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1 November 2018 CRC/17-B-10964

Southway Housing Trust
Southern Gate,
729 Princess Rd,
Didsbury,
Manchester
M20 2LT

Attention of: Lucy Hampson

Dear Sirs,

DEEPDALE AVENUE, FALLOWFIELD, MANCHESTER – SUMMARY OF FLOODING ISSUES

We refer to the above and set out hereunder what we believe to be the timeline and issues relating to flooding at this site, particularly relating to recent correspondence with the Environment Agency.

You will recall that we were commissioned by Southway to undertake a Flood Risk Assessment & Drainage Strategy Report and this was duly prepared and issued on 8th February 2017.

The report was based upon a large amount of flood data that had been collected from various sources. The data indicated that the site could be at theoretical risk of flooding but also contradictory data (the historical flood map and insurance flood rating) indicated that the site had never flooded and was therefore considered to be very low risk. Furthermore, proposed floor levels on our preliminary drawing were set at a level significantly higher than floor levels to existing adjacent properties.

We understand that this report was submitted to Manchester City Council (the LPA) and Planning Approval was subsequently granted.

From our viewpoint matters rested until relatively recently.

In September 2018, we were contacted by BTP, the project architect, who informed us that the design team had been in contact with the Environment Agency who had expressed concern about the proposed floor levels.

In an attempt to resolve matters, we produced an Addendum FRA dated 19th September 2018, restating what we believed to be an extremely low risk of flooding on the site. This report was submitted to the EA.

Further email correspondence was continued with the EA and a response was received on 18th October 2018. The EA indicated that their modelled 1 in 1000 year flood level for the site was 31.95m AOD and their general recommendation was for an additional freeboard of 600mm. This would have placed the minimum floor levels at 32.55m.

We replied, acknowledging the EA's modelled flood level, but pointing out the probable difficulty of gaining LPA approval for housing so much higher than adjacent properties. As a compromise we therefore proposed a reduced freeboard of 300 mm, giving a floor level of 32.25m.

A further response was received from the EA on 29th October 2018 which stated the following:

"The EA is not the approving body when it comes to agreeing floor levels. Only the Planning Authority can ultimately approve floor levels that you propose and as such, we cannot give you the definitive green light. We can only express our view as to what we may consider reasonable in flood risk terms if we were consulted by the LPA. As outlined in earlier responses regarding this matter, we have no record that we were consulted by the LPA in the determination of the planning application. If you submit revised proposals to the LPA for floor levels at 32.25 metres, and if we were consulted on this by the LPA, we would not raise any objections to this".

On the basis of this statement, we believe that the Environment Agency are content to allow the development to be constructed with a minimum floor level at 32.25m and, as they clearly indicate in their response, they would not object to the LPA in the event that they were subsequently consulted.

In our opinion, this provides the necessary clarity and confirmation from the EA that the development can proceed with floor levels at 32.25m, subject to any agreement/approval of the amended floor levels from the LPA, should this be required.

We consider that this is a full and definitive response which we trust now closes off this issue and allows the development to proceed in line with the above comments.

Yours faithfully,



CHRIS CARLEY MSc CEng MICE
CARLEY DAINES & PARTNERS LTD