REPLACEMENT OF EXISTING ENTRANCE DOORS
THE ENGINE HOUSE, CHORLTON MILL. 3 CAMBRIDGE STREET, MANCHESTER

FLOOD RISK STATEMENT

1.1 As set out in Items 1.2-1.4 below, a Flood Risk Assessment is not required for the above Planning Application which is simply an Application to provide suitable replacement entrance doors for the International Anthony Burgess Foundation at ground floor level on the Cambridge Street frontage of Chorlton Mill with new double glazed doors in a slimline aluminium frame.

1.2 The application site is located on the ground floor of the Engine House, Chorlton Mill and is located 50m away from the River Medlock which is at the rear of Chorlton Mill and is culverted at Sub-Basement level which is over 6.5 metres below the Engine House ground floor level & the site levels are such that it would require a storm intensity well in excess of a 100 year event to flood the mill even up to the basement level.

1.3 Flood Risk Assessments were originally provided and approved by the Environment Agency as part of the Planning Permission granted for the whole Macintosh Village masterplan area developed by Taylor Woodrow which included the Lockes Yard development, the Foundry Building and the Green Building at the rear of Chorlton Mill. The Flood Risk Assessments covered the whole Macintosh Village area and specifically the area bounded by Great Marlborough Street, Hulme Street & Cambridge Street including Chorlton Mil. The Macintosh Village scheme included extensive culvert rebuilding works at the end of Hulme Street (where the Lockes Yard development was built over the River Medlock) together with flood defence works to repair and strengthen the existing brick culvert at Sub-Basement level to the rear of Chorlton Mill.

1.4 As part of the original conversion works to the Chorlton Mill scheme, 5no. Sub-Basement live / work units with external landscaping & Sub-Basement level car parking were provided. The Environment Agency also approved a Sub-Basement level pumping station (Ref. SFD/152/2001) to protect the Sub-Basement live/work units & rear garden area which back onto the River Medlock Culvert and is over 6.5 metres below the Engine House ground level.

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