

Flood Risk Assessment

KFC – Monarch Leisure Park, Lloyd Road, Manchester. M19 2RE

Refurbishment works to existing KFC Drive-thru including re-spraying, new cladding, introduction of delivery drivers collection window & pedestrian railings.



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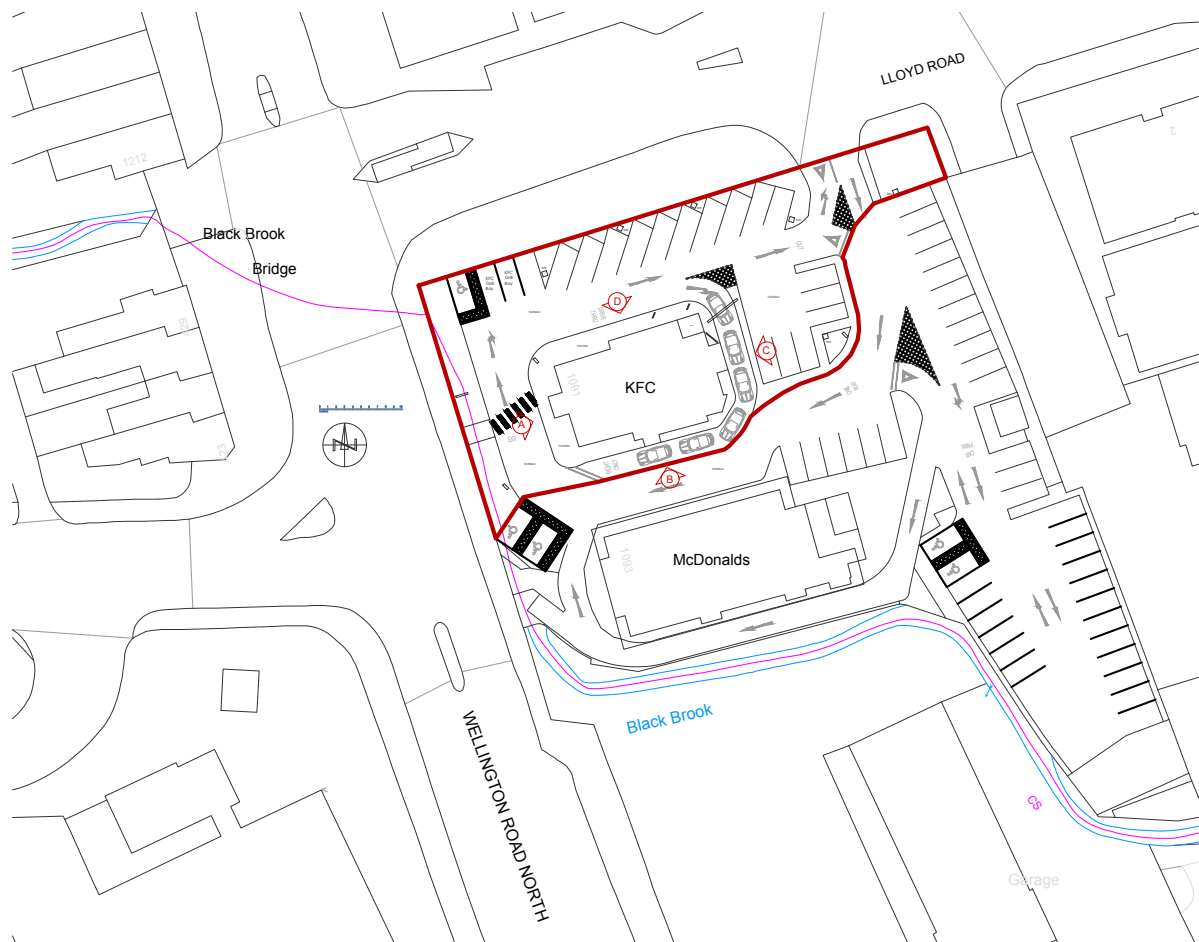
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1. Introduction

This Flood Risk Assessment (FRA) is compliant with the requirements set out in National Planning Policy Framework – Section 10 Meeting the challenge of climate change, flooding and coastal change’. It has been produced on behalf of our client in respect of the planning application for the external alterations to an existing KFC Drive-Thru.

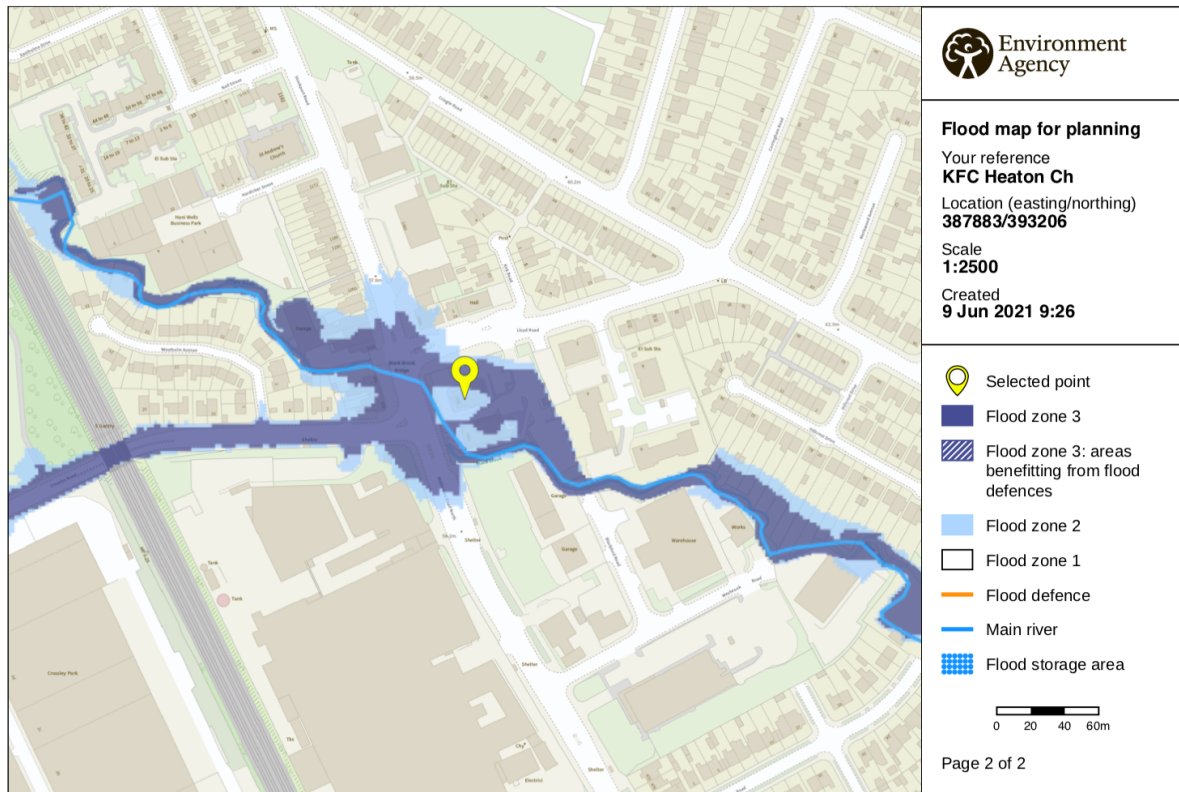
2. Site Details

The site is currently a KFC Drive-Thru surrounded by paving and a tarmac car park – approx area 1500sqm



3. Flood Rating

The site falls within Flood Zone 2 / 3



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4. Flood Risk Assessment

The risk of flooding comes from the sites proximity to the Black Brook and its chances of overflowing.

5. Conclusion

As there is no proposal to change any of the ground finishes or the building footprint as part of the refurbishment the chances of flooding would remain unchanged for the current building and its immediate surroundings.

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