

Our Ref: BEK-20776-201009-KH

09 October 2020

FAO Mr Kevin Hobson
4 Newlands Drive
East Didsbury
Manchester
M20 5NW

Interim Flood Risk Assessment: Erection of a two storey side extension and a single storey rear extension to form additional living accommodation at 4 Newlands Drive, Manchester M20 5NW – Manchester City Council Planning Application No: 127994/FH/2020

BEK Enviro (BEK) have been commissioned by Mr Kevin Hobson to provide a Flood Risk Assessment for the proposed 'Erection of a two storey side extension and a single storey rear extension to form additional living accommodation'. The proposed development is classified as 'minor development' of an existing residential development.

Site specific flood risk assessment should always be proportionate to the degree of flood risk and make use of information already available. A flood risk assessment should also be appropriate to the scale, nature and location of the development.

The site is located wholly within Flood Zone 2 of the Environment Agency flood map for planning therefore a Flood Risk Assessment is required. The proposed development is classified as 'more vulnerable' development to flooding and therefore Environment Agency standing advice should be followed. Specifically the following information is required:

- Plan showing existing finished floor levels and the estimated flood levels
- Ensure floor levels are either no lower than existing floor levels or 300 mm above the estimated flood level

Background

The site is located within Flood Zone 2 of the Environment Agency flood map for planning as shown within the figure below:

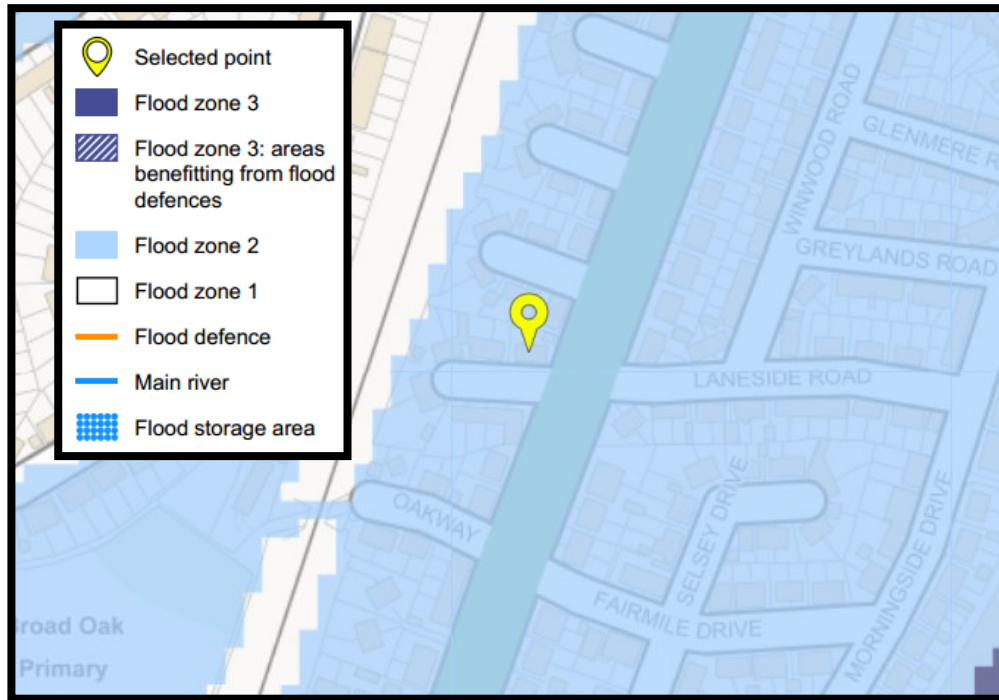


Figure 1: Environment Agency Flood Map for Planning

Flood Risk Assessment

Reservoir Flooding

The Environment Agency flooding from Reservoirs map identifies that the proposed development is located within the extent of flooding following a breach of a reservoir.

However it is noted that reservoir flooding is extremely unlikely to happen. There has been no loss of life in the UK from reservoir flooding since 1925. All large reservoirs are regularly inspected by reservoir panel engineers and the EA ensures that reservoirs are regularly inspected and essential safety work is undertaken as appropriate. As such the risk of flooding from this source is considered to be very low.

Surface Water Flooding

The Environment Agency surface water flood risk map indicates that the site is at very low risk of surface water flooding with an area of low risk located within 20 m of the site as shown within Figure 2 overleaf.

Very low risk means that each year this area has a chance of flooding of less than 1 in 1000 (0.1%) for surface water.

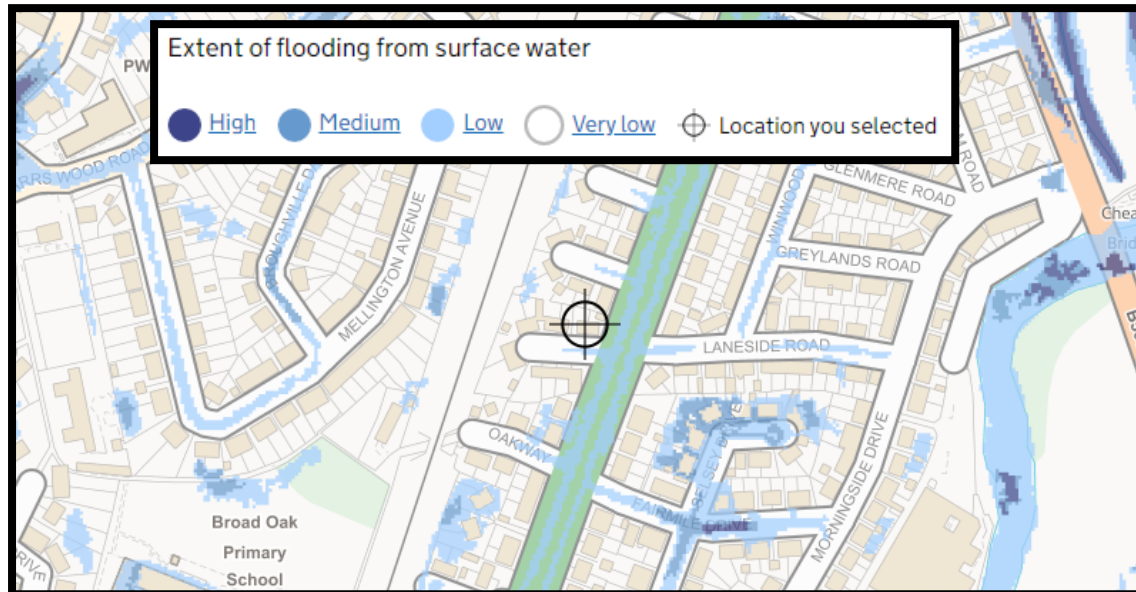


Figure 2: Environment Agency Flood Map from Surface Water

Fluvial Flooding

Environment Agency modelled flood levels have been requested from the Environment Agency for a range of return periods including the 1 in 100 year, 1 in 100 year plus climate change and extreme 1 in 1000 year flood event.

The Environment Agency modeled flood data has yet to be received and this section will be updated upon receipt of the modelled flood data for the site.

However it is noted that the proposed extension of the residential dwelling will have the same finished floor levels as existing. As the threshold level of the proposed extension is to be set the same as the existing residential building no additional flood resistance/resilience measures are considered necessary.

Conclusions

The proposed development is for the extension of an existing residential dwelling. The proposed development is considered 'minor development' as it is no larger than 250 m² and therefore Environment Agency flood risk standing advice has been utilised.

The proposed extension will have the same finished floor level of the existing residential dwelling.

Environment Agency data has been requested however it has yet to be received. Upon receipt of the Environment Agency data the Flood Risk Assessment may be amended. However as the proposed development is for the extension of an existing residential dwelling and finished floor levels are to be retained at the same levels as existing it is considered that the proposed development is safe for the lifetime of the development and will not increase flood risk upstream or downstream of the development site.



GEO-ENVIRONMENTAL CONSULTING ENGINEERS

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As such the proposed finished floor level should be set the same as the existing residential building which is assumed to be some 150 mm above existing ground levels and no flood resilience/resistant measures are required.

I trust the above is satisfactory. Should you require anything further please do not hesitate to contact the undersigned.

Yours sincerely

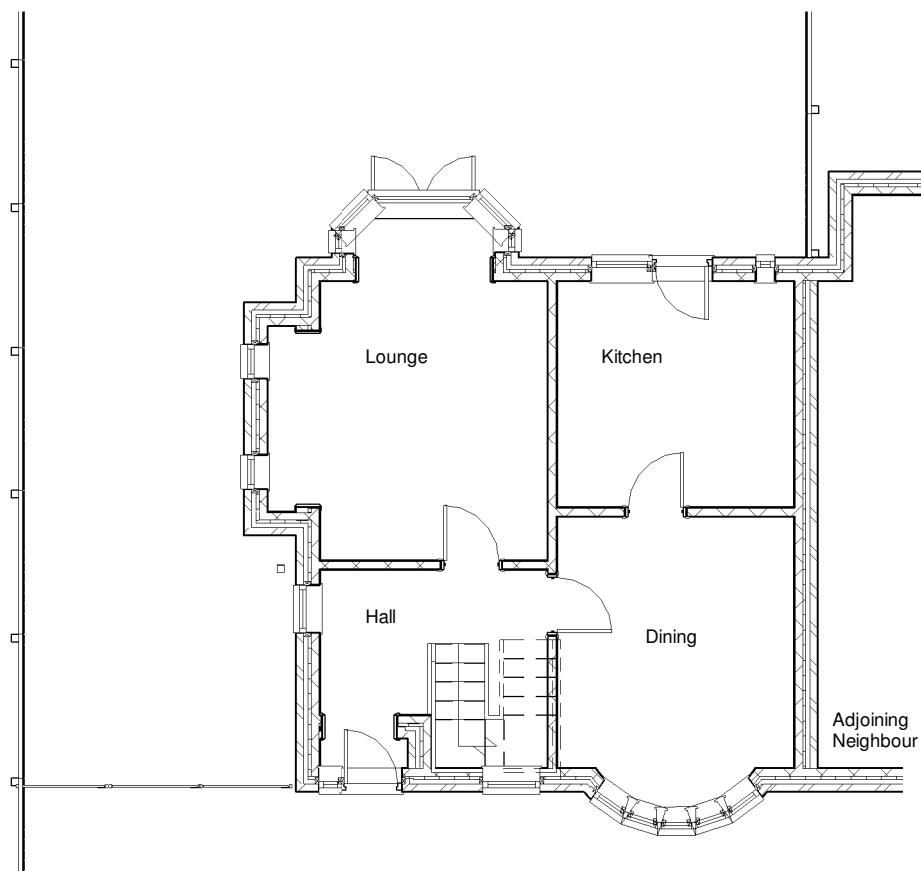
DAVID EMMOTT

BSc (Hons) MSc MEnvSci

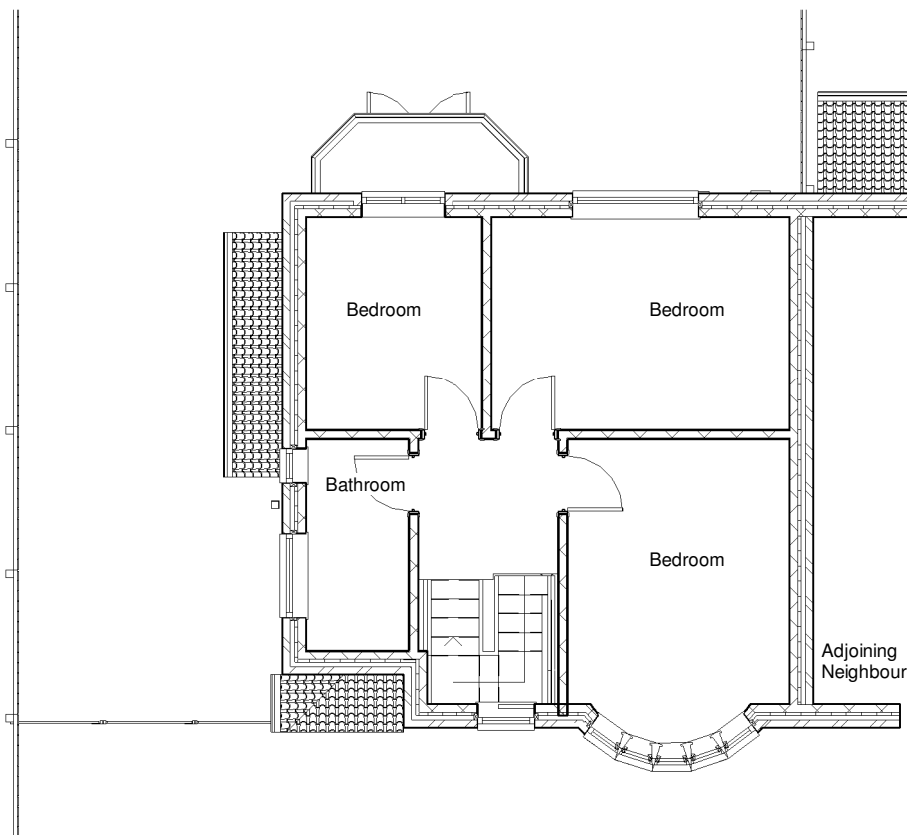
Annex A – Existing and Proposed Development Plans

ANNEX A

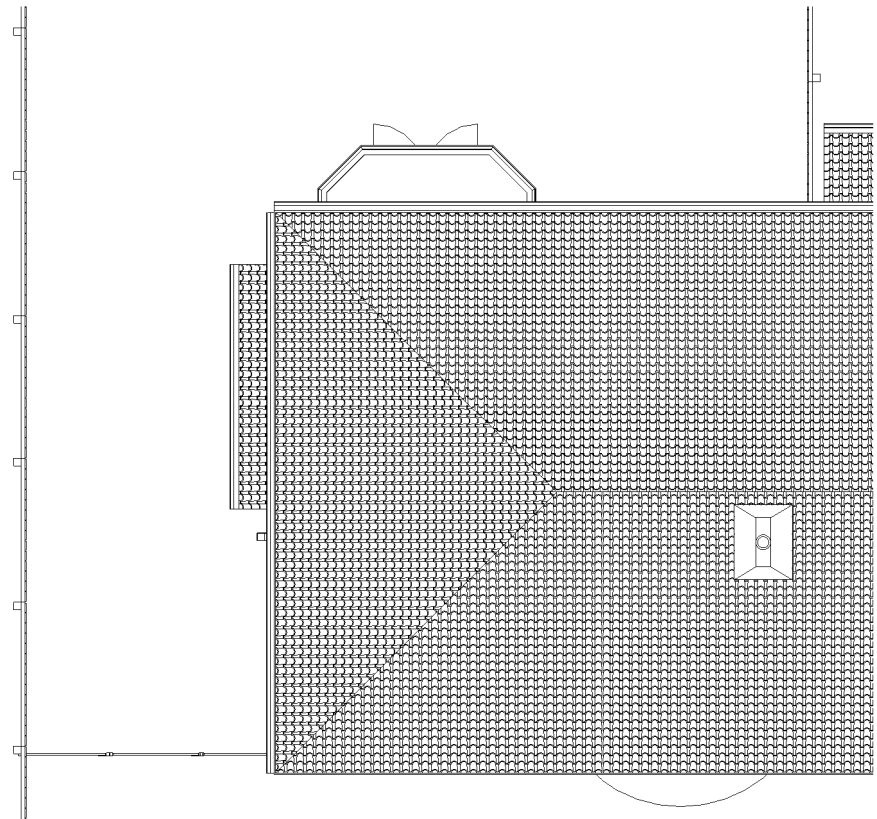
Existing & Proposed Development Plans



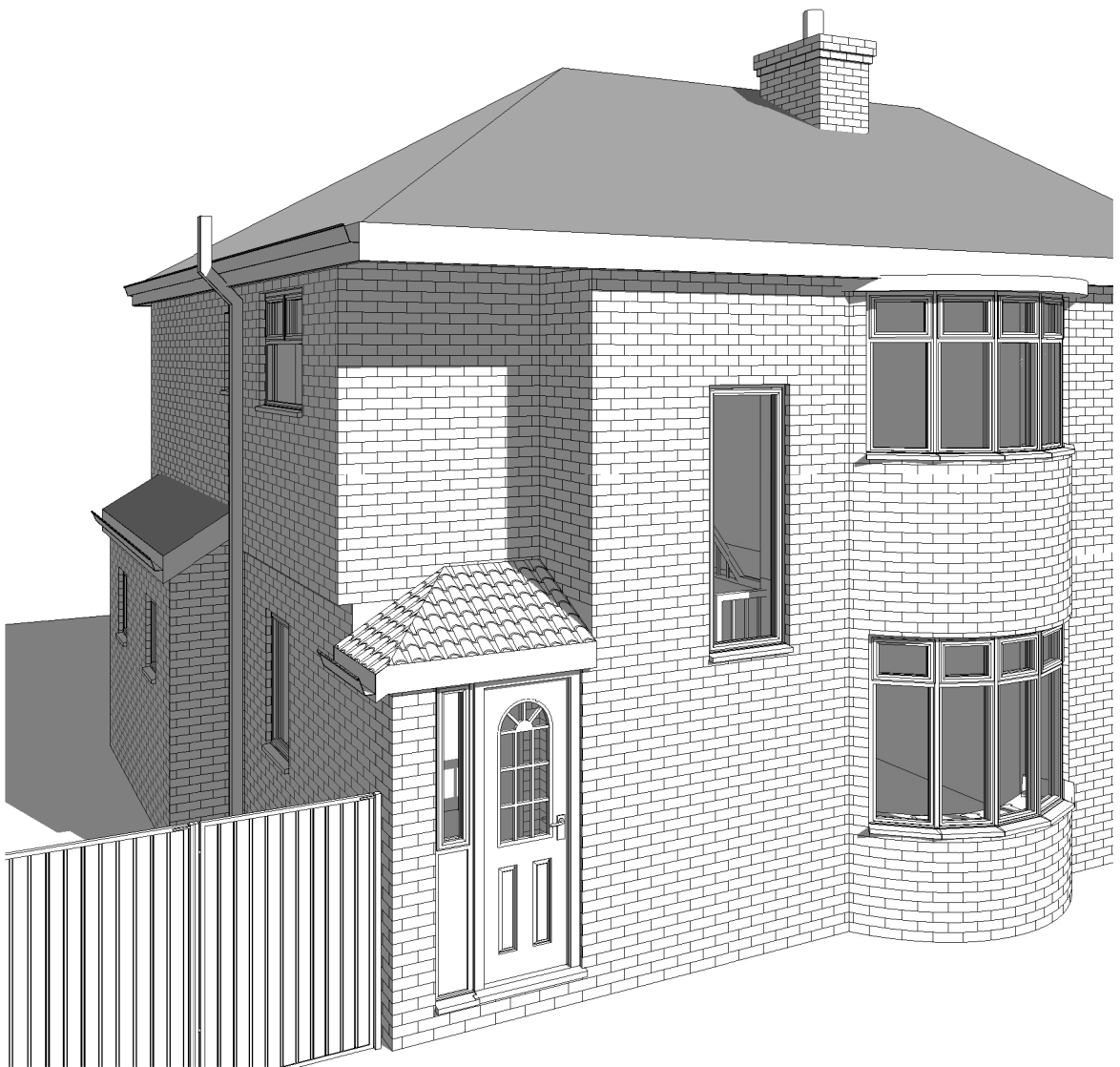
01 Existing Ground Floor Plan
1 : 100



02 Existing First Floor Plan
1 : 100



04 Existing Roof Plan
1 : 100



3D View 2



Existing Rear Elevation
1 : 100



Existing Front Elevation
1 : 100



Existing Side Elevation
1 : 100



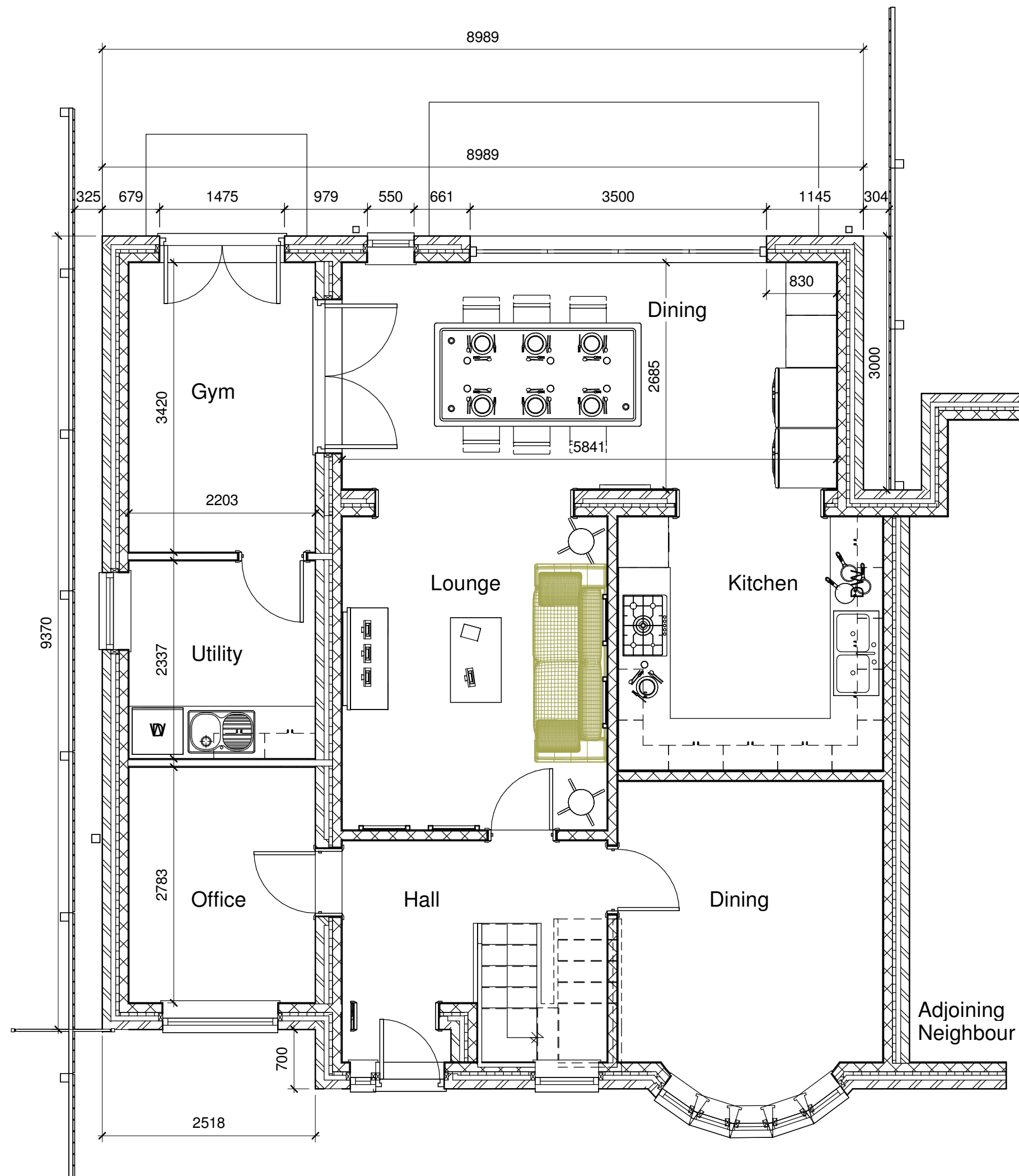
3D View 1

SCALE 1 : 100
A2 DRAWING

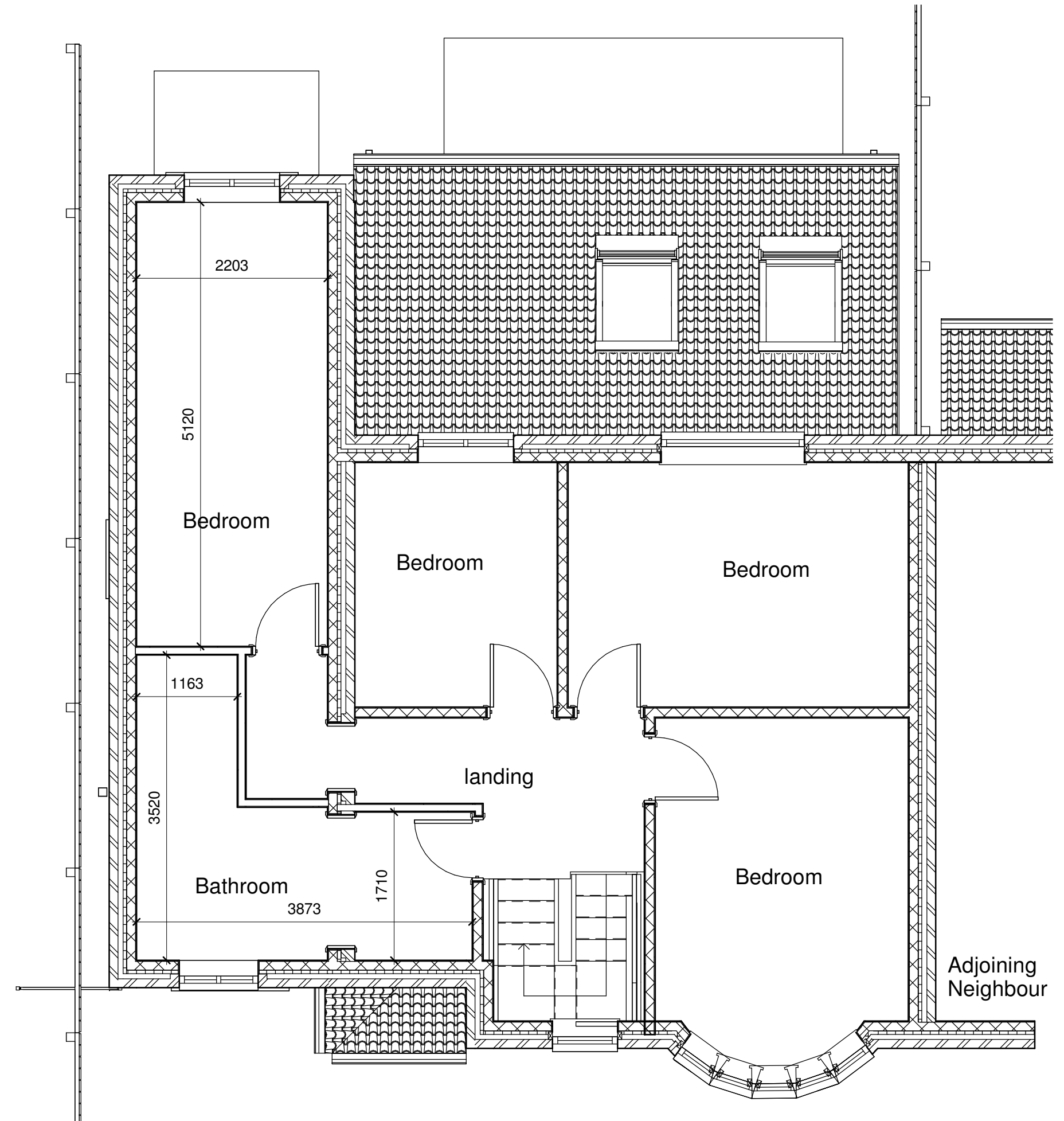
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01 Proposed Ground Floor Plan
1 : 50



02 Proposed First Floor Plan
1 : 50

SCALE 1 : 50
A2 DRAWING

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