

MR. MICHAEL ROTHWELL, DR. LEAH WILSON

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Technical support team- Planning
Building Control & Licensing
Manchester City council
P O box 532, Town Hall
Manchester
M60 2LA

Dear Sir/Madam,

I write further to your letter on 12th July 2021, concerning:

Application number: 130775/FH/2021

Proposal: Erection of single storey rear and side extension to provide additional living accommodation

Location: 14 Fairmile Drive, Manchester, M20 5WS

Applicants: Mr. Michael Rothwell and Dr. Leah Wilson

My wife and I contacted the environmental agency to request the required information for the Flood Risk Assessment (please see attached). The development is a single story side and rear extension to an existing semi-detached dwelling and whilst the environmental agency 'have no records of flooding affecting the site' the property is currently at risk from flooding. It is not only this property, but all other properties in the immediate vicinity that have a similar risk to flooding.

In order to comply with requirements of flood protection, the ground floor would have to be raised up to 150mm to 300mm above its present level. This is not an entirely new development but an extension to an existing development, therefore, whilst attempts can be made to forestall flooding of the new development, in the case of the existing this is not a logical nor practical process. The measures indicated as necessary to prevent flooding of the site by diverting surface water away from the property or using flood gates are neither possible nor practical. In order for the development and extension work to be effective there would be a dissemblance between parts of the same structure which will be unacceptable in any residential property which expects to be on the same level throughout. It is respectfully requested therefore that although an assessment has been

made and it has been identified that the property involved lies within a flood risk area, there are no special protection measures which could protect against an Act of God, not of man. Had this been a new development then the rigour of assessment would be totally valid, and the level of the ground floor and the protection of the foundations would have been necessary to take cognizance of the flood prediction levels of the area. But, in the circumstances, it is respectfully requested that this report now deals with the matter and no further requirement will be enforced.

Yours sincerely,

Mr. Michael Rothwell

Dr. Leah Wilson