

Joshua Lee

From: Joshua Lee
Sent: 09 April 2024 12:34
To: Flood Risk Management
Subject: RE: Planning application CDN/24/0141 consultation - 31 Moorton Avenue

Tracking:	Recipient	Delivery
	Flood Risk Management	Delivered: 09/04/2024 12:34

Hello,

Thanks for the comments.

Josh

Joshua Lee (he/him)
Assistant Planning Officer
Area Team

Planning, Building Control and Licensing

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From: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Sent: Tuesday, April 9, 2024 12:09 PM
To: Joshua Lee <Joshua.Lee@manchester.gov.uk>
Subject: FW: Planning application CDN/24/0141 consultation - 31 Moorton Avenue

Hi Josh,

We strongly advise against discharging Condition 5 until the FRA is revised and updated.

The applicant has issued an FRA but did not supply all required information. The report states "The assumed flood depth for this site is 0.6m. The assumed flood level for this site is 48.8 mAOD." We cannot accept assumptions, the report fails to provide EA product 4 data.

Furthermore, the report is marked as "Draft for comments," indicating its incomplete status.

- We require the estimated flood level for the development (the estimated flood level is a river flood level

with a 1 in 100 or greater annual probability, plus an allowance for climate change). The estimated flood level may be obtained freely from the Environment Agency. **(Product 4)**

- A plan showing the finished floor levels (FFLs) and the estimated flood levels. FFLs should take into consideration predicted flood levels and should be set to an appropriate level, this may be either no lower than existing internal FFLs of the adjoining dwelling or 300 millimetres (mm) above the estimated flood level. All levels should be in mAOD.
- If you cannot raise FFLs 300 mm above the estimated flood level, demonstrate flood resilience and resistance measures in your design. Use the following guidance: <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#extra-flood-resistance-and-resilience-measures>
- Consideration of flood safety measures (such as signing up for EA flood warnings) and evacuation plans where required.
- Any supporting plans and drawings.

Kind regards

Talha Esmail

Flood Risk Engineer – Lead Local Flood Authority

E: talha.esmail@manchester.gov.uk  MANCHESTER CITY COUNCIL

-----Original Message-----

From: planning@manchester.gov.uk <planning@manchester.gov.uk>

Sent: Tuesday, March 5, 2024 8:28 AM

To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>

Subject: Planning application CDN/24/0141 consultation - 31 Moorton Avenue

Please see attached consultation letter for application CDN/24/0141.

Regards,

Information, Delivery & Support Team,

Planning, Building Control & Licensing,

Manchester City Council, P O Box 532, Manchester M60 2LA

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nknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I6k1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=phGdSIhr0GMUd1%2FVFBwrquUc94ADJZ7%2BV0TfdSteDLg%3D&reserved=0> for further information.

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