

Trade City Sharston

Flood Risk Assessment



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Kier Sharston Limited

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1 Introduction

Stantec Hydrock Ltd have been commissioned by Kier Sharston Ltd to produce a Flood Risk Assessment (FRA) in relation to the proposed development of Trade City Sharston, located at Former Electrium Sales Ltd Site, 1934 Sharston Road, Wythenshawe. This FRA is intended to support a detailed planning application.

This report has been completed in accordance with the National Planning Policy Framework 2024 (NPPF), updated February 2025, and its accompanying Planning Practice Guidance (PPG), updated February 2024. This report is an assessment of flood risk to the site, from on and off-site sources, and to off-site receptors arising from potential development at the site.

This report has been prepared to consider the requirements of the NPPF through:

- Assessing whether the proposed development area is likely to be affected by flooding;
- Assessing whether the proposed development area is appropriate in the suggested location; and
- Detailing measures necessary to mitigate any flood risks identified, ensuring that the proposed development area and its occupants would be safe and that flood risk is not increased.



2 Existing Site Conditions

2.1 Site Location

The site is located at the Former Electrium Sales Ltd Site, 1934 Sharston Road, Wythenshawe, and covers a total area of approximately 1.6 Hectares (Ha). The existing site is currently occupied by industrial units.

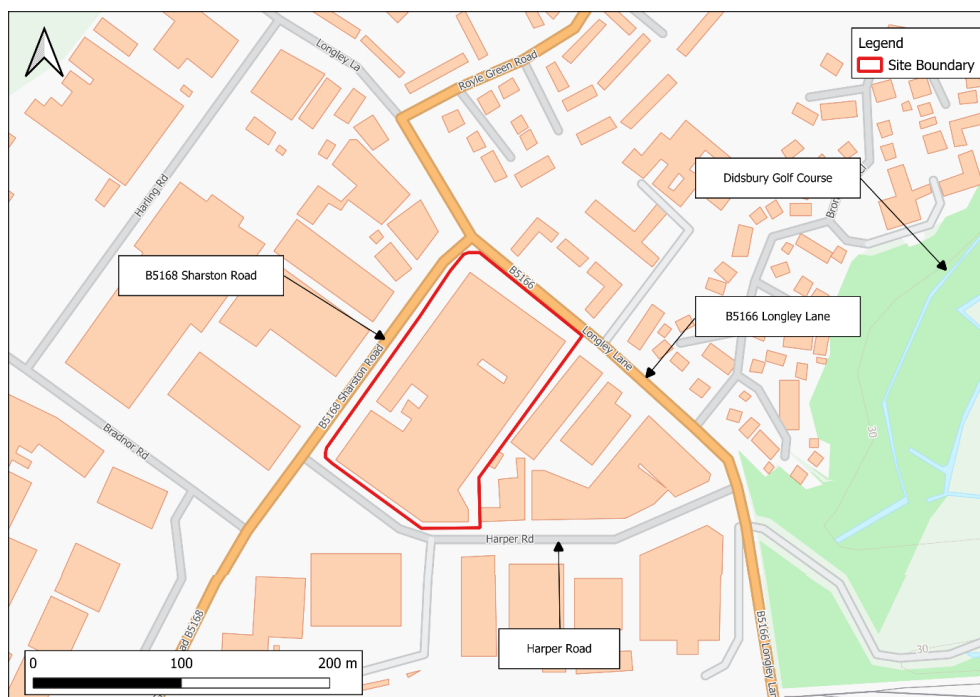
The Site is bound by Harper Road, to the south, Sharston Road to the west, Longley Lane to the north and existing industrial buildings to the east. To the south, east and west of the Site are predominantly commercial uses within Sharston Industrial Estate. To the north, across Longley Lane, lies residential uses, a nursery, medical centre and primary school.

The full address and Ordnance Survey grid reference are provided in **Table 1** below, with the site location shown in **Figure 1**.

Table 1: Site Referencing Information

Site Referencing Information	
Site Address	Former Electrium Sales Ltd Site, 1934 Sharston Road, Wythenshawe, M22 4RA
Grid Reference	SJ 83227 89363

Figure 1: Site Location



2.2 Topography

A site-specific topographic survey was completed at the site in February 2025 (**Appendix A**, Ref: S25892-T). This survey shows that the site is level, with elevations ranging between 34.75 and 35.50 metres Above Ordinance Datum (m AOD). For information, **Figure 2** shows the site topography derived from Light Detection and Ranging (LiDAR) data.

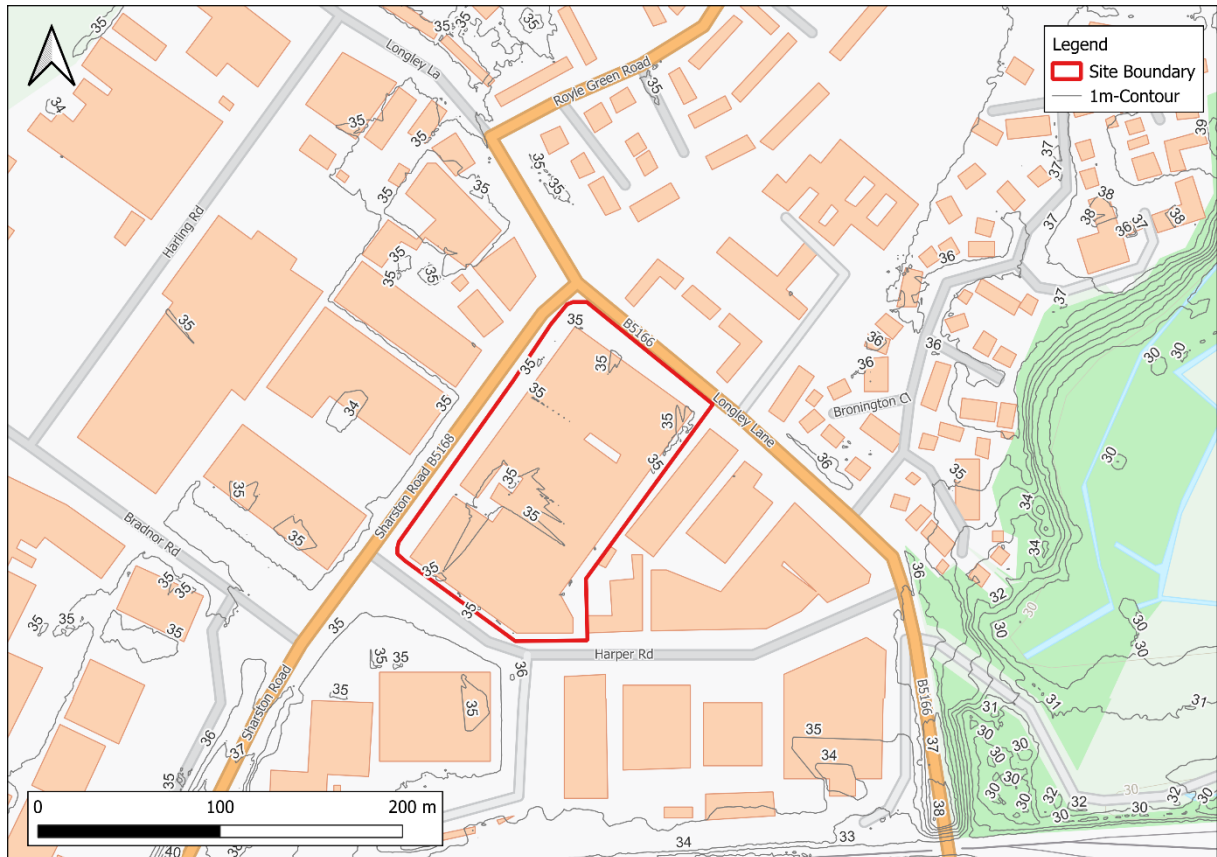


Figure 2: Site Topography

2.3 Geology and Hydrogeology

A review of British Geological Survey (BGS) GeoIndex (Onshore) mapping indicates that the site is underlain by bedrock geology comprising Siltstone, Mudstone, and Sandstone of the Taporley Siltstone Formation. This bedrock geology is superimposed by superficial glaciofluvial deposits comprising sand and gravel.

LandIS Soilscales mapping shows the site is underlain by naturally wet very acid sandy and loamy soils.

A review of nearby borehole record, SJ88NW38, indicates that groundwater was encountered at 2.89 m below ground level (bgl). A site-specific ground investigation study, completed between December 2024 and January 2025 also identified groundwater between 5.12 and 1.66 m bgl. For additional detail, please refer to the full Ground Investigation Report: 35838-HYD-XX-XX-RP-GE-0001.

Due to the proposed presence of extensive hardstanding on-site, the ground is likely to be impervious, to both rising groundwater, and above-ground surface water.

2.4 Hydrology

The site is located approximately 550 m southwest of the River Mersey, 710 m west of the Gatley Brook, and 1020 m east of Baguely Brook, all EA-designated Main Rivers. There are no other watercourses in close proximity to the site. However, a Ground Penetrating Radar (GPR) survey did highlight the presence of a 0.60 m surface water culvert along Sharston Road, which outlets into the River Mersey.

3 Proposed Development

Prior to construction, it is understood that the existing warehouses on the site will be demolished and level raising will be undertaken, raising the site between 0.3 and 0.8 m above the existing slab level (35.5 m AOD). The proposed site levels are provided in **Appendix B**.

The proposal seeks full planning permission for the development of 8,511 sq. m (91,611 sq. ft) of industrial and logistics floorspace, arranged across nine units. The largest of the units (Unit 1) is located to the south of the Site, with dedicated access, servicing and staff parking areas. The remaining eight units are located within two terraces to the north of the Site, accessed from Sharston Road. The application also seeks permission for landscaping and all associated works, including the provision of revised access arrangements from Sharston Road and Harper Road, as well as parking and servicing areas.

Each unit will have a designated area located on the first floor, which will support office space and core. The proposed site layout is provided in **Appendix C**.

The proposed industrial units will occupy a significantly reduced footprint relative to the existing site, where almost the entirety of the site is currently occupied by warehouses.

In terms of the NPPF, the proposed site use is considered to be 'Less Vulnerable'. **Table 2** provides the PPG Flood Risk Vulnerability and Flood Zone Incompatibility Matrix.

Table 2: Flood Risk Vulnerability and Flood Zone Incompatibility Matrix

	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test Required	✓	✓	✓
Zone 3a	Exception Test Required	X	Exception Test Required	✓	✓
Zone 3b	Exception Test Required	X	X	X	✓



4 Planning Policy

4.1 National Planning Policy Framework (Updated February 2025)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies, and how these policies should be applied. Planning Practice Guidance (PPG) is available online and provides additional guidance to the NPPF, as well as providing links to relevant detailed documents. **Section 4.3** provides further detail on the PPG.

Paragraph 170 of the NPPF states "Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where 50 development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."

Paragraph 172 of the NPPF states "All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

- Applying the sequential test and then, if necessary, the exception test as set out below;
- Safeguarding land from development that is required, or likely to be required, for current or future flood management;
- Using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and
- Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

Paragraph 181 of the NPPF states "when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific FRA. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- Within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location.
- The development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment.
- It incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate.
- Any residual risk can be safely managed, and
- Safe access and escape routes are included where appropriate, as part of an agreed emergency plan."



In accordance with the NPPF, a site-specific FRA is required for sites within the following categories:

- In Flood Zone 1, all proposals involving:
 - » Sites of 1ha or more.
 - » Land which has been identified by the EA as having critical drainage problems.
 - » Land identified in a strategic flood risk assessment (SFRA) as being at increased flood risk in the future.
 - » Land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.
 - » All proposals for development in Flood Zone 2 and 3.

4.2 Environment Agency Flood Map for Planning (Updated March 2025)

All land in England is classified as falling into one of three main flood zones, with the zones referring to the probability of river or sea flooding, ignoring the existence of defences. These Flood Zones are described below:

- Flood Zone 1: Low probability – Land assessed as having between a 1 in 100 and 1 in 1,000 annual probabilities of river or sea flooding (1% - 0.1% AEP).
- Flood Zone 2: Medium probability – Land having between 0.1% - 1% (1 in 100 to 1 in 1000) annual probability of flooding from rivers or between 0.1% - 0.5% (1 in 200 to 1 in 1000) annual probability of flooding from the sea, and accepted recorded flood outlines
- Flood Zone 3: High probability – Areas shown to be at a 1% (1 in 100) or greater annual probability of flooding from rivers or 0.5% (1 in 200) or greater annual probability of flooding from the sea.
- Flood Zone 3b: The Functional Floodplain – This zone shows land where water has to flow or be stored in times of flood. The Environment Agency are not required to map the outer boundary of the extent of Flood Zone 3b, and it is usually included within the mapped extent of Flood Zone 3. The EA have produced a Defended 3.3% (1 in 30) annual exceedance probability (AEP) dataset to support conversations related to the Functional Floodplain, however, it is the responsibility of the Local Authority to define the Functional Floodplain.

In addition to the aforementioned Flood Zones, the latest EA mapping includes flood risk model results representing the 3.33% AEP (defended), 1% AEP/0.5% AEP (defended or undefended) and 0.1% AEP (defended or undefended) flood extents, with and without climate change. These results will be referenced in this report where applicable.

4.3 Planning Practice Guidance (Updated February 2024)

The PPG provides additional direction to the NPPF, with details provided in each section of the document on how to conform to the NPPF.

The PPG requires drainage systems for new development to treat surface water at source using SuDS where practicable, to mimic natural conditions.

The current PPG sets out the following drainage hierarchy that the discharge of surface water runoff should adhere to:



- Into the ground (infiltration).
- To a surface water body.
- To a surface water sewer, highway drain, or another drainage system.
- To a combined sewer.

4.4 Places for Everyone Joint Development Plan 2022-2039 (Adopted 2024)

The Places for Everyone Joint Development Plan of Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan Councils sits at the foundations of our proposals to improve employment opportunities for our communities, build the right homes in the right places, rejuvenate green spaces and reshape town centres.

Within the Local Plan are the following policies relevant to flood risk:

Policy JP-S4: Flood Risk and the Water Environment

An integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by:

- Returning rivers to a more natural state, where practicable;
- Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants;
- Locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding;
- Expecting developments to manage surface water run-off through sustainable drainage systems and as close to source as possible. Development should achieve greenfield run-off rates unless it is demonstrated to be impracticable;
- Ensuring that sustainable drainage systems:
 - » Are designed to provide multifunctional benefits wherever possible, including for water quality, nature conservation and recreation;
 - » Avoid adverse impacts on water quality and any possibility of discharging hazardous substances to ground;
 - » Are delivered in a holistic and integrated manner, including on larger sites split into different phases; and
 - » Are managed and maintained appropriately to ensure their proper functioning over the lifetime of the development.
- Securing the remediation of contaminated land and the careful design of developments to minimise the potential for urban diffuse pollution to affect the water environment.

4.5 Manchester Core Strategy 2012-2027 (2012)

Within the Core Strategy, key policies relating to the site and flood risk include:

Policy EC10: Wythenshawe

This policy outlines the following key information:



- Wythenshawe is expected to provide 55ha of employment land within B1a offices, B1b/c research and development and light industry, and B8 logistics and distribution;
- Some of the economic development within this area will focus on existing employment sites along the East Wythenshawe Development Corridor, including Sharston Industrial Estate (the Site).

4.6 Greater Manchester Combined Authority Level 1 Strategic Flood Risk Assessment (2019)

The aim of the Greater Manchester Combined Authority (GMCA) SFRA is to map all forms of flood risk and use this as an evidence base to locate new development primarily in low flood risk areas (Zone 1). Where development cannot be located in Flood Zone 1 the Local Planning Authority (LPA) will need to apply the Sequential Test to land use allocations and, where necessary, the Exception Test. In addition, it allows the LPA to:

- Prepare appropriate policies for the management of flood risk;
- Inform the Sustainability Appraisal (SA) so that flood risk is taken account of, when considering options and in the preparation of strategic land use policies;
- Identify the level of detail required for site-specific Flood Risk Assessments (FRAs); and
- Determine the acceptability of flood risk in relation to emergency planning capability.

Within the SFRA, guidance relating to the requirement and preparation of site-specific FRAs, is in line with the NPPF, associated PPG, and EA recommendations.

4.7 Climate Change Considerations

Under NPPF and local planning policy, it must be demonstrated that any proposed development at the site would be safe over its intended lifetime. This could include measures to ensure the development is flood resistant/resilient and that safe access and egress is provided for the following flood events, also known as 'design flood events':

- 1 in 100-year (1% AEP) fluvial flood event accounting for the future impacts of climate change;
- 1 in 200-year (0.5% AEP) tidal / coastal flood event accounting for the future impacts of climate change;
- 1 in 30-year (3.3% AEP) pluvial (surface water) event accounting for the future impacts of climate change; and
- 1 in 100-year (1% AEP) pluvial (surface water) event accounting for the future impacts of climate change.

Table 3 and **Table 4** provide the latest climate change uplifts for fluvial and surface water flooding, as per the Environment Agency (EA) peak river flow and peak rainfall climate change allowances¹.

¹[EA Flood Risk Assessment Climate Change Allowances](#)

Table 3: Peak River Flow Allowances for the Upper Mersey Management Catchment

Epoch	Central	Higher	Upper End
2020s	13%	17%	27%
2050s	22%	31%	51%
2080s	<u>41%</u>	53%	85%

Table 4: Peak Rainfall Allowances for the Upper Mersey Management Catchment

Epoch	% AEP	Central Allowance	Upper End Allowance
2050s	3.3	20%	35%
	1	25%	40%
2070s	3.3	<u>30%</u>	40%
	1	<u>30%</u>	40%

5 Sources of Flood Risk

The NPPF requires flood risk from the following sources to be assessed:

- Fluvial and tidal sources (river and sea flooding);
- Pluvial sources (flooding resulting from overland flows);
- Groundwater sources;
- Sewers; and
- Artificial sources, (canals, reservoirs etc).

Each of these sources are addressed within this section of the report.

5.1 Fluvial and Tidal Flooding

The site is located approximately 550 m southwest of the River Mersey, 710 m west of the Gatley Brook, and 1020 m east of Baguely Brook, all EA-designated Main Rivers. There are no other watercourses in close proximity to the site. In these locations neither the River Mersey, Gatley Brook or Baguely Brook are tidally-influenced. Therefore, risk to the site from tidal sources is considered 'negligible'.

A review of the EA Flood Map for Planning shows the site to be entirely located in Flood Zone 1 (less than 0.1% annual probability of flooding), denoting a low annual probability of fluvial flooding (**Figure 3**). The proposed site access and egress routes via Harper and Sharston Roads are also located within Flood Zone 1. The EA mapping also shows the site and proposed access route are located outside of the 0.1% AEP plus Climate Change undefended extents.

The EA Recorded Flood Outlines Dataset does not show any recorded outlines for the River Mersey or Gatley Brook within the site boundary. The EA Recorded Flood Outlines dataset does highlight recorded flood extents associated with the River Mersey and Gatley Brook to the west of the site; however, this recorded flood outline is offset from the site by 225 m.

Considering the above information, the site is concluded to be at 'low' risk of flooding from fluvial flood sources, and at 'negligible' risk of flooding from tidal sources. As such, no further mitigation measures are recommended at this time.



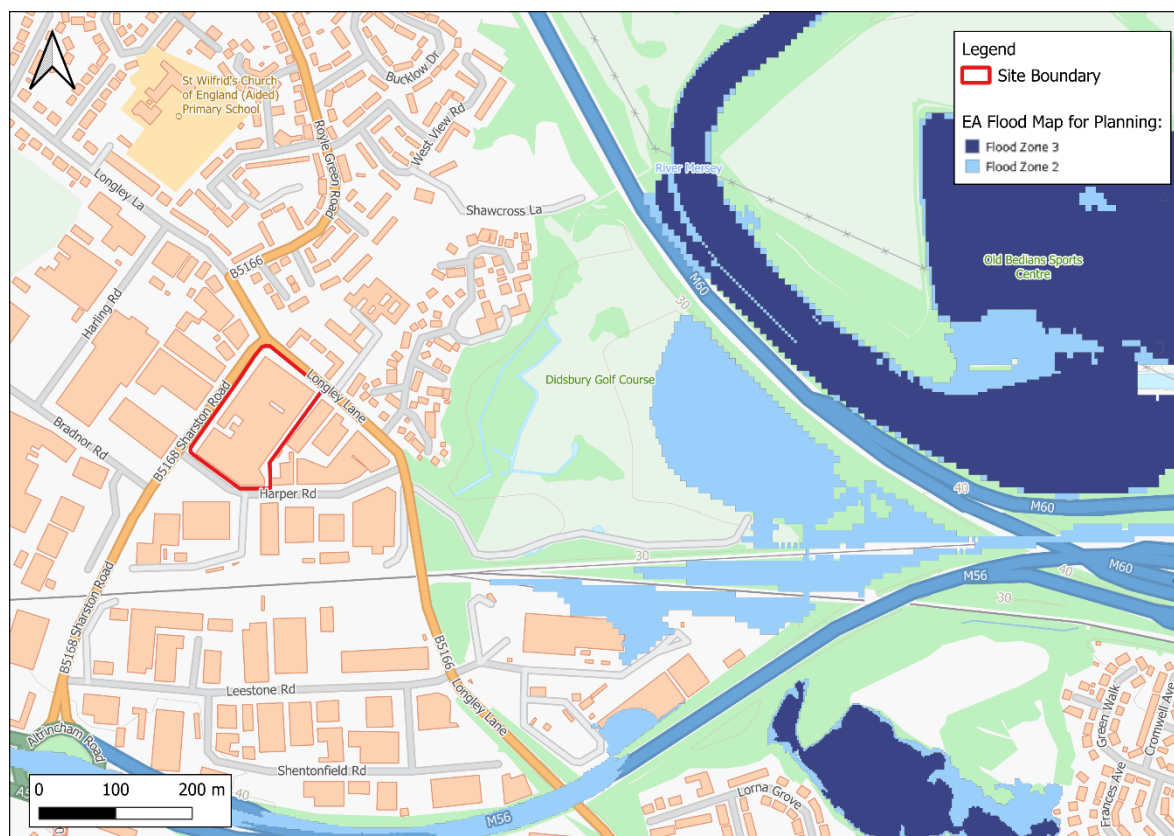


Figure 3: EA Flood Map for Planning

5.2 Surface Water Flooding

Surface water flooding, also known as pluvial flooding, occurs when natural and engineered drainage systems have insufficient capacity to cope with the volume of rainfall. Surface water flooding can occur in urban areas during high intensity, short duration rainfall events which can overwhelm the local drainage systems. The runoff would then be conveyed via overland flow routes dictated by the local topography.

As the site comprises previously developed land, there will be no ditches or other natural drainage features present on-site. Some existing drainage networks will serve the site. However, an updated drainage design will accompany the development proposals.

A review of the EA Surface Water Mapping including a 2050's Central Climate Change Allowance indicates that the site is largely at 'high' risk of flooding from surface water sources, with the exception of an isolated area at 'very low' risk in the west of the site (**Figure 4**). While the building footprint is shown to be at risk, it should be noted that the EA's surface water mapping does not provide property-specific data and cannot specify whether individual buildings are themselves at risk. However, the mapping does provide an indication of where buildings are considered to be in a flood risk area. To highlight this, the EA infill building footprints based on how much of the building's exterior wall and area of the property is wet.

According to the Risk of Flooding from Surface Water (RoFSW) associated depth risk mapping, the site is at medium risk of flooding up to a maximum depth of 0.2 m, at low risk of flooding up to 0.3 m, and at

very low risk of flooding to greater depths. A review of the topographic survey indicates that the existing building floor levels are currently raised above surrounding ground levels. Therefore, it is unlikely that the existing buildings would have been flooded, given the depths of flooding. This suggests that the EA surface water flood mapping overestimates the flood risk at the existing site. Additionally, the site proposals include level raising between 0.3 and 0.8 m (**Appendix B**), and therefore, the risk to the site will be further mitigated through the raising of site levels above the maximum flood depth.

The proposed building footprint will be reduced, relative to the existing building footprint (**Figure 4**). Therefore, the proposals would provide a betterment.

Upon redeveloping the site and implementing new drainage infrastructure to serve the proposed development (including SuDS), risk of flooding from surface water sources to the site will be minimised as any surface water will be managed accordingly. It is understood that one of the key proposals within the site Drainage Strategy is to drain any surface water into the 0.6 m diameter culvert that runs along Sharston Road, which ultimately outlets into the River Mersey. This differs from the existing drainage configuration, which currently drains the site via a combined sewer.

A review of surface water flood risk along the site access roads to the south and west of the site indicates that the access roads are at low to very low risk of flooding from surface water sources. The associated depth mapping indicates that the access road is at very low risk of flooding up to a maximum depth of 0.2 m. As such, safe access and egress are considered possible.

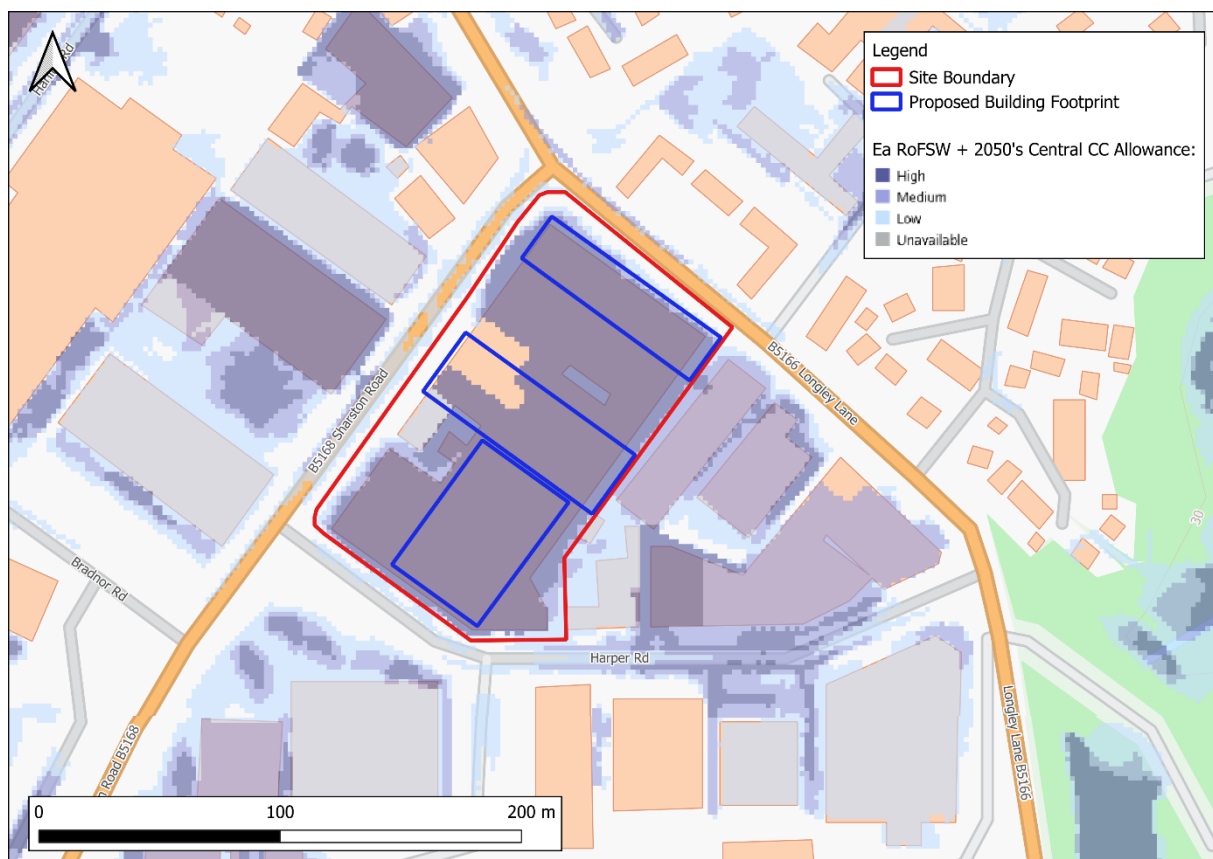


Figure 4: EA RoFSW mapping including 2050's Central Climate Change Allowance.

5.2.1 Flood Risk Resilience and Mitigation Measures

While risk to the site from surface water flood sources would be minimised through ground raising and implementation of the site Drainage Strategy, as a precaution, it is recommended that flood risk resilience measures are integrated into the building design in order to protect or minimise the impact to the site in the event of flooding. Specifically, it is recommended that flood resilient construction and materials are incorporated into the units at ground floor level up to 0.3 m above ground level. This may include the use of low water penetration materials, and raised sockets to minimise internal damage in the event of a flood.

Considering the above information, and on the basis that any surface water will be appropriately managed through implementation of the site drainage strategy, and the above-named flood risk resilience measures are incorporated into the proposed development, the site is concluded to be at 'low' risk of surface water flooding.

5.3 Groundwater Flooding

Groundwater flooding typically occurs in low-lying areas underlain by permeable geology or aquifers that may allow groundwater to rise to the surface through the permeable strata. This can happen following periods of prolonged rainfall or wet weather, which may cause groundwater levels to rise to the ground surface.

The sites underlying geological profile has been established through a review of the British Geological Survey's (BGS) online GeoIndex Onshore viewer. British Geological Survey (BGS) Mapping indicates the site to be underlain by bedrock geology comprising Siltstone, Mudstone, and Sandstone of the Taporley Siltstone Formation. This bedrock geology is superimposed by superficial glaciofluvial deposits comprising sand and gravel.

A review of nearby borehole record, SJ88NW38, indicates that groundwater was encountered at 2.89 m below ground level (bgl). A site-specific ground investigation study, completed between December 2024 and January 2025 also identified groundwater between 5.12 and 1.66 m bgl. For additional detail, please refer to the full Ground Investigation Report: 35838-HYD-XX-XX-RP-GE-0001.

A review of Areas Susceptible to Groundwater Flooding (AStGWF) mapping provided in the GMCA SFRA (2019), indicates that the site is not susceptible to flooding from groundwater. However, there are areas at risk of groundwater flooding associated with the River Mersey and Gatley Brook corridors. Along these watercourse corridors groundwater levels are likely to be in hydraulic connectivity with normal channel levels.

Due to the proposed extensive hardstanding on-site, the ground is likely to be impervious to both rising groundwater and above-ground surface water. Additionally, with the proposed ground level raising, the development would be safe from groundwater flooding.

Considering the above information, risk to the site from groundwater flood sources is concluded to be 'low'.



5.4 Sewer Flooding

Sewer flooding can occur due to sewer infrastructure failure or due to an increased flow and volume of water entering a sewer system which exceeds its hydraulic capacity, causing the system to surcharge. If sewer outfall points are either blocked or submerged due to high water levels, water can back up in a sewer system and cause flooding. These issues can result in water overflowing from gullies and manholes, causing flooding in the local area. Blockages caused by sediment or debris can further exacerbate the probability of sewer flooding.

As the site is already developed for industrial uses, it is currently served by an existing drainage network. It is likely that the proposed development will utilise the existing drainage system, making upgrades as necessary to comply with the latest guidance, including climate change allowances for the lifetime of the development.

Within the GMCA Level 1 SFRA (2019), United Utilities provide a 100m² grid map of sewer flooding incidents within the GMCA area (Figure 6-8 of the SFRA). This mapping indicates the site is not located in an area that has experienced sewer flooding incidents.

Based on the above information, risk to the site from sewer flooding is concluded to be 'low'.

5.5 Artificial Sources of Flooding

Flooding from artificial sources refers to the risk of flooding from manmade waterbodies and features such as reservoirs, canals, docks, or other waterbodies. This flooding can sometimes occur due to a failure of retaining walls or structures, or overtopping.

The most proximal canal to the site is approximately 11.2 km northeast of the site. As such, the site is concluded to be at negligible risk of flooding associated with canals.

The EA's Flood Risk from Reservoirs mapping indicates that the site is located outside of the maximum extent of flooding expected in the event of a breach in a reservoir on both wet and dry days (**Figure 5**).

Within the GMCA Level 1 SFRA (2019) it states that risk of flooding from reservoirs is 'is reduced through regular maintenance by the operating authority'. Under the Reservoirs Act 1975, it is stipulated that all large reservoirs must be regularly inspected and supervised by reservoir panel engineers.

Given there is no known risk of flooding from canals or any other artificial sources at the site, it can be concluded that the risk of flooding from infrastructure failure is 'low'.



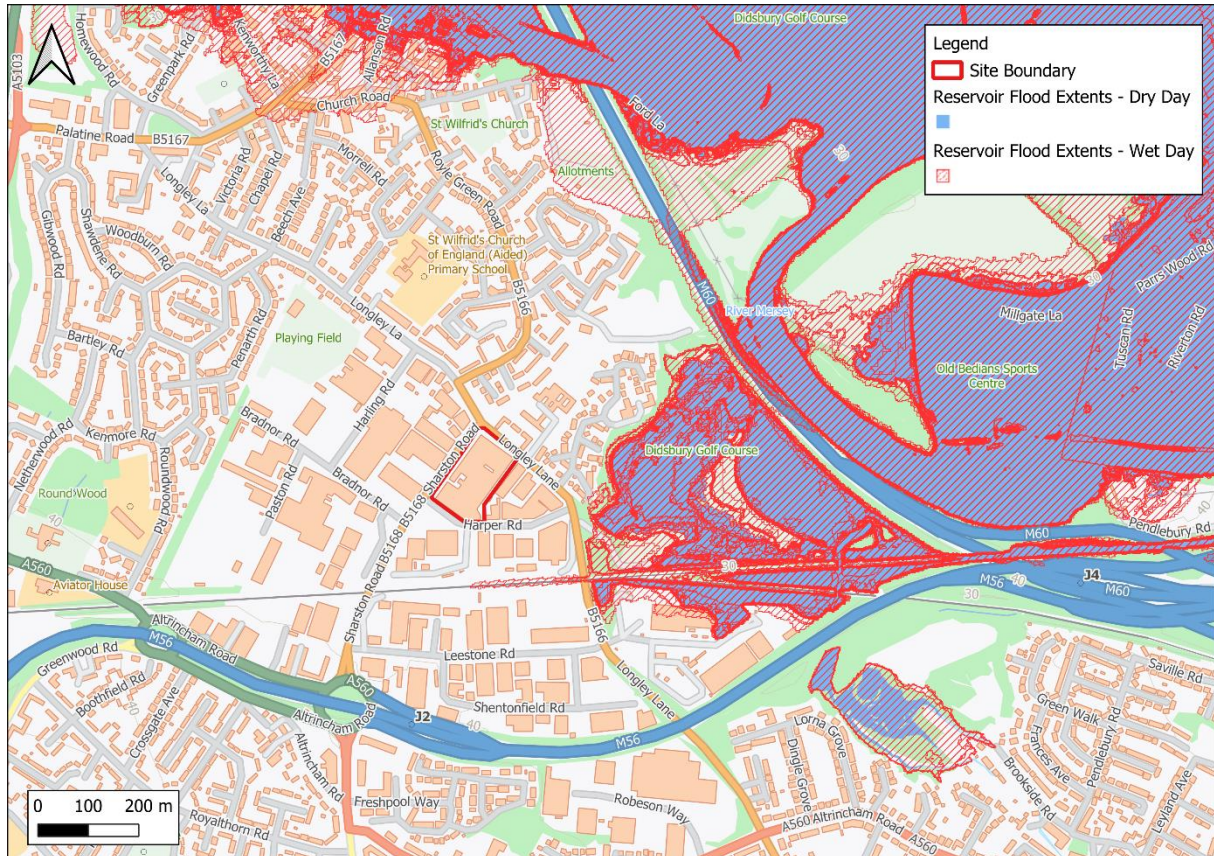


Figure 5: EA Reservoir Failure Flood Extent Mapping on Wet and Dry Days

5.6 Summary

A review of the available flood data for the site located at Former Electrium Sales Ltd Site, 1934 Sharston Road, Wythenshawe, indicates that the site is at 'low' risk from all assessed sources of flooding with the exception of surface water, from which the site is indicated to be at 'high' risk. However, flood risk within building footprint is believed to relate to assumptions made within the EA's surface water modelling methodology.

The proposed building footprint is smaller than the existing, offering betterment in terms of reduced impermeable area. Additionally, by raising the site levels above the maximum flood depth and implementing the proposed Drainage Strategy, which includes the use of SuDS and discharging surface water on-site via the culvert along Sharston Road and ultimately into the River Mersey, the risk to the site from surface water flooding will be minimised. Additionally, it is recommended that flood resilience measures be incorporated into the ground floor level of the proposed units.

6 Sequential and Exception Tests

6.1 The Sequential Test

The NPPF requires that a sequential, risk-based approach is followed to steer new developments to areas with the lowest probability of flooding (i.e. Flood Zone 1, then 2, then 3). A review of the available flood data for the site located at Former Electrium Sales Ltd Site, 1934 Sharston Road, Wythenshawe, indicates that the site is at 'low' risk of flooding from all assessed sources, with the exception of surface water, where the mapping indicates the site is at 'high' risk. However, it appears that the Environment Agency's surface water flood maps may overestimate the extent of surface water flooding across the site, as they show the existing buildings as being flooded. As explained in Section 5.2, the existing building floor levels are set approximately 600 mm above existing ground level, making it unlikely that the buildings would be affected by the mapped surface water flooding. This overestimation arises because the maps do not contain property-specific data and therefore cannot accurately determine whether individual buildings are at risk. Instead, they infer flood risk by infilling building footprints based on the exterior walls and any parts of the property identified as wet.

In addition, within the Manchester Core Strategy, the site falls under Policy EC10: Wythenshawe. As part of this policy it states, 'some of the economic development within this area will focus on existing employment sites along the East Wythenshawe Development Corridor, including Sharston Industrial Estate (the Site)'. Therefore, it is concluded that application of the Sequential Test will not be required in this instance.

6.2 The Exception Test

The NPPF states that if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the Exception Test may have to be applied. The need for the Exception Test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.

The proposed development is located within Flood Zone 1 and proposals are classified as 'Less Vulnerable', as highlighted in **Table 2**. As such, application of the Exception Test will not be required.



7 Conclusions

Stantec Hydrock Ltd have been commissioned by Kier Sharston Ltd to undertake a Flood Risk Assessment to be submitted with a planning application for the site at Former Electrium Sales Ltd Site, 1934 Sharston Road, Wythenshawe.

The site is wholly located within Flood Zone 1, placing it a low risk from fluvial and tidal flood sources. The vulnerability classification of the site is considered to be 'less vulnerable'. The site is also at low risk of flooding from groundwater, sewer, and artificial sources. A review of the EA RoFSW mapping highlighted that the site is at high risk of flooding from surface water sources. However, the proposed building footprint is smaller than the existing, offering betterment in terms of reduced impermeable area. Additionally, by raising the site levels above the maximum flood depth and implementing the proposed Drainage Strategy, which includes the use of SuDS and discharging surface water on-site via the culvert along Sharston Road and ultimately into the River Mersey, the risk to the site from surface water flooding will be minimised. It is also recommended that flood resilience measures be incorporated into the ground floor level of the proposed units.

On the basis that surface water is successfully managed through the site Drainage Strategy and the above-named flood risk resilience measures are implemented into the proposed development, risk of flooding from surface water sources reduces to low.

This report therefore demonstrates that, in respect to flood risk, the proposed development:

- Is suitable in the location proposed;
- Will be adequately flood resistant and resilient provided recommended mitigation measures are installed into the lower ground levels of the development;
- Will not place additional persons at risk of flooding;
- Will not increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage or impendance of flood flows; and
- Will put in place measures to ensure surface water is appropriately managed.

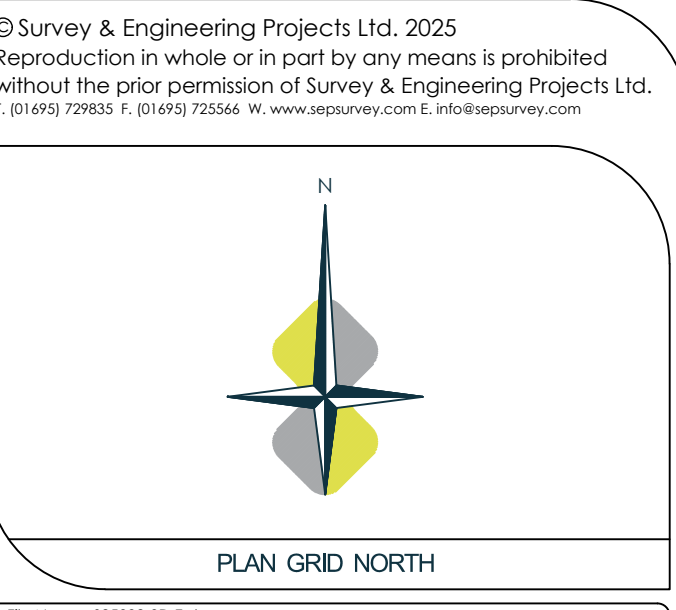
This report concludes that in flood risk context, the proposals are safe and appropriate and do not increase flood risk.



Appendix A

Topographic Survey





LEGEND	
AB	AB WALL
BB	BELLEVUE MANOR
BC	BELLEVUE
BD	BELLEVUE
BE	BELLEVUE
BF	BELLEVUE
BG	BELLEVUE
BH	BELLEVUE
BI	BELLEVUE
BJ	BELLEVUE
BK	BELLEVUE
BL	BELLEVUE
BM	BELLEVUE
BN	BELLEVUE
BO	BELLEVUE
BP	BELLEVUE
BQ	BELLEVUE
BR	BELLEVUE
BS	BELLEVUE
BT	BELLEVUE
BU	BELLEVUE
BV	BELLEVUE
BW	BELLEVUE
BX	BELLEVUE
BY	BELLEVUE
BZ	BELLEVUE
CA	CANAL
CB	CANAL
CC	CANAL
CD	CANAL
CE	CANAL
CF	CANAL
CG	CANAL
CH	CANAL
CI	CANAL
CJ	CANAL
CK	CANAL
CL	CANAL
CM	CANAL
CN	CANAL
CO	CANAL
CP	CANAL
CQ	CANAL
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CU	CANAL
CV	CANAL
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CZ	CANAL
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DO	DRAINAGE
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DS	DRAINAGE
DT	DRAINAGE
DU	DRAINAGE
DV	DRAINAGE
DW	DRAINAGE
DX	DRAINAGE
DY	DRAINAGE
DZ	DRAINAGE
EA	ELECTRICITY
EB	ELECTRICITY
EC	ELECTRICITY
ED	ELECTRICITY
EE	ELECTRICITY
EF	ELECTRICITY
EG	ELECTRICITY
EH	ELECTRICITY
EI	ELECTRICITY
EJ	ELECTRICITY
EK	ELECTRICITY
EL	ELECTRICITY
EM	ELECTRICITY
EN	ELECTRICITY
EO	ELECTRICITY
EP	ELECTRICITY
EQ	ELECTRICITY
ER	ELECTRICITY
ES	ELECTRICITY
ET	ELECTRICITY
EU	ELECTRICITY
EV	ELECTRICITY
EW	ELECTRICITY
EX	ELECTRICITY
EY	ELECTRICITY
EZ	ELECTRICITY
FA	FENCE
FB	FENCE
FC	FENCE
FD	FENCE
FE	FENCE
FF	FENCE
FG	FENCE
FH	FENCE
FI	FENCE
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FV	FENCE
FW	FENCE
FX	FENCE
FY	FENCE
FZ	FENCE
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GE	GRASS
GF	GRASS
GG	GRASS
GH	GRASS
GI	GRASS
GJ	GRASS
GK	GRASS
GL	GRASS
GM	GRASS
GN	GRASS
GO	GRASS
GP	GRASS
GQ	GRASS
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GS	GRASS
GT	GRASS
GU	GRASS
GV	GRASS
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HO	HARDWARE
HP	HARDWARE
HQ	HARDWARE
HR	HARDWARE
HS	HARDWARE
HT	HARDWARE
HU	HARDWARE
HV	HARDWARE
HW	HARDWARE
HX	HARDWARE
HY	HARDWARE
HZ	HARDWARE
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IB	IRON
IC	IRON
ID	IRON
IE	IRON
IF	IRON
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IH	IRON
II	IRON
IJ	IRON
IK	IRON
IL	IRON
IM	IRON
IN	IRON
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IP	IRON
IQ	IRON
IR	IRON
IS	IRON
IT	IRON
IU	IRON
IV	IRON
IW	IRON
IX	IRON
IY	IRON
IZ	IRON
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JB	JAIL
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NW	NATURAL
NX	NATURAL
NY	NATURAL
NZ	NATURAL
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OB	OPEN
OC	OPEN
OD	OPEN
OE	OPEN
OF	OPEN
OG	OPEN
OH	OPEN
OI	OPEN
OJ	OPEN
OK	OPEN
OL	OPEN
OM	OPEN
ON	OPEN
OO	OPEN
OP	OPEN
OQ	OPEN
OR	OPEN
OS	OPEN
OT	OPEN
OU	OPEN
OV	OPEN
OW	OPEN
OX	OPEN
OY	OPEN
OZ	OPEN
PA	PART
PB	PART
PC	PART
PD	PART
PE	PART
PF	PART
PG	PART
PH	PART
PI	PART
PJ	PART
PK	PART
PL	PART
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RD	RAMP
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RG	RAMP
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RX	RAMP
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UC	UNDER
UD	UNDER
UE	UNDER
UF	UNDER
UG	UNDER
UH	UNDER
UI	UNDER
UJ	UNDER
UK	UNDER
UL	UNDER
UM	UNDER
UN	UNDER
UO	UNDER
UP	UNDER
UQ	UNDER
UR	UNDER
US	UNDER
UT	UNDER
UU	UNDER
UV	UNDER
UW	UNDER
UX	UNDER
UY	UNDER
UZ	UNDER
VA	VAN
VB	VAN
VC	VAN
VD	VAN
VE	VAN
VF	VAN
VG	VAN
VH	VAN
VI	VAN
VJ	VAN
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XB	X-RAY
XC	X-RAY
XD	X-RAY
XE	X-RAY
XF	X-RAY
YG	YARD
YH	YARD
YI	YARD
YJ	YARD
YK	YARD
YL	YARD
YM	YARD
YN	YARD
YO	YARD
YP	YARD
YQ	YARD
YR	YARD
YS	YARD
YT	YARD
YU	YARD
YV	YARD
YW	YARD
YX	YARD
YY	YARD
YZ	YARD
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ZW	ZONE
ZX	ZONE
ZY	ZONE
ZZ	ZONE

NOTES	
All elevations are to O.D. Sea Level Datum. Established using network RTK.	
Survey carried out on a plane local grid, oriented to National Grid.	
Using Survey Control established from Ordnance Survey 63/62.	
Point	Survey Station
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BS2	202111.121
BS3	202111.121
BS4	202111.121
BS5	202111.121
BS6	202111.121
BS7	202111.121
BS8	202111.121
BS9	202111.121
BS10	202111.121
BS11	202111.121
BS12	202111.121
BS13	202111.121
BS14	202111.121
BS15	202111.121
BS16	202111.121
BS17	202111.121
BS18	202111.121
BS19	202111.121
BS20	202111.121
BS21	202111.121
BS22	202111.121
BS23	202111.121
BS24	202111.121
BS25	202111.121
BS26	202111.121
BS27	202111.121
BS28	202111.121
BS29	202111.121
BS30	202111.121
BS31	202111.121
BS32	202111.121
BS33	202111.121
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BS35	202111.121
BS36	202111.121
BS37	202111.121
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BS40	202111.121
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BS42	202111.121
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BS44	202111.121
BS45	202111.121
BS46	202111.121
BS47	202111.121
BS48	202111.121
BS49	202111.121
BS50	202111.121
BS51	202111.121
BS52	202111.121
BS53	202111.121
BS54	20211

Appendix B

Proposed Site Levels





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- THIS DRAWINGS IS BASED ON HORIZON DRAWINGS NO XR-2506-HR-VX-DK-A-0501-WP/S.
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- CONTOURS AND GRADIENTS ARE INDICATED FOR GUIDANCE PURPOSES AND SHALL NOT BE USED FOR SETTING OUT.
- RETAINING STRUCTURE HEIGHTS AND LENGTHS ARE APPROXIMATE AT THIS STAGE AND SUBJECT TO CHANGE FOLLOWING DETAILED DESIGN.
- PROPOSED BUILDING FFL MAY BE ADJUSTED DURING DETAILED DESIGN (+/-300mm)

Legend

- SITE LOCATION BOUNDARY
- 0.1m CONTOUR
- 0.5m CONTOUR
- RETAINING STRUCTURE
- PROPOSED LEVEL
- EXISTING LEVEL
- ROOT PROTECTION AREA OF TREES TO REMAIN

01 PLANNING ISSUE	NM	NB	31.07.2025
Issued/Revision	By	Appd	DD.MM.YYYY
	NM	NB	31.07.2025
	Dwn.	Dsgn.	Chkd.
			DD.MM.YYYY

Case Status

S2 - FOR INFORMATION

This document is suitable only for the purpose noted above. Use of this document for any other purpose is not permitted.

Client/Project Logo

KIER PROPERTY

Client/Project

SHARSTON ROAD

title

PROPOSED LEVELS

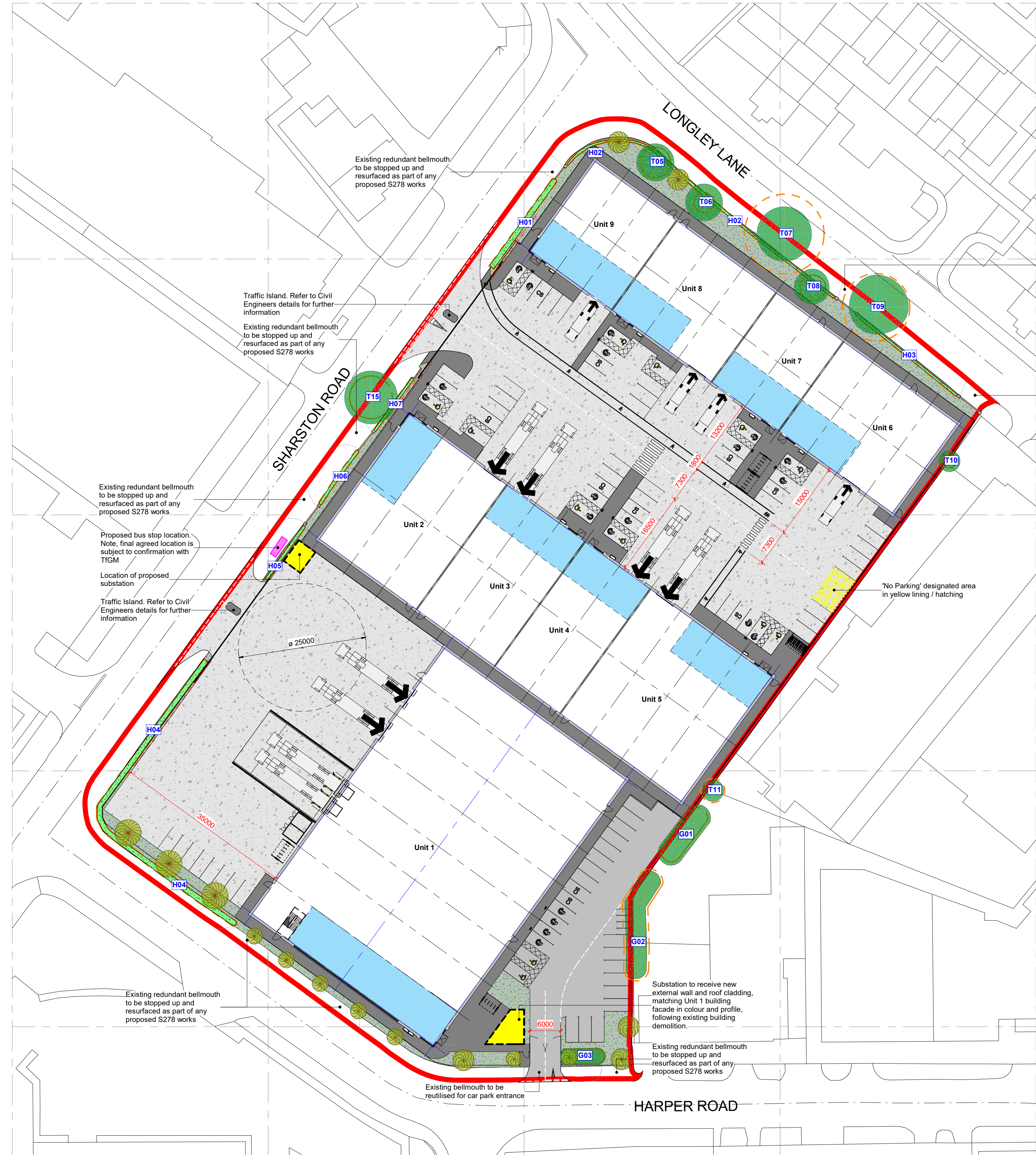
Project No.	A0 Scale
333701647	1:200
Revision	Drawing No.
P01	333701647-STN-XX-XX-DR-C-0200



Appendix C

Proposed Site Layout





Parking Schedule		Bicycle Provision	
Description	Count		Count
Unit 1		Unit 1	
Standard car parking bay	25		18
Standard car sharing parking bay	2		Unit 2-5
Standard electric vehicle charging parking bay	4		20
Accessible car parking bay	2		Unit 6
Motorcycle bay	4		8
	37		Unit 7
Unit 2			6
Standard car parking bay	4		Unit 8
Standard car sharing parking bay	1		6
Standard electric vehicle charging parking bay	1		Unit 9
Accessible car parking bay	1		4
Accessible electric vehicle parking bay	1		58
	8		
Unit 3			
Standard car parking bay	2		
Standard car sharing parking bay	1		
Standard electric vehicle charging parking bay	1		
Accessible electric vehicle parking bay	1		
	5		
Unit 4			
Standard car parking bay	2		
Standard car sharing parking bay	1		
Standard electric vehicle charging parking bay	1		
Accessible electric vehicle parking bay	1		
	5		
Unit 5			
Standard car parking bay	5		
Standard car sharing parking bay	1		
Standard electric vehicle charging parking bay	1		
Accessible car parking bay	1		
Accessible electric vehicle parking bay	1		
	9		
Unit 6			
Standard car parking bay	6		
Standard car sharing parking bay	1		
Standard electric vehicle charging parking bay	1		
Accessible electric vehicle parking bay	1		
	9		
Unit 7			
Standard car parking bay	1		
Standard car sharing parking bay	1		
Standard electric vehicle charging parking bay	1		
Accessible electric vehicle parking bay	1		
	4		
Unit 8			
Standard car parking bay	4		
Standard car sharing parking bay	1		
Standard electric vehicle charging parking bay	1		
Accessible car parking bay	1		
Accessible electric vehicle parking bay	1		
	8		
Unit 9			
Standard car parking bay	2		
Standard car sharing parking bay	1		
Standard electric vehicle charging parking bay	1		
Accessible electric vehicle parking bay	1		
	5		
Total: 90	90		

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P5	In support of full Planning Application	PM	30.07.25	BB
P6	Final draft issue for approval prior to formal Planning issue	PM	25.07.25	BB
P5	Issue for information, General updates.	AD	15.07.25	AD
P4	Issue for information, General updates.	PM	24.06.25	BB
P3	Cycle and waste provisions added. Unit 3 parking configuration updated to suit accommodation provision	PM	04.06.25	BB
P2	Pedestrian walk way relocated to increase the yield & traffic islands added.	AD	20.05.25	BB
P1	Unit 3 Areas updated in line with agents comments. Associated parking provision confirmed	PM	19.05.25	BB
P4	Parking provision and designation of spaces updated. Existing trees to be removed omitted for the scheme	PM	13.05.25	ME
P3	Dock ramp retaining wall reduced. Unit 2 moved to increase Unit 3 yard depth and incorporate safe pedestrian route. Trees to be removed initiated	PM	06.05.25	ME
P2	Updated to incorporate comments received. Unit 2 location moved to increase Unit 3 yard depth. General updates to finishes	PM	25.04.25	BB
P1	Issue for information purposes	PM	16.04.25	ME
Rev	Revision Details	Drawn	Date	Checked

Project:
Sharston Industrial Estate
Sharston Road,
Wythenshawe,
Manchester

Drawing No. **25006-HFR-AV-XX-DR-A-0501** Rev. **P06**
 Drawn By **PM** Scale **As indicated @ A1**
 Created **16.04.25**

