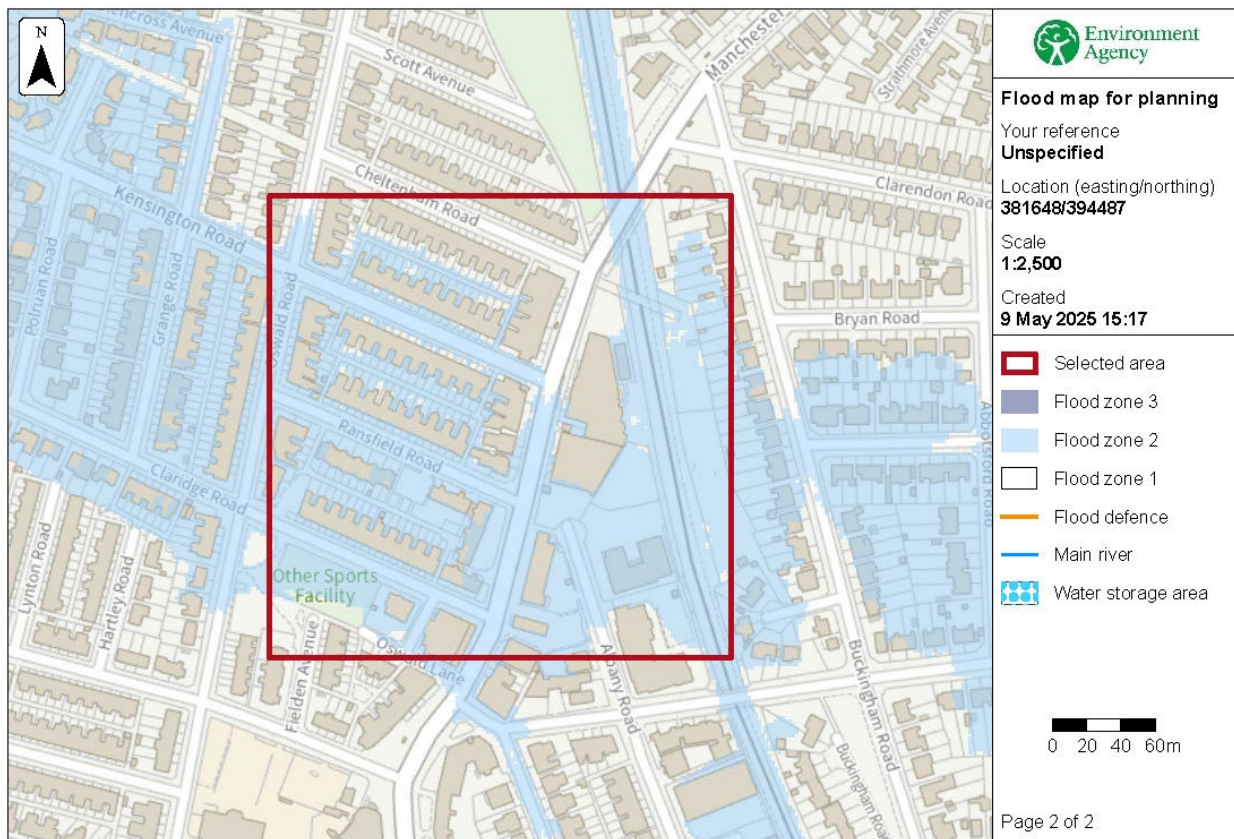


Flood Risk Assessment

Project: 95B Manchester Road, Chorlton, M21 9GA

The proposed development site is located at 95B Manchester Road, Chorlton, M21 9GA and is currently a commercial property.

- i. The site is within Flood Zone 2 - Grid Ref: X (Easting) 381647 , Y (Northing) 394481 (from ordnance survey map) (As identified on Environment Agency Flood Map)
- ii The 100 year flood level is 24.8m AOD. (Level obtained from Environment Agency)
- iii There are no flood defenses protecting this site.
- iv. Existing minimum ground level is 25 metres AOD.
- v. Development levels for road and ground will be as existing ground level. Finished floor levels will be 300mm above minimum ground level to address the low to medium flood risk.
- vi. Surface water will be dealt with by using sustainable drainage by discharging to soak ways.



Prevention

We have discussed the proposals with the surrounding businesses and in the process of developing a wider action plan in the event of a flood. By developing this we would hope it would be a better way at protecting businesses in the event of a flood.

As part of the proposal it is envisaged that outdoor barriers will be installed to act as a buffer in the event of a flood slowing down the flow of water into the premises.

The entrances, both front and rear, will be fitted with 40cm high flood gates. These Ecofloodgates are insurance approved and tested for 16 hours with a 99.9% success rate. They are zero maintenance and are fitted in seconds. They can be stored securely in the store room, so easily accessible and lightweight. This would protect the entrance from severe surface rainwater and the river, should it ever overflow upto a level of 1.8m from current flow level. The air bricks to the side and front elevation will be protected with EasiFit Ventguard, a product that simply fits across the front of the existing air brick and secured manually completely blocking the access of water. These products would allow us to remove them once the flooding subsides and continue trading with zero effect.

A Flood plan will be written and displayed on the notice board for all staff to be aware of. A full training schedule will be in place for all new staff and refresher each year to ensure staff are fully aware of the responsibility and action needed. This will include what to do when a warning comes through, who to contact and when to do it. Should an evacuation be necessary upon receipt of the flood warning, patrons will be advised of the risk and asked to vacate to their homes. If the flooding has already started due to severe weather conditions, patrons will be secured on the premises behind the flood barriers. Tea and coffee or light refreshments will be provided in the short term to keep them safe. The evacuation strategy in the event of a flood would be to escape through the front or the side entry/exit walk; meeting points at the nearby Field of Os and Field of Os Pocket Park along Claridge Road (South of Manchester Road). The Fields being on a higher level compared to the property.

A detailed map will be displayed on a notice board together with the Flood Plan so all staff will be able to safely direct patrons.

The Flood Plan will include important contacts, protective actions, a map of the business that locates service shut off points (fuse boxes and stopcocks). These records will be kept with the health and safety documents so, it is easier to remember, communicate and access in the event of a flood.

As part of the proposal electric fuse is being upgraded to 3phase. The box along with electrical sockets will be installed deeper in the premises and raised.

Staff will be trained within the premises to understand ways of prevention and are trained in flood safety procedures. Enabling employees to act fast and efficiently to protect the business against damage.

All paperwork will be stored in the newly created office on the top shelf to protect it should a flood occur. Electronic backups will be kept on the company laptop which will be kept away from the building during non-trading hours. During trading hours, it will be kept with the CCTV unit which is also on the top shelf. Height is at 2.0m above ground. All data will be secured on the Cloud as a precaution. I will be working as the DPS and managing the bar on a daily basis, however if I am not there, the laptop will not be on the premises.

Water resistant paint will be used on the external façade of the property. Gaps will be sealed on the external walls especially around electrical and phone entry points. Non return valves in drainage pipes and on wastewater systems will prevent sewage or water backing up into the property.