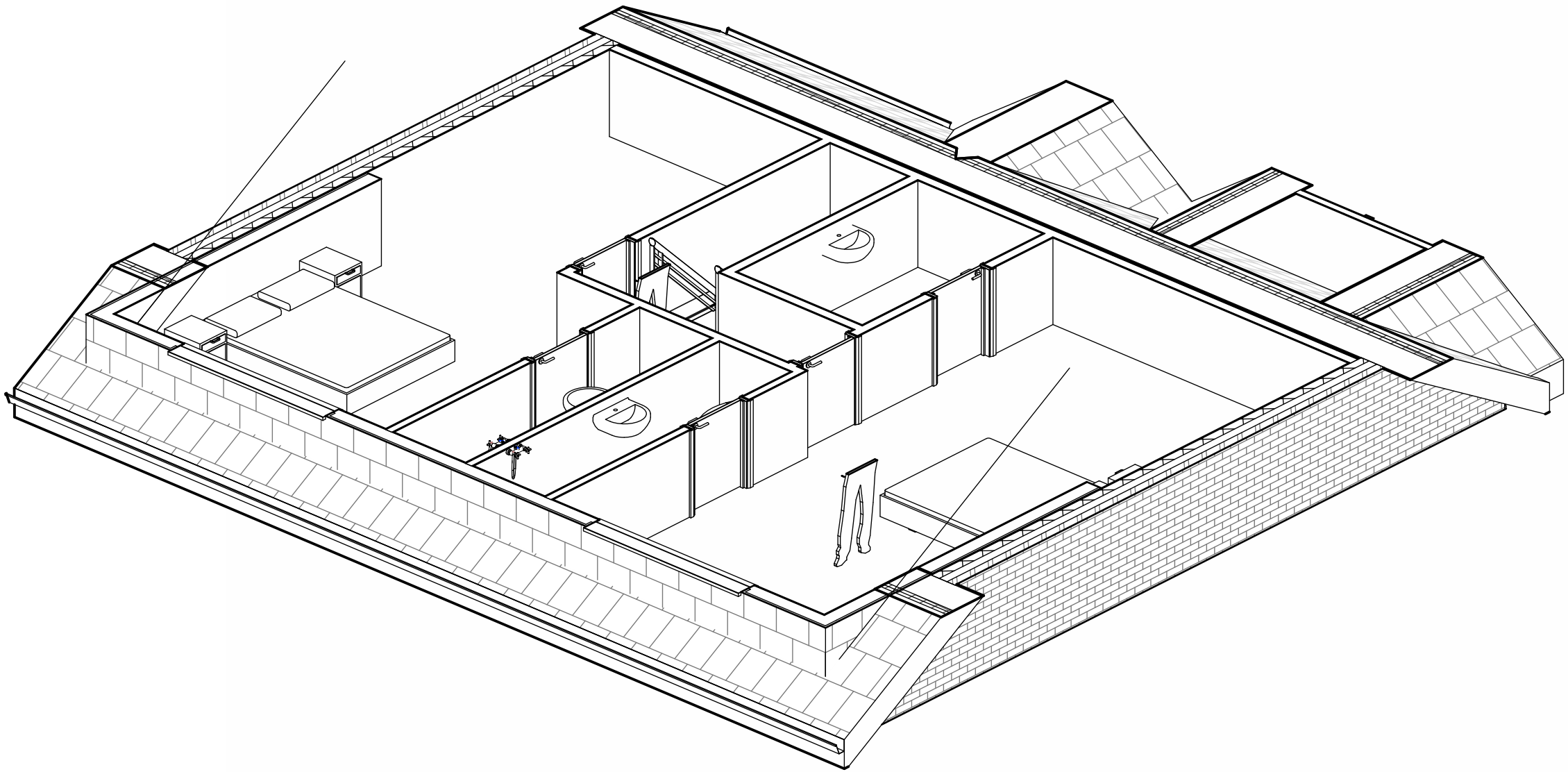
1 : 50



2 Section 4
1 : 20



3 3D View 10



1 3D LOFT FFL PROPOSAL

Rev	Description	Date	Dr	App
original by		date created	by	by
NK		08/27/21		NK



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client name			
MR KHALID			
project			
894 WILMSLOW ROAD - TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION			
drawing			
LOFT SECTION AND 3D VISUAL			
computer file		plot date	
C:\Users\NKARK\Dropbox\NKARC\894 WILMSLOW ROAD - KHALID\894 WILMSLOW ROAD - Option 3 2.rvt			
project number		scale	
2021.0042.2241		1 : 20 @A1	
drawing number		rev	
A107			

This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of NK Architectural Services.

Appendix C

Environment Agency Data

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Flood map for planning

Your reference
Wilmslow Road

Location (easting/northing)
385461/390093

Created
1 Nov 2021 11:28

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

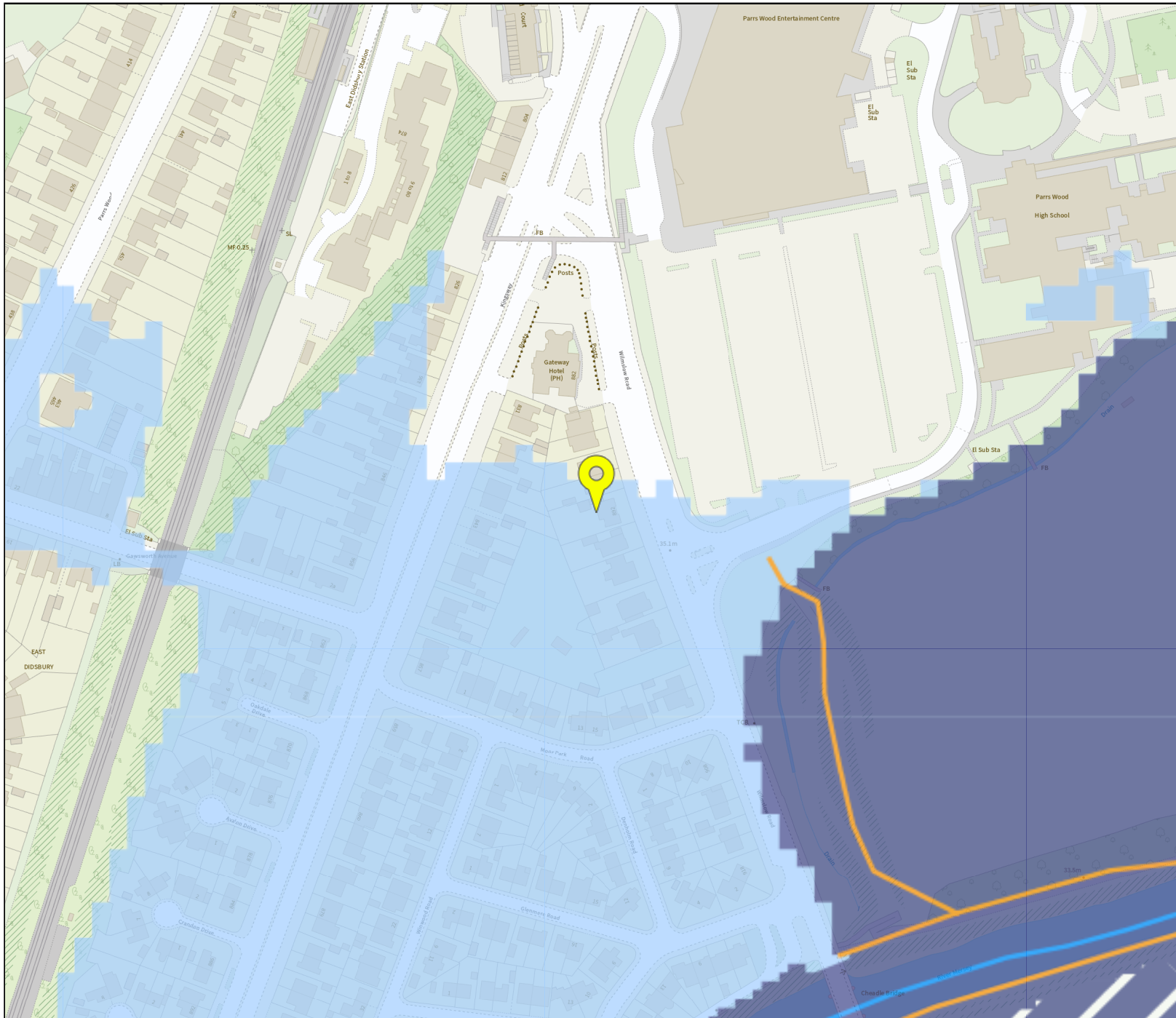
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
Wilmslow Road

Location (easting/northing)
385461/390093

Scale
1:2500

Created
1 Nov 2021 11:28

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area


0 20 40 60m

Flood risk

Extent of flooding

▼

Location

Enter a place or postcode



Extent of flooding from rivers or the sea

- High

Medium

Low

Very low

Location you selected

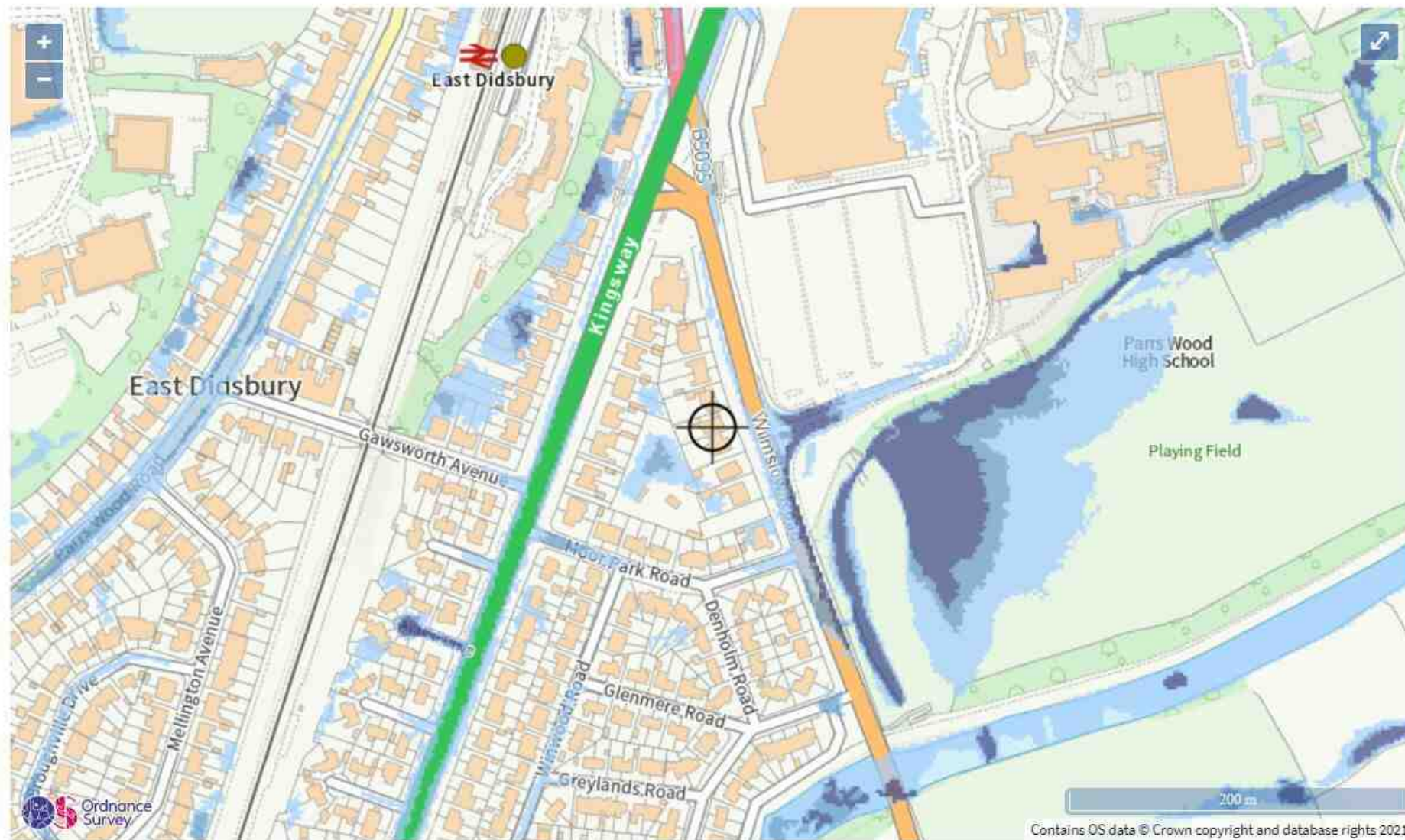
Flood risk

Extent of flooding



Location

Enter a place or postcode



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

894, WILMSLOW ROAD, MANCHESTER, M20 5PG

Rivers and sea risk

Very low risk

Very low risk means that each year this area has a chance of flooding of less than 0.1%.

Surface water risk

Low risk

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.

Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is **Manchester**.

Reservoir risk

Reservoir flooding is highly unlikely however, reservoirs that could affect this area are

- Errwood
 - Torside
 - Woodhead
-

Groundwater risk

No risk of groundwater flooding
