

Coop Store, Withington Rd, Whalley Range

Flood Risk Statement

17 March 2025

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Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

Revision	Status	Date	Prepared by	Checked by	Approved by
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Comments

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Comments

Rev A03-Update of previous report dated Aug 2021 under Job no STR17164

Revision		Status	
P*nn*	Preliminary (shared; non-contractual)	S1	Coordination
C*nn*	Contractual	S2	Information
		S3	Review & Comment
		S4	Review & Authorise
		S5	Review & Acceptance
		A0, A1, A*n*	Authorised & Accepted (*n*=work stage if applicable)

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Contents

1. Site Flood Statement 1

1.1 Developed Site and Location 1

1.1.1 Location 1

1.1.2 Existing Site Details 2

1.1.3 Flood Zone 2

1.1.4 Development Proposals 3

1.2 Flood Risk Assessment 6

1.2.1 General 6

1.2.2 Site Drainage 6

1.2.3 Flood Risk Vulnerability Classification 6

1.2.4 Site Specific Flood Risk 6

1.2.5 Flood Risk Assessment 7

1.2.6 Conclusion and Recommendations 8

Appendices

A. Photos

1. Site Flood Statement

1.1 Developed Site and Location

1.1.1 Location

The property is located at 135-141 Withington Road, Whalley Range, Manchester, M16 8EE See Fig i) below.



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SITE LOCATION PLAN - SCALE 1:625 @A1 / 1:1250 @ A3



Fig i)

1.1.2 Existing Site Details

The site comprises an existing single storey detached Co-Op Food Retail store, with carpark and service yard to the rear.

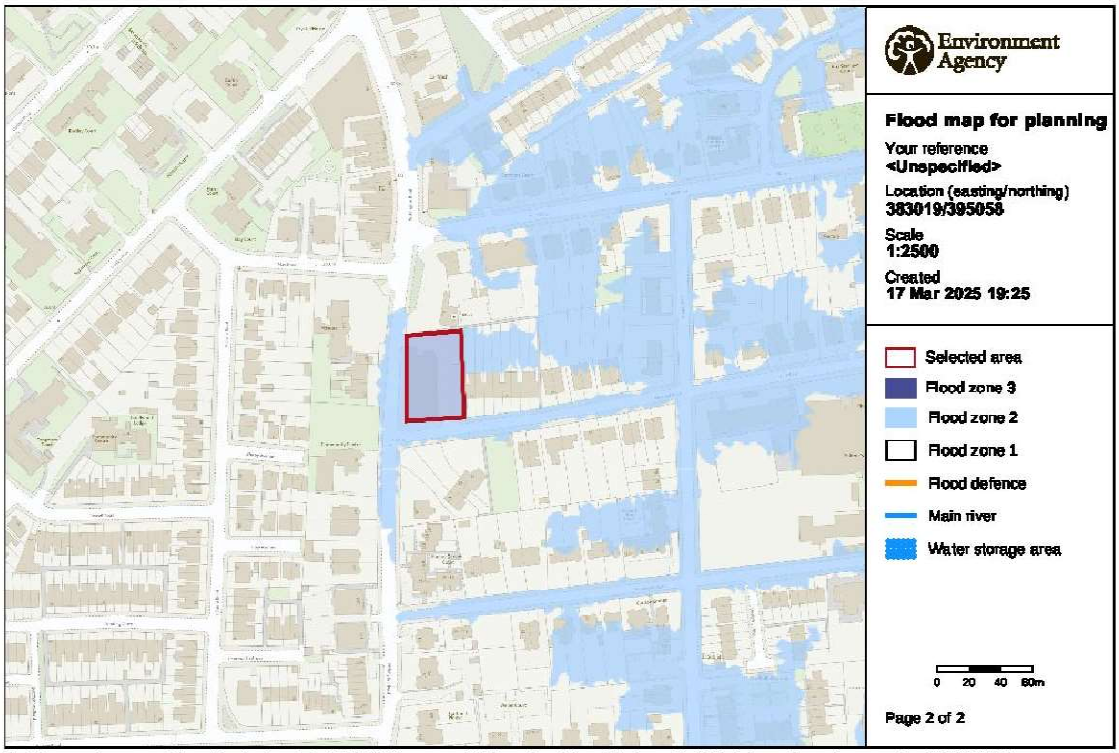
The customer car park is accessed via Mayfield Road and the deliveries via Withington Road.

The external ground levels fall slightly from North to the South. Within the building the ground floor is level throughout. The customer entrance to the front elevation is level with the public pavement whereas the deliveries entrance to the north is accessed via a ramp. There is a step up from the customer car park at the rear to the fire exit.

See Photos 1-4 in Appendix A.

1.1.3 Flood Zone

The EA Flood Map (fig ii) below shows the whole of the existing site in Flood Zone 2.



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Fig ii).

1.1.4 Development Proposals

It is proposed to split the existing Coop store and create a sub-let unit for retail use. Coop will occupy the left hand side of the building (looking from Withington Rd).

The vulnerability class for both units will be less vulnerable. The estimated lifetime of both units is 20 to 50 years.

The front elevation will be altered to add a new entrance and glazing for the Coop area. A new fire escape exit will be constructed serving the sub-let area.

Externally a new boundary fence and wall will be constructed, and an existing planter removed. Plant will be located to the rear.

Please see the existing and proposed GF plans (fig iii), existing site plan (fig iv), & proposed site plan (Fig v).

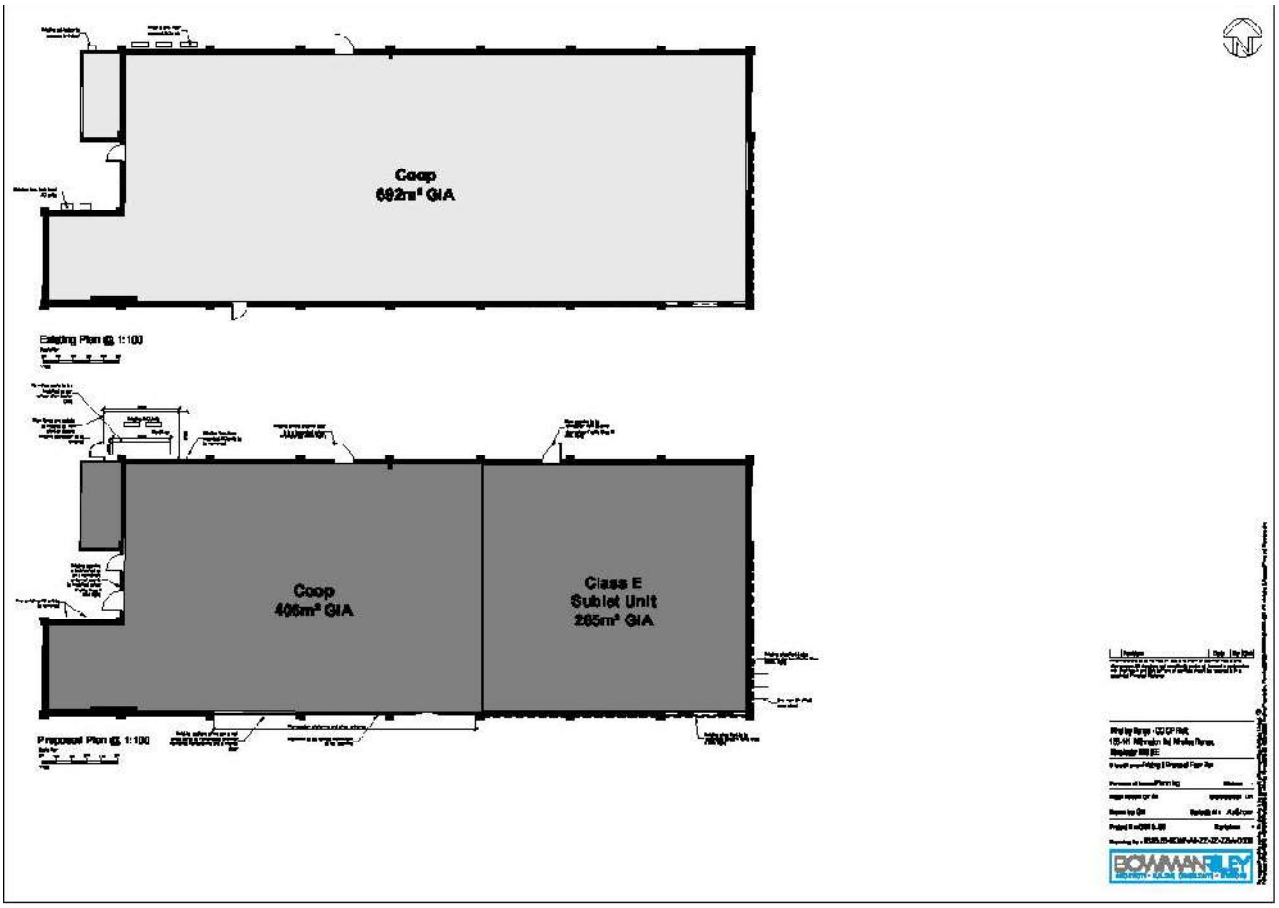


Fig iii)-Existing & Proposed GF Plan

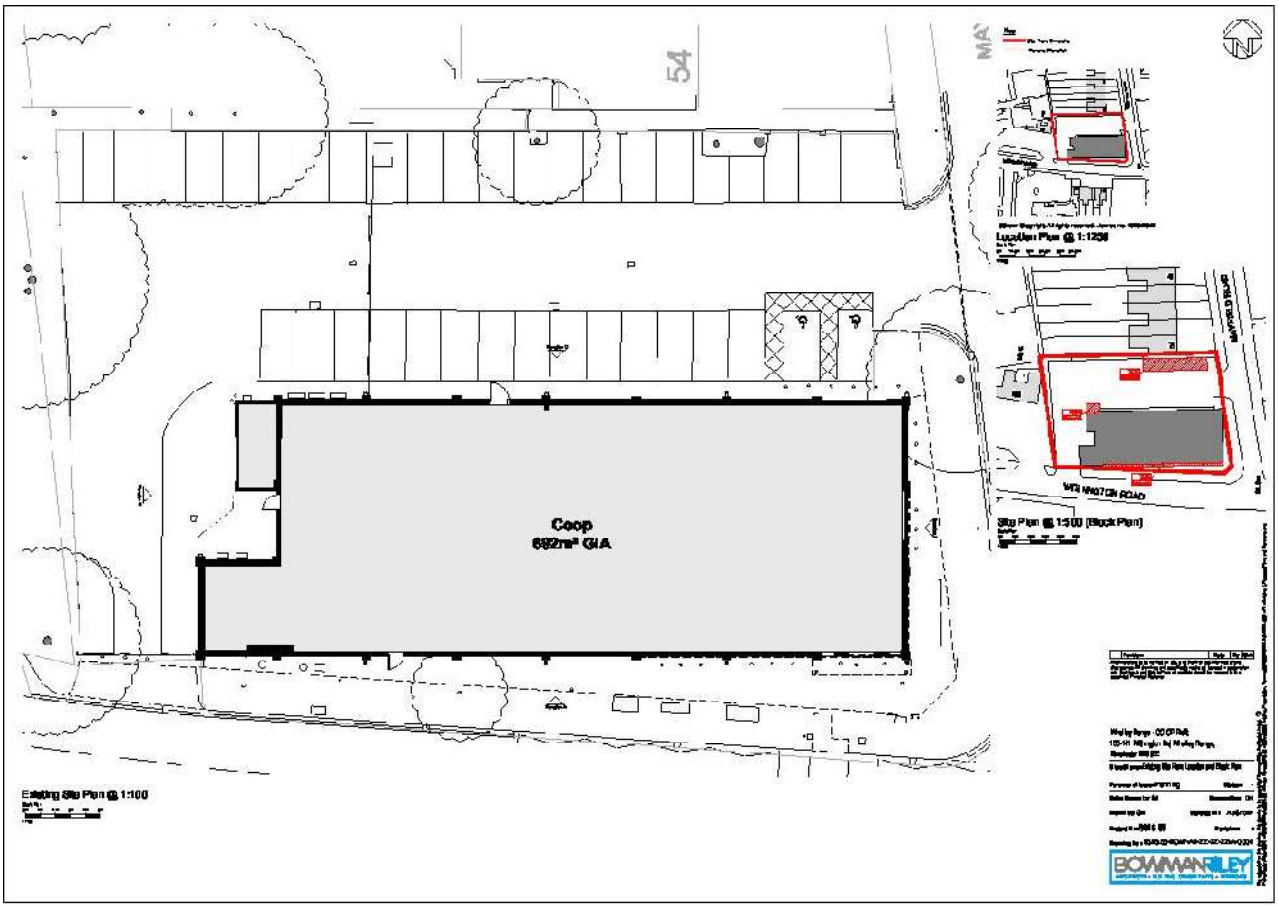


Fig iv)-Existing Site Plan

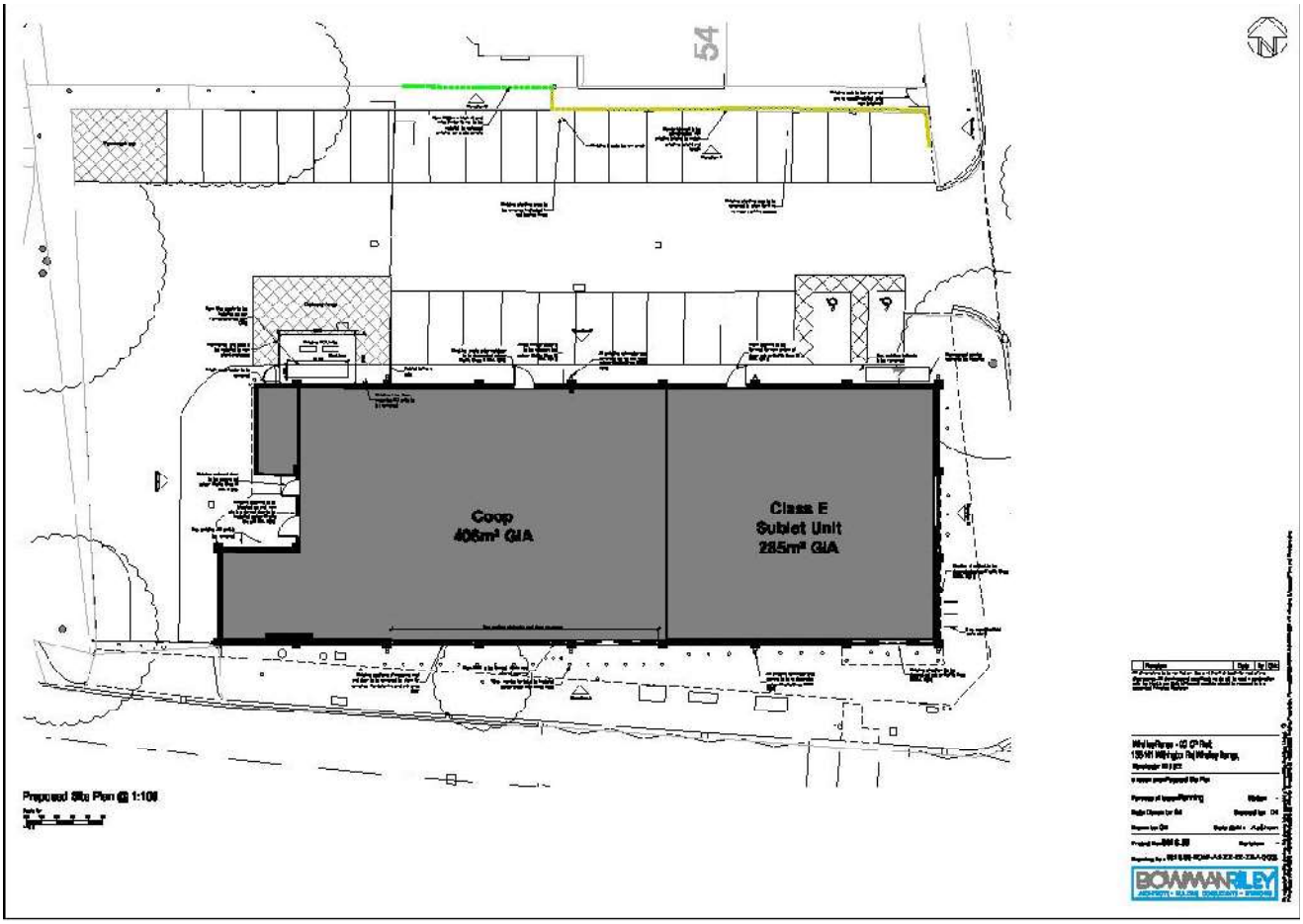


Fig v)-Proposed Site Plan

1.2 Flood Risk Assessment

1.2.1 General

As the proposals involve internal alterations and only minor external works, these will not alter rainwater run-off or impact the flood risk of the site. There are no proposals to install additional flood defences that would impact flood storage compensation. The proposals also do not mpact the vulnerability classification.

1.2.2 Site Drainage

The surface water and foul water drainage from site will not be affected by the proposals.

1.2.3 Flood Risk Vulnerability Classification

The proposed (and current) use is retail, therefore the Flood Risk Vulnerability Classification is ‘Less Vulnerable’

1.2.4 Site Specific Flood Risk

Surface Water Flooding

The site is at medium risk of flooding from surface water, as can be seen from the EA surface water flood map below (fig vi).

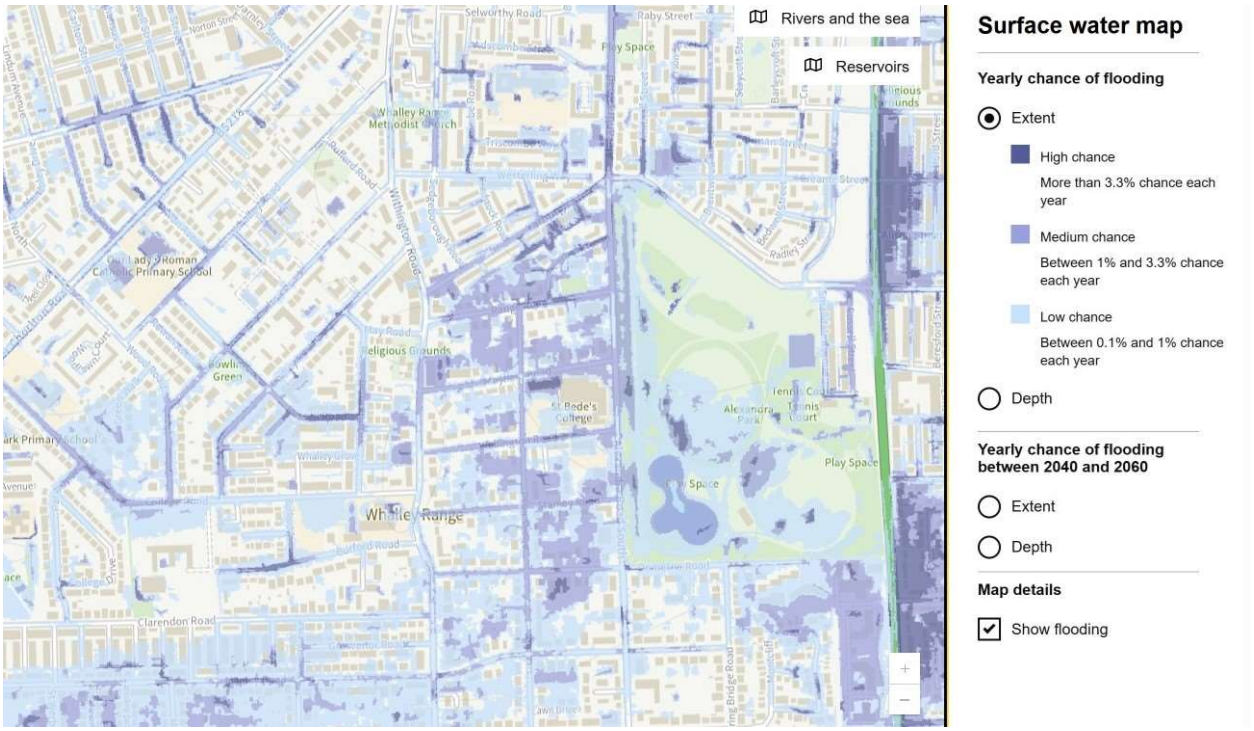


Fig vi) Surface Water Flood map

Flooding from Reservoirs

The site is at risk of flooding from Reservoirs-see Fig vii).

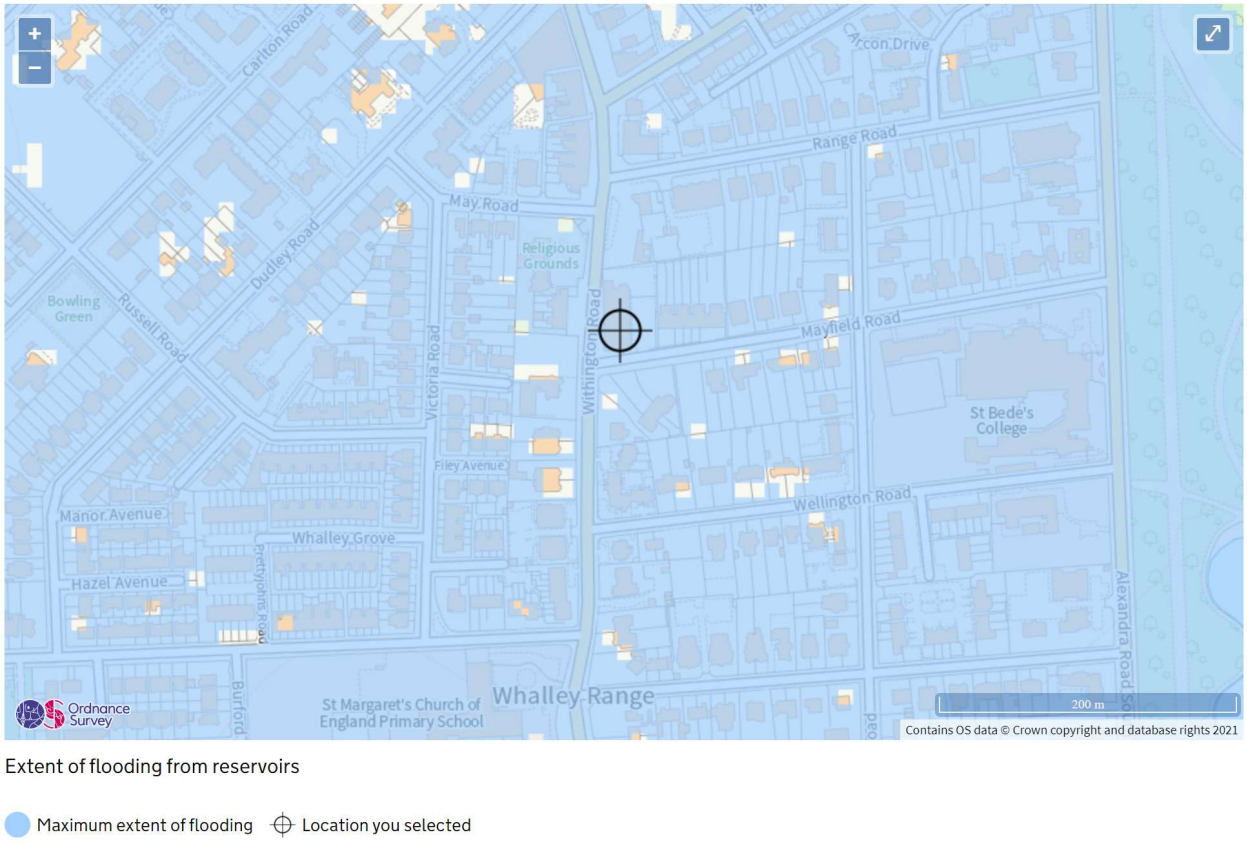


Fig vii) Reservoir Flood map

1.2.5 Flood Risk Assessment

The proposed works are a minor development involving mainly internal alterations only, which will not alter rainwater run-off or impact the flood risk of the site. The proposals also do not impact the vulnerability classification.

A full Flood Risk Assessment is not required.

As the site is existing with no alterations to the floor area a sequential test is not required.

However, it is recommended that the Client should ensure their site strategy for the safety of staff and customers in a flood event including allocation of safe refuge area is revised to suit the proposed layout. Each unit's tenant should be aware of the potential flood risk and be familiar with the site strategy.

It is also recommended that the Client subscribe to the EA flood warning service.

1.2.6 Conclusion and Recommendations

Based on the assessment in this report, our conclusions are as follows:

Minor works to the existing structure will not affect the site drainage or impact the flood risk of the site.

- The site is in Flood Zone 2.
- There is a low risk of river and surface water flooding.
- There is a risk of reservoir flooding.
- The proposed alterations will not affect the existing classification which is ‘Less Vulnerable’. It is appropriate in Flood Zone 2, and the Exception Test is not required.
- Foul water and surface water drainage are not affected by the alterations
- The alterations will not have an adverse effect on a watercourse, floodplain or flood defences
- The alterations will not impede access to flood defences and management facilities

Our recommendations are as follows:

- The site management should prepare a flood response plan outlining information of flood risk and actions to be taken in an event of a flood.

Jon Hinchliffe BEng CEng MIStructE

Appendices

A. Photos



Photo 1 Front Elevation



Photo 2 LH Side Elevation



Photo 3 Rear Elevation



Photo 4 RH side elevation

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