

Ref: NS / 0148

7 March 2025

Carol Clarke
Bramhall Town Planning

Shaw Stephens
Consulting

Hewitt Street
Manchester
M15 4GB

Dear Carol,

CLUB STREET OPENSHAW

I write regarding the attached Integra Consulting Flood Risk Assessment and Drainage Strategy report ref: 3387 – FRADS revision A dated Feb 2024 that formed part of the original planning submission for the 52 residential unit scheme at this site.

Drainage

The current planning application is for a 51 residential unit scheme at the site with the sole difference from a drainage perspective being that the scheme now includes Gransmoor Avenue as part of the pedestrian site access strategy.

Gransmoor Avenue is a short, private road that is currently positively drained. Only re-surfacing works are proposed to be undertaken to this private road with the existing road drainage system remaining in place.

Accordingly, there is no change to the drainage strategy from that identified in the Integra Consulting Flood Risk Assessment and Drainage Strategy report ref: 3387 – FRADS revision A dated Feb 2024.

Flood Risk

Current EA / DEFRA flood mapping shows the site to lie wholly in Flood Zone 1.

There are only minor differences between the previous and new surface water mapping at the site. As noted in the Integra report: *‘A review of the site and its immediate surroundings suggests that the main reasons for the current surface water flooding are the ‘flat’ nature of the site combined with poor existing drainage. Locally, surface water flooding is noted to numerous adopted highways, potentially due to a combination effect of ‘flat’ topography and sub-standard drainage’.*

In the post-development situation, new houses will be raised above site road levels in order that surface water will naturally drain towards the proposed on-site highway. On the basis that it does not appear that the on-site surface water flooding is due to any third party impacts, the proposed site levels and drainage strategy as set out in the Integra report will suitably mitigate post-development surface water flooding.

Current EA / DEFRA mapping does not indicate any areas of the site at risk from reservoir flooding.

Conclusion

On the above basis, the new 51 residential unit scheme at this site does not generate any changes to the flood risk and drainage outputs from the Integra Consulting Flood Risk Assessment and Drainage Strategy report ref: 3387 – FRADS revision A dated Feb 2024.

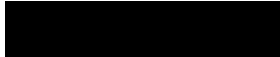
Yours sincerely



Neville Shaw BSc (Hons) ACGI MBA CEng MICE MStructE

Director

Shaw Stephens Consulting



Enc:

Integra Consulting Flood Risk Assessment and Drainage Strategy report ref: 3387 – FRADS revision A dated Feb 2024

KMA Proposed Site Plan drawing ref: OCS-KMA-CCXX-XX-DR-A-7002 rev P8