

FLOOR RISK STATEMENT

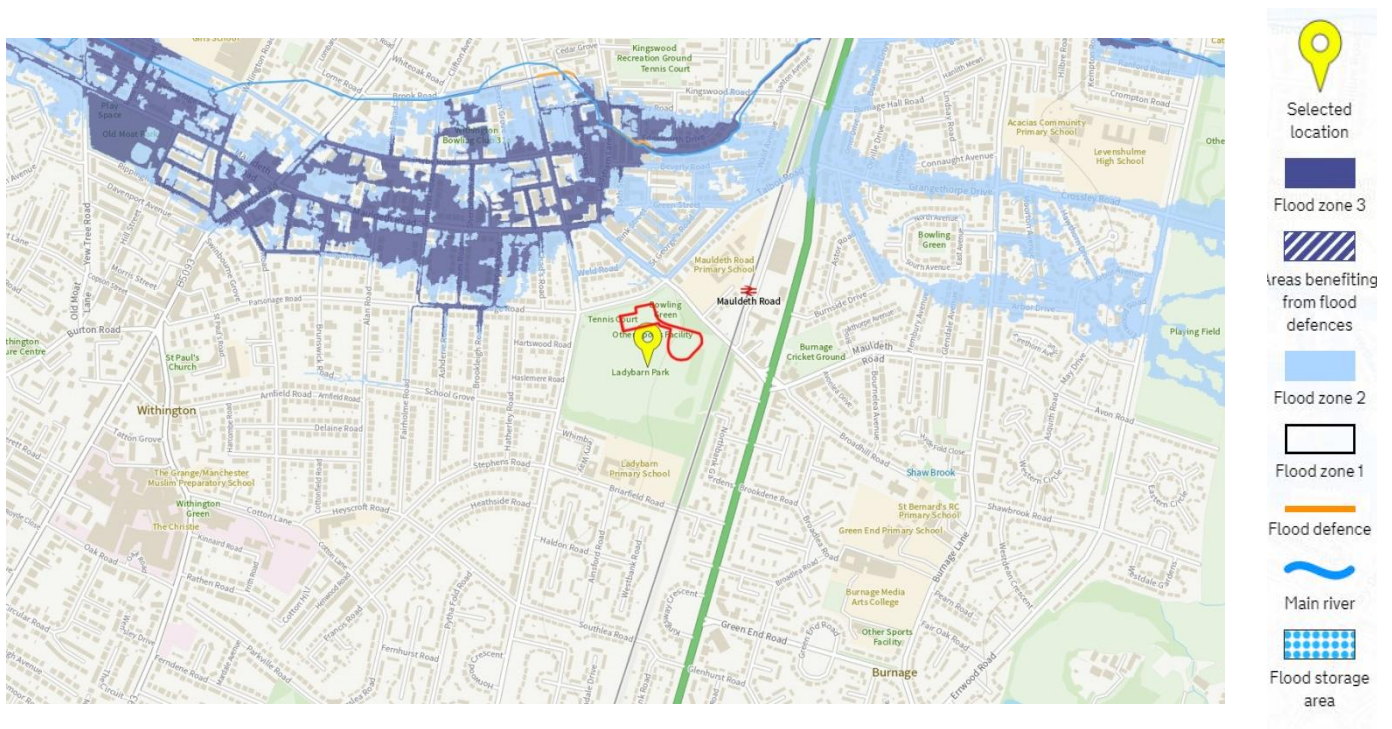
Ladybarn Park

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Project location: **Ladybarn Park**
Burnage Lane
Manchester
M20 4XA

Issue date: **16th November 2021**

Flood map (The development area is highlighted in a red line)



The entire site sits within Flood Zone 1 “Low Probability”, which defines the land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as “clear” on the Floor Map – all land outside Zone 2 and 3)

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Based on the <https://flood-map-for-planning.service.gov.uk/> , we need a Flood Risk Assessment in developments:

1. In flood zone 2 or 3 including [minor development](#) and [change of use](#)
2. More than 1 hectare (ha) in flood zone 1
3. Less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)
4. In an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency

We don't believe a Flood Risk Assessment is required in our case because of the following reasons:

1. The development site is at Flood zone 1
2. The development site is less than 1ha (0.768 ha)
3. No change of use has been applied on the development site and no additional non-porous surfaces have been added
4. There are no critical flood risk drainage as notified by the Environment Agency on the site

Additional information relating to flood risk is included within the document No. 18-1673.04_REP_Ladybarn Park Play Zone Pilot Projects_PRA_19-11-22 already included within the Planning documents.