

**FLOOD RISK ASSESSMENT
FOR EXTERNAL IMPROVEMENT WORK AT
NELSON MANDELA COURT, WHALLEY
RANGE, MANCHESTER
M16 8FY**

JULY 2021



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: AT – 3965-11-20

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1.0 INTRODUCTION

This Flood Risk Assessment has been prepared for Nelson Mandela Court, Whalley Range, Manchester that falls within the Whalley Range Conservation Area. Nelson Mandela Court is a scheme comprising of general needs independent properties. Constructed in c.1990, the client wishes to complete external improvement works to the scheme and removal of one tree. This statement has been prepared by Storm Tempest Ltd on the instructions of Arawak Walton Housing Association.

This flood risk assessment forms part of planning permission for the removal of the existing timber bin store and creation of a new bin store in 1800mm timber boards and posts. Removal of the existing bin store and surrounding grass and paving to create new asphalt resurfacing to form additional car parking spaces. The creation of a new cycle store on conversation paving and removal of a tree to the area where the cycle store will be located. Please refer to Existing and Proposed enclosed plans, location plan, bin store elevation drawing and schedule of works as part of this application.

This statement is in support of a planning application to be submitted to Manchester City Council and should be read in conjunction with Storm Tempest Ltd submitted documents.

2.0 DEVELOPMENT SITE AND LOCATION

The scheme consists of individual apartments within one block over two floors and a separate house over two-storeys, built from assumed cavity wall construction with a pitched tile roof covering. The external scheme area consists of a private access road from Deer Park Rd, this road leads onto eight car parking spaces and a an external bin store. Please refer to attached location plan and Storm Tempest Existing and Proposed SoW Reference.

3.0 DEVELOPMENT PROPOSALS



The site lies within flood zone two, as indicated by Manchester city council. Parts of the existing grass areas will be removed to create additional car parking to the site and the introduction of a cycle store. The adjacent building to where the work will take place is a dwelling house and is classified as 'more vulnerable' according to Flood Risk Vulnerability Classification. The proposed development to this application has an indefinite lifetime subject to regular maintenance.

Materials Used: The pre-cast concrete paving and section of lawn will be removed (as indicated by Ref. 03 the red line on Storm Tempest Existing and Proposed SoW Reference) and replaced with a permeable Stone Mastic Asphalt that provides a suitable Sustainable Drainage System solution – please refer to attached Datasheet from Aggregate Industries. Part of this area will also be replaced with Conservation X Priora Paving that allows water to drain into the joints between the flags and into a sub-base.

4.0 SEQUENTIAL TEST

The proposals set out in this application are necessary to ensure the good living standards of the residents, encourage use of cycling and meet the demands of vehicle parking spaces to the scheme. The information above and attached appendices, along with the schedule of works demonstrate this further. As the dwellings are already in place, it is not possible to locate this development work elsewhere, given part of the site is already used as a car parking area.

5.0 CLIMATE CHANGE

The permeable surfaces will ensure rainwater run off will be the same rate as the current materials during peak rainfall intensity.

6.0 SITE SPECIFIC FLOOD RISK

The level of flood risk to the site will be in accordance with Manchester, Salford and Trafford Strategic Flood Risk Assessment. The proposed materials, as indicated by Storm Tempest Existing and Proposed SoW Reference will ensure sufficient water run off due to excessive surface water from rainfall.



7.0 SURFACE WATER MANAGEMENT

The existing surface water arrangements related to these works are surface runoff. The proposed permeable material are to ensure there is no increase in floor risk to others off-site.

8.0 OCCUPANT AND USERS OF THE DEVELOPMENT

The development will not increase the occupants to the scheme or change the nature or times of occupation, rather provide increased car parking and encourage use of cycling.

9.0 EXCEPTION TEST

The proposed works will benefit the scheme from a sustainability point of view by encouraging the use of cycling.

10.0 RESIDUAL RISKS

The proposed works will benefit the scheme from a sustainability point of view by encouraging the use of cycling.