



Mr Steve Mellor
William Mccall
The Old Post Room
34 Chew Valley Road
Saddleworth
OL3 7DA

Date: 16 August 2021

Dear Sir/Madam,

Application number: 131302/FH/2021

Proposal: Erection of part single, part two storey rear extension and front porch to provide additional living accommodation

Location: 119 Buckingham Road, Manchester, M21 0RG

Following your recent planning application submission, I am unable to progress your proposal as the application is invalid or incomplete for the following reason(s):

1) Our records indicate that the application site is located within a designated flood zone. Therefore, you need to provide a Flood Risk Statement:

For the avoidance of doubt, as per the government standing advice, the FRS must include the following:

- A description of your development.
- An assessment of the flood risk from all sources of flooding for your development (this does not require bespoke hydraulic modelling, and may be based on data obtained freely via an Environment Agency data request and opensource data on the DEFRA and government platforms).
- The estimated flood level for your development (the estimated flood level is a river flood level with a 1 in 100 or greater annual probability, plus an allowance for climate change). The estimated flood level may be obtained freely from the Environment Agency.
- Provide a plan showing the finished floor levels (FFLs) and the estimated flood levels. FFLs should take into consideration predicted flood levels and should be set to an appropriate level, this may be either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. All levels should be in mAOD.
- If you cannot raise FFLs 300 mm above the estimated flood level, you should demonstrate flood resilience and resistance in your design. Use the following guidance: <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#extra-flood-resistance-and-resilience-measures>
- Details of your flood resilience and evacuation plans where required.
- Any supporting plans and drawings.
- See <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice> for further guidance on preparing your documents and obtaining the required data.

I am therefore holding your application and if you wish to discuss the information required members of my staff will be pleased to assist.

Please return any documents/information required to the Technical Support Team, Planning at the above address. If we have not heard from you by 13 September 2021 we will return your application.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing