

334A Platt Lane, Manchester M14 7DA

Mitigation Report for requested by LPA for Applicant to provide a Flood Risk Assessment

The application relates to development at 334A Platt Lane. The Environment Agency Flood Map for Planning confirms that the site lies within Flood Zone 2

There is a minor increase in building footprint associated with the proposed works.

The existing enclosed rear yard has an area of 14.50m², the proposed rear ground floor extension reduces this yard area to 11.00m². The rear ground floor extensions add minimal floor area to the existing convenience store, its primary purpose being to support the rear first floor extension and dormer construction. The rear yard area would be unsuitable to provide a SUD's proposal.

The first-floor level for the residential element of the proposal is located 3.050m above existing street paving level.

Assessment of safe access and egress, noting that the existing access is already located within Flood Zone 2 and no change to access arrangements is proposed.

As the access arrangement reflects the existing use and building layout, no mitigation is considered necessary.

The proposal includes a modest increase in ground-level footprint this is unlikely to result in significant floodplain displacement.

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is
Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.
[▶ Why surface water flooding is a problem](#)

Other flood risks

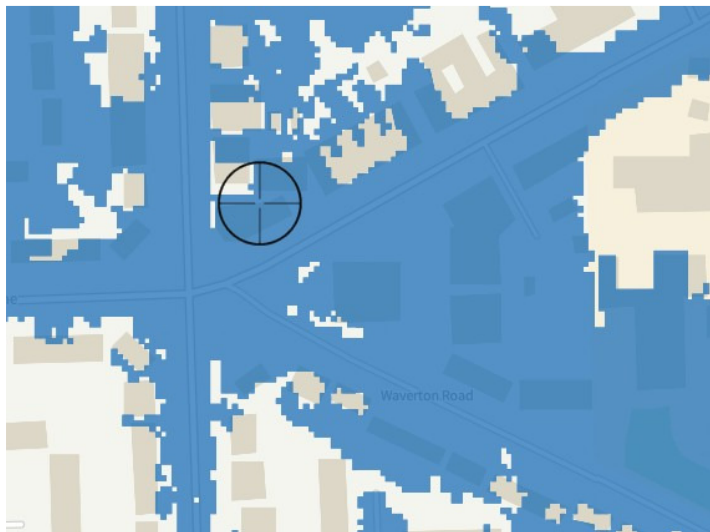
[More about groundwater and reservoirs](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

There is a risk of flooding from reservoirs in this area.



Site Location highlighted.

The development is located Flood Zone 2 and should be considered by the LPA as a minor development.

Minor development means:

- minor non-residential extensions (industrial/commercial/leisure etc): extensions with a floorspace not more than 250 square metres.

Minor developments are unlikely to raise significant flood risk issues unless:

- they would have an adverse effect on a watercourse, floodplain or its flood defences.

Passive flood resistance measures stop water entering a building up to a safe structural limit. Resistance measures can be passive, such as flood doors which are normally closed; or active, such as air brick covers or removable flood barriers. These measures can easily be accommodated within the proposed development.

Planning Guidance states that the request for a Flood Risk Assessment by the LPA should be proportional to the scale of the development, the practicality and associated costs that would be required.