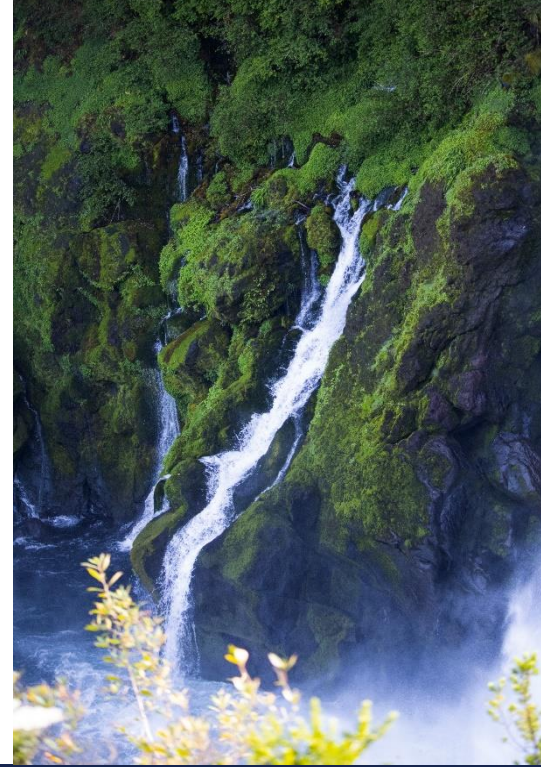




Flood Risk Assessment AEG5132_M7_Salford_01

Site Address: 21 Edward Street
Salford
M7 1SN

UK Experts in Flood Modelling, Flood Risk
Assessments, and Surface Water Drainage Strategies



Document Issue Record

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Prepared for: TR Architectural Services

Reference: AEG5132_M7_Salford_01

Site Location: 21 Edward Street, Salford, M7 1SN

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Summary

Development Description	Existing	Proposed
Development Type	Commercial premises	Additional floor added to the existing building
EA Vulnerability Classification	Less Vulnerable	Less Vulnerable
Ground Floor Level	Based on EA 1m LiDAR data, the existing ground elevations on site range between approximately 26.7 m AOD and 27.1 m AOD.	The elevations on site will not change
Level of Sleeping Accommodation	None	None
Surface Water Drainage	N/A ¹	Site to drain as per the existing scenario.
Site Size	Approx. 75 m ²	No change
Development Size	N/A	Approx. 60 m ²
Risk to Development	Summary	Comment
EA Flood Zone	Flood Zone 3	
Flood Source	Fluvial	Site is located within Flood Zone 3.
SFRA Available	Level 1 Strategic Flood Risk Assessment for Greater Manchester - Update (Greater Manchester Combined Authority, 2019) and Manchester City, Salford City and Trafford Councils Level 1 Hybrid SFRA (Manchester, Salford and Trafford, 2010)	
Management Measures	Summary	Comment
Ground floor level above extreme flood levels	No	Site is located within Flood Zone 3. Proposed development is an additional floor (second floor) therefore above any flood depths

Safe Access/Egress Route	Yes	No change to the existing access/egress. Safe access/egress available during surface water events.
Flood Resilient Design	None	Proposed development is located on the second floor.
Site Drainage Plan	N/A	Site to drain as per existing scenario
Flood Warning and Evacuation Plan	Yes	Recommended to sign up to the River Irwell at Salford, Lower Broughton Environment Agency flood warning service.
Offsite Impacts	Summary	Comment
Displacement of floodwater	None	Proposed development does not increase the footprint of the site.
Increase in surface run-off generation	None	Proposed development does not increase the footprint of the site.
Impact on hydraulic performance of channels	None	The site does not impact any watercourses.

¹ not required for this assessment

² data not available.

1. Introduction

- 1.1. Aegaea were commissioned by TR Architectural Services to undertake a Flood Risk Assessment (FRA) for the proposed development. This FRA has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.
- 1.2. This FRA is intended to support a full planning application and as such the level of detail included is commensurate and subject to the nature of the proposals.

Site Overview

- 1.3. The site of the proposed development is 21 Edward Street, Salford, M7 1SN, as shown in Figure 1.

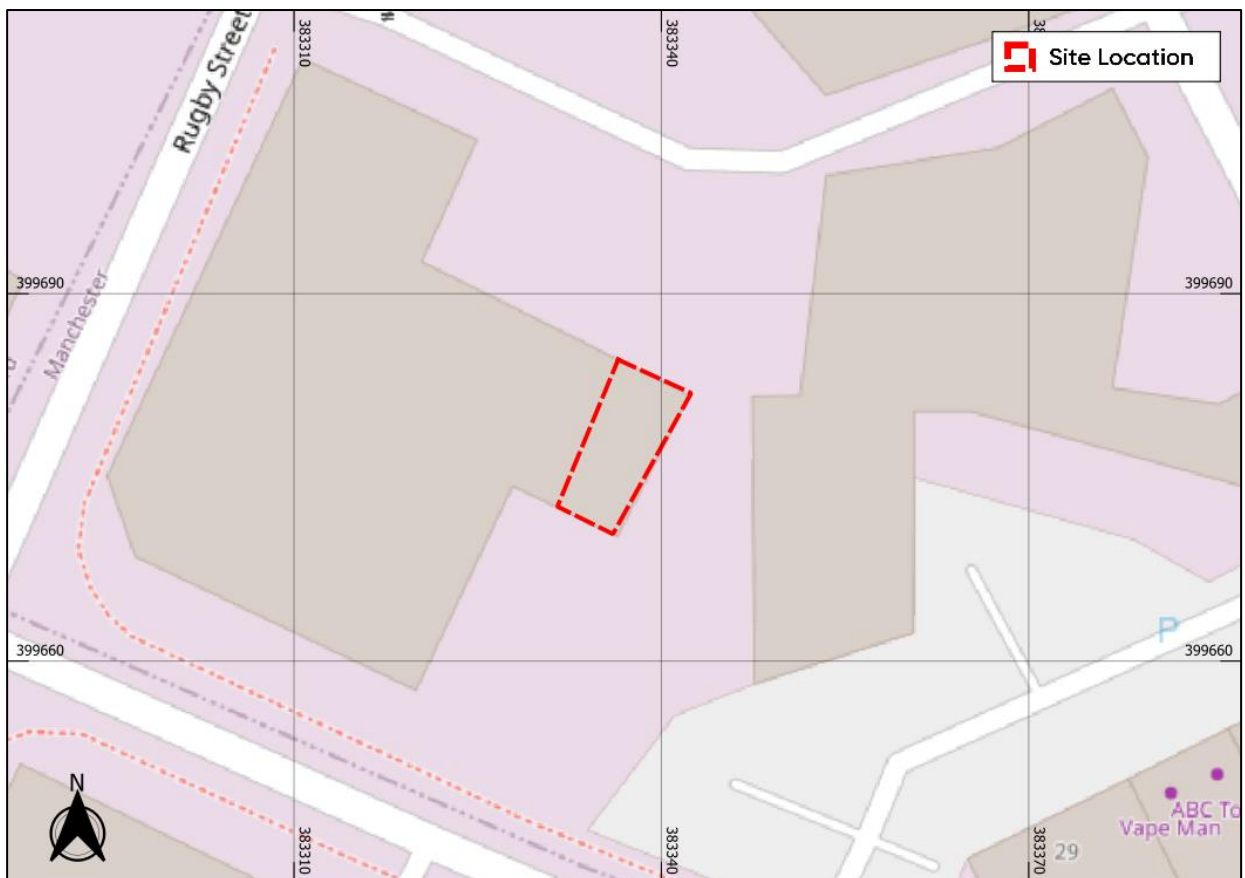


Figure 1: Site Location (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

- 1.4. The existing site is commercial premises. The proposed development is the installation of an additional floor to provide storage. The proposed development is an extension of the existing premises and less than 250 m², the proposed development is classified as a minor development. The proposed layouts are provided in Appendix A.
- 1.5. In the absence of a topographical survey, Environment Agency Light Detection and Ranging (LiDAR) data Digital Terrain Model has been used to review the topography of the site. The LiDAR data shows that the ground elevation of the site vary between approximately 26.7 m Above Ordnance Datum (m AOD) and 27.1 m AOD, as shown in Figure 2.

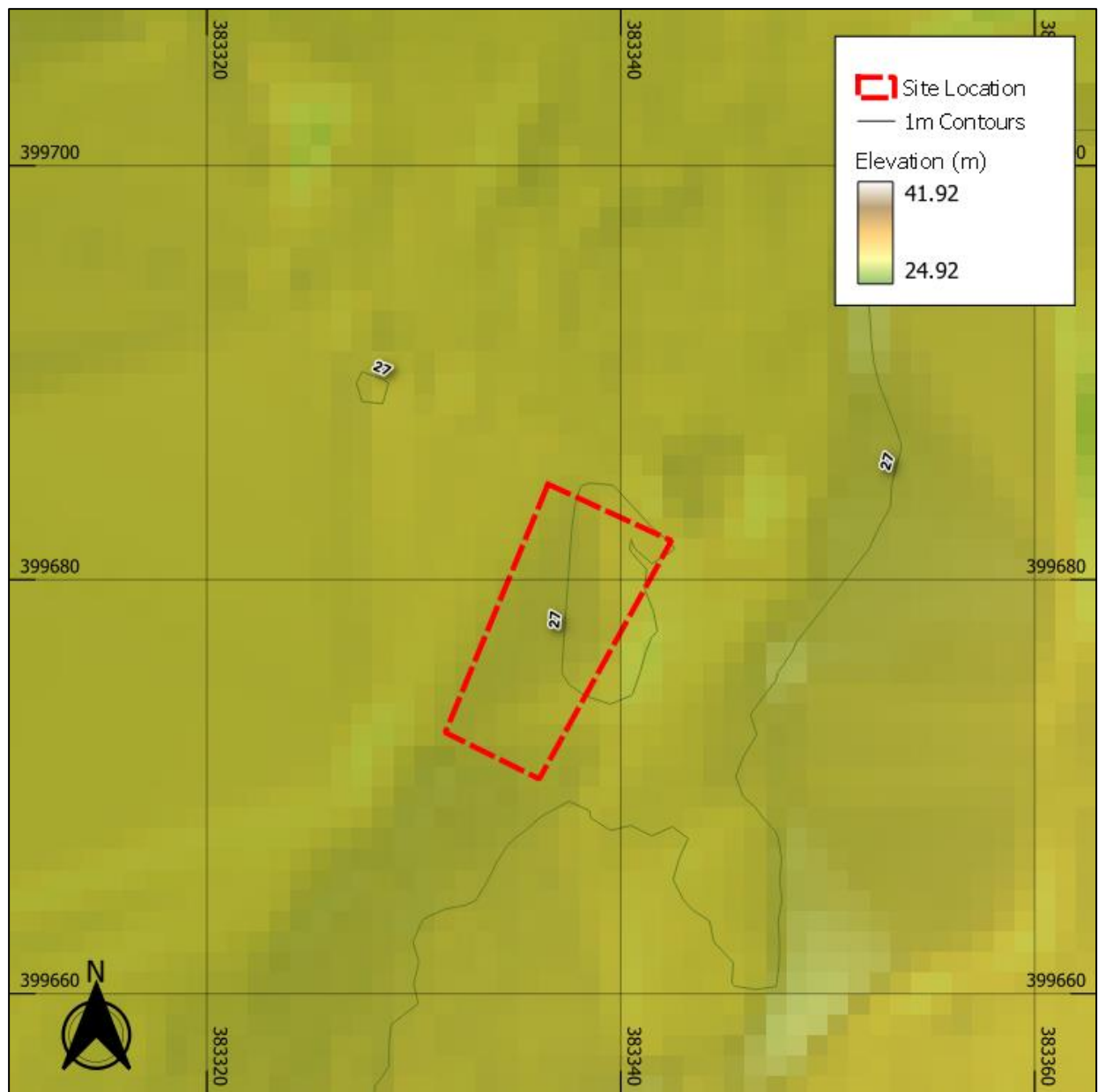


Figure 2: Site Topography (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 1.6. Manchester City Council is the Local Planning Authority (LPA) for the site and also the designated Lead Local Flood Authority (LLFA). The site sits within the Environment Agency's Greater Manchester Merseyside and Cheshire region.

Planning Policy and Guidance

1.7. UK government planning guidance states¹ that an FRA is required for developments which are:

- *in flood zone 2 or 3 including minor development and change of use*
- *more than 1 hectare (ha) in flood zone 1*
- *less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)*
- *in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency*

1.8. The site is located within Flood Zone 3 and therefore under the NPPF requires a flood risk assessment.

1.9. The objective of this FRA is to demonstrate that the proposals are acceptable in terms of flood risk. This report summarises the findings of the study and specifically addresses the following issues in the context of the current legislative regime:

- Fluvial/tidal flood risk
- Surface water flood risk
- Risk of flooding from other sources

¹ <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment>

2. Planning Policy

- 2.1. Inappropriate development in a flood risk area could pose significant risk in terms of personal safety and damage to property for the occupiers of the development or for people elsewhere. The approach taken in the assessment of flood risk at the planning stage is set out in national, regional, and local planning policy and associated guidance. This section summarises the key policies and guidance relevant to the proposed development.

National Planning Policy Framework (NPPF)

- 2.2. The National Planning Policy Framework² (NPPF) (DLUHC, 2023) which includes UK Government policy on development and flood risk states:

165. 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 development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

173. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. 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:

- a) 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;*
- b) 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;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*

²<https://www.gov.uk/guidance/national-planning-policy-framework>, last updated Dec 2023

- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

174. Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 59.

2.3. Footnote 59 of the NPPF states:

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

2.4. Flood Zones in England are defined as follows:

Table 1: Flood Zone Definitions

Flood Zone	Definition
Zone 1 Low Probability	Land having less than 1 in 1,000 annual probability of river or sea flooding (all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise:

land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or

land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).

Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

- 2.5. An FRA should be appropriate to the scale, nature, and location of the development. It should identify and assess the risk from all sources of flooding to and from the development and demonstrate how any flood risks will be managed over the lifetime of the development.
- 2.6. An assessment of hydrological impacts should be undertaken, including to surface water runoff and impacts to drainage networks in order to demonstrate how flood risk to others will be managed following development and taking climate change into account.

Local Plan

- 2.7. The Local Plan prepared by the Local Planning Authority, Manchester City Council, sets out the policies for development in the local area.
- 2.8. Policy EN 14 Flood Risk outlines the requirements for new development within the area. It states:

- In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).

- In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA.

- All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green

Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.

- The City of Manchester contains many sections of rivers which are culverted or 'hidden'; where these are indicated in the SFRA beneath the proposed development site, further investigation will be required and the development proposal should take this into account; where feasible and appropriate development should seek to open up culverted/hidden rivers to reduce the associated flood risk and danger of collapse, taking advantage of opportunities to enhance biodiversity and Green Infrastructure.

Sequential and Exception Tests

2.9. The Sequential and Exception Tests are applied in specific cases defined by UK Government policy. Their purpose is to drive development to areas of low flood risk and to support developments which improve flood risk for developments in areas at risk of flooding.

2.10. As per Paragraph 174 of the NPPF:

*174. Applications for some **minor development** and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 59.*

2.11. As such, given the proposed development is classified as a minor development, the proposals are not required to be subject to the sequential or exception tests.

3. Consultation and Review

Documents and Online Mapping

- 3.1. Local Governments and Lead Local Flood Authorities provide documents which contain data and policies on flood risk and new development in their areas. These documents are introduced and briefly summarised below. For the purposes of this FRA, these documents have been reviewed for relevant information and any relevant data is discussed within the appropriate sub heading of this report.
- 3.2. The following sources of information have been reviewed for this assessment:
- Flood Map for Planning on the Environment Agency website <https://flood-map-for-planning.service.gov.uk/>
 - Long Term Flood Risk Information on the Environment Agency website <https://www.gov.uk/check-long-term-flood-risk>
 - National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities, 2023)
 - Planning Practice Guidance - Flood Risk and Coastal Change (Department for Levelling Up, Housing and Communities, 2022)
 - Geoindex Onshore (British Geological Survey, 2023)
 - Core Strategy 2012-2027 (Manchester City Council, 2012)⁴
 - Preliminary Flood Risk Assessment Addendum (Manchester City Council, 2017)⁵ and Preliminary Flood Risk Assessment (Manchester City Council, 2011)⁶

⁴ https://www.manchester.gov.uk/downloads/download/5672/core_strategy

⁵ https://assets.publishing.service.gov.uk/media/5acc8114ed915d5a9323b5df/PFRA_Manchester_City_Council_2017.pdf

⁶ https://www.manchester.gov.uk/egov_downloads/MCC_PFRA.pdf

- Level 1 Strategic Flood Risk Assessment for Greater Manchester - Update (Greater Manchester Combined Authority, 2019)⁷ and Manchester City, Salford City and Trafford Councils Level 1 Hybrid SFRA (Manchester, Salford and Trafford, 2010)⁸
- Local Flood Risk Management Strategy (Manchester City Council, 2014)⁹

Preliminary Flood Risk Assessment (PFRA)

- 3.3. The PFRA, published in 2011 and 2017, is a high-level appraisal of flood risk across Lead Local Flood Authority Manchester City Council. The flood risk from all sources, including fluvial, surface water, groundwater, and surcharged sewers is evaluated. It is the basis upon which the Local Flood Risk Management Strategy is produced.
- 3.4. The PFRA summarises historical flood incidents in Manchester City Council. The site is recorded as having been affected by a flood event.

Strategic Flood Risk Assessment (SFRA)

- 3.5. The SFRA, published in 2010 and 2019, provides the evidence base for the Local Planning Authority Manchester City Council Local Plan and guidance for consideration when determining planning applications. The SFRA seeks to place new development into areas of lower flood risk taking into account current flood risk, future flood risk, and the effect a proposed development would have on the risk of flooding.
- 3.6. The SFRA mapping provided by Manchester City Council has been used throughout production of this report as a source of information, particularly pertaining to historical flood incidents.

⁷ <https://www.greatermanchester-ca.gov.uk/GMCAFiles/PFE/Supporting%20documents/04%20Sustainable%20and%20Resilient%20Places/04.02.01%20GM%20Strategic%20Flood%20Risk%20Assessment%20Level%201%20Report.pdf>

⁸ <https://www.trafford.gov.uk/planning/strategic-planning/strategic-flood-risk-assessment.aspx>

⁹ https://www.manchester.gov.uk/downloads/download/5603/lfrms_documents

Local Flood Risk Management Strategy (LFRMS)

- 3.7. The Local Flood Risk Management Strategy sets out roles and responsibilities for flood risk management, assesses the risk of flooding in the area, where funding can be found to manage flood risk, and the policies, objectives, and actions of the Lead Local Flood Authority.
- 3.8. The Manchester City Council LFRMS is used within this report to identify any flood management infrastructure and historical incidences of flooding.

4. Sources of Flood Risk

Fluvial

- 4.1. Flooding from watercourses arises when flows exceed the capacity of the channel, or where a restrictive structure is encountered, resulting in water overtopping the banks into the floodplain.
- 4.2. The site is located within Flood Zone 3, as shown in Figure 3. Flood Zone 3 denotes a risk of flooding from fluvial sources greater than 1 in 100 (1%) annual probability.

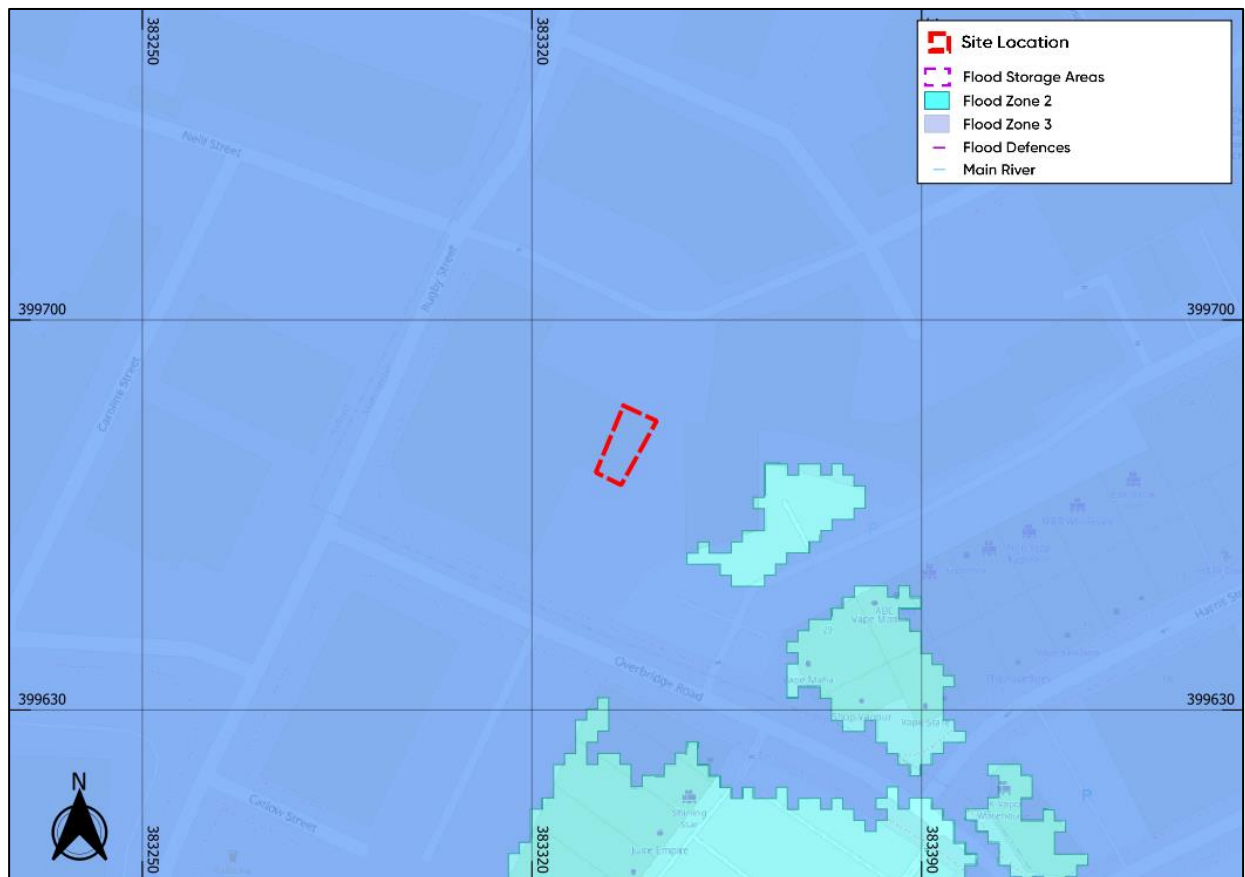


Figure 3: EA Flood Map for Planning (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Main Rivers and Ordinary Watercourses

- 4.3. The nearest main river, River Irwell, is located approximately 320 m south of the site.
- 4.4. There are no ordinary watercourses located within the vicinity of the site.

Historical Fluvial Flooding

- 4.5. The Recorded and Historical Flood Outlines (Figure 4) shows the site was flooded in 1946 and 1866 caused by channel capacity exceeded (no raised defences). A number of flood defences are located along the River Irwell including walls, embankments and engineered high ground located near the site.
- 4.6. The Salford Flood Improvement Scheme is the latest scheme to reduce flooding in the area, completed in 2018. It is believed that no other flooding has occurred since the completion of this improvement scheme.

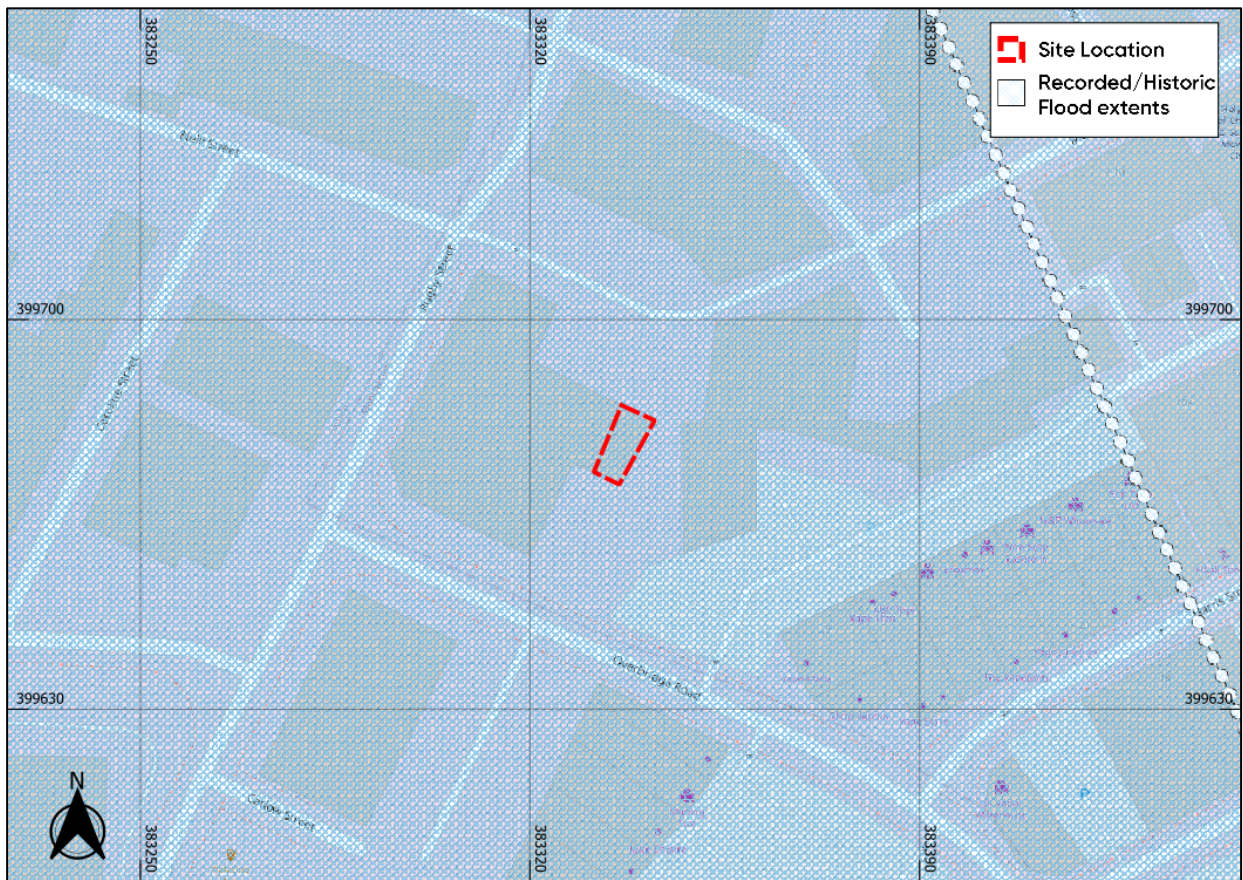


Figure 4: EA Historic Flood Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

River Irwell

- 4.7. The site is located within Flood Zone 3 and therefore would be affected in the 100-year plus climate change event, however, given the proposed development is located on the second floor, the proposed development would be unaffected.
- 4.8. The proposed development is an extension of the existing building therefore access/egress will remain the same.
- 4.9. A site manager or senior staff member should sign up to the EA flood alerts and warnings to be aware of any forecast flooding. Further details regarding EA flood alerts and warnings are provided in Section 5.

Summary

- 4.10. Based on the above, the flood risk to the site is considered to moderate to high. The flood risk to the proposed development located at the top of the existing building is considered to be low.

Tidal

- 4.11. Tidal flooding occurs when a high tide and high winds combine to elevate sea levels. An area behind coastal flood defences can still flood if waves overtop the defences or break through them. Tidal flooding can also occur a long way from the coast by raising river levels. Water may overtop the river bank or river defences when tide levels are high.
- 4.12. The site is a significant distance from any tidal source and above the anticipated extreme tidal levels, even when considering the impacts of climate change.
- 4.13. There is no record of historical tidal or sea flooding.
- 4.14. The risk of flooding from tidal sources is considered to be low.

Canals

- 4.15. The Canal and River Trust (CRT) generally maintains canal levels using reservoirs, feeders, and boreholes and manages water levels by transferring it within the canal system.

- 4.16. The site is not located within the vicinity (1 km) of any canals as per the Canal and River Trust network map¹⁰.
- 4.17. The risk of flooding to this site from canals is considered to be low.

Pluvial

- 4.18. Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.
- 4.19. Annual surface water flood risk is labelled by the EA as:
- 'High Risk'; >3.3% AEP (annual probability greater than 1 in 30).
 - 'Medium Risk'; 1.1% to 3.3% AEP (annual probability between 1 in 100 and 1 in 30).
 - 'Low Risk'; 0.1% to 1% AEP (annual probability between 1 in 1000 and 1 in 100).
 - 'Very Low Risk'; <0.1% AEP (annual probability less than 1 in 1000).
- 4.20. Examination of the EA's Flood Risk from Surface Water mapping for High Risk, Medium Risk, and Low Risk AEP flood events shows the site is located outside all surface water extents, as shown in Figure 5.

¹⁰ <https://canalrivertrust.org.uk/canals-and-rivers>

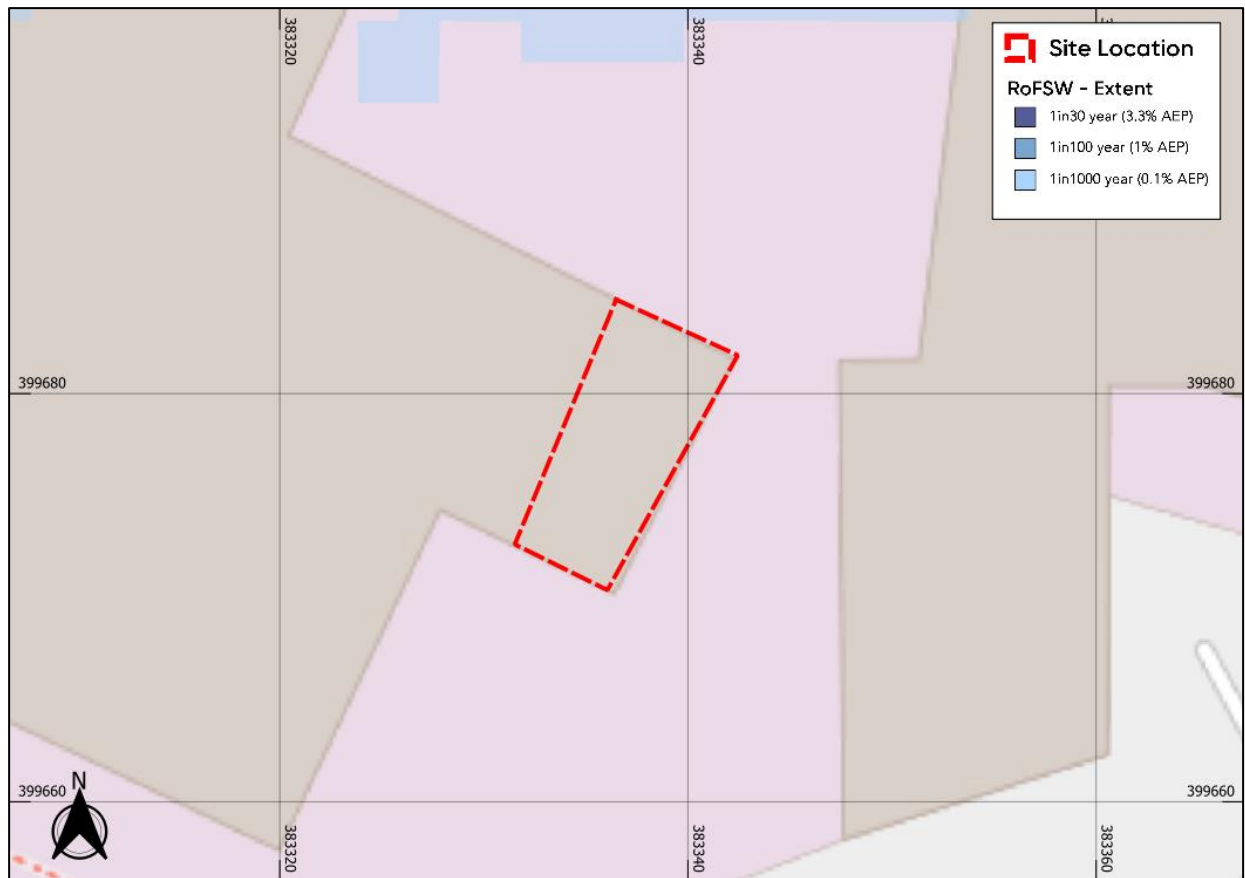


Figure 5: EA Surface Water Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.21. Safe access and egress to the site via Overbridge Road is available for all surface water events.
- 4.22. The SFRA provides future surface water flood risk mapping, the site is shown to be located outside an area at risk of future surface water flood risk.
- 4.23. Based on the above, the flood risk to the site from pluvial sources is considered to be low.

Reservoirs

- 4.24. Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely, the consequences would be significant, leading to rapid inundation of the downstream floodplain.
- 4.25. According to the EA's Flood Risk from Reservoirs mapping the site is at risk of flooding in the event of a breach at multiple reservoirs, as shown in Figure 6. The worst reservoir failure model

is a 'dry day' scenario. This scenario predicts the flooding that would occur if the dam or reservoir failed when rivers are at normal levels. meaning that it could be caused by reservoir walls failing due to old age, accident, or because excess flood water has been added to the reservoir.

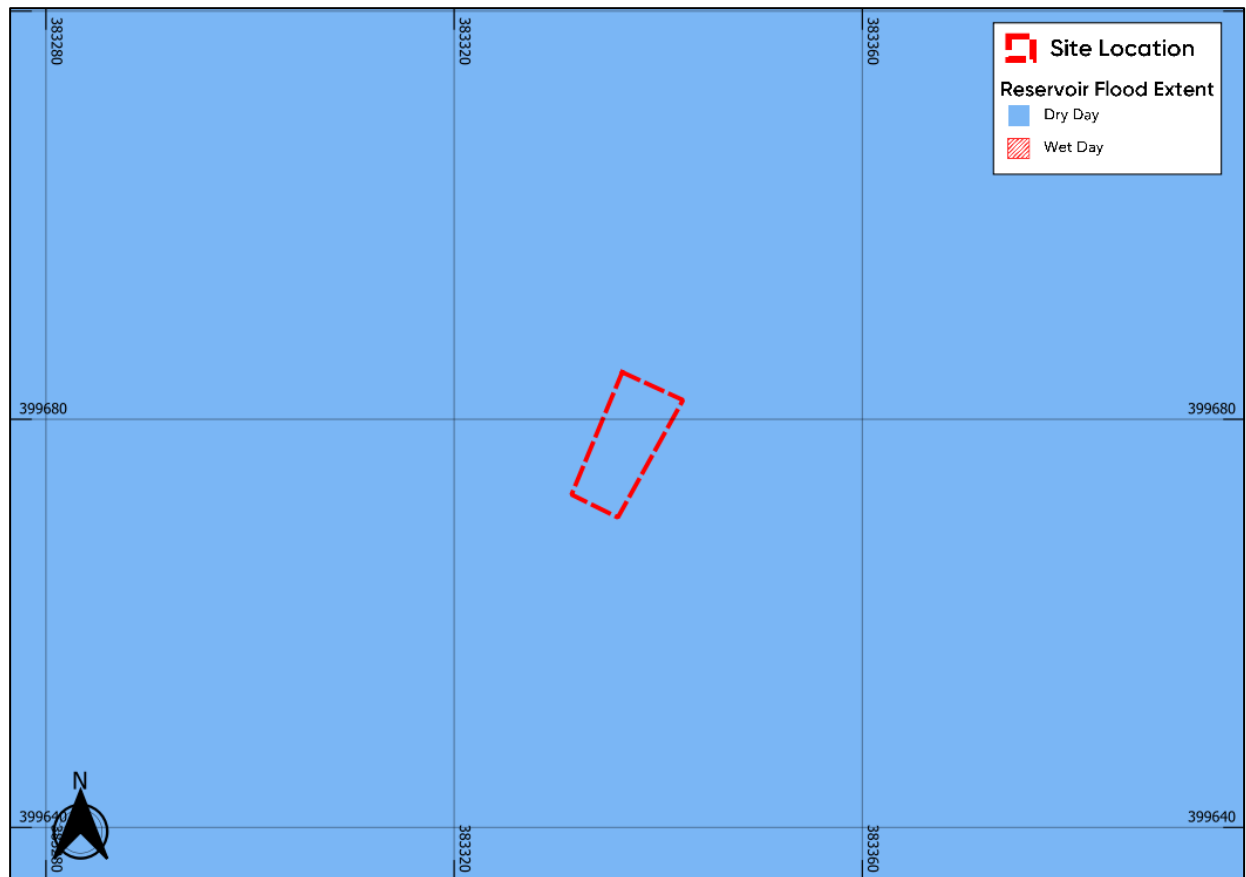


Figure 6: EA Reservoir Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). ©<https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.26. All large reservoirs must be inspected and supervised by reservoir panel engineers as detailed by the Reservoirs Act 1975 in England and Wales. The EA are responsible to ensure that reservoirs are regularly inspected, and essential safety work carried out. As reservoirs are highly managed the maximum flood extent provided in the EA Risk of Flooding from Reservoirs mapping is considered a worst-case scenario.
- 4.27. As reservoir flooding is unlikely and the modelled flood depths are based on the worst-case scenario, the flood risk to the site from reservoirs is considered to be low.

Groundwater

- 4.28. Groundwater flooding occurs in areas where underlying geology is permeable and water can rise within the strata sufficiently to breach the surface.
- 4.29. The British Geological Survey's (BGS) mapping shows superficial deposits of Alluvium comprising clay, Alluvium comprising silt, Alluvium comprising sand and gravel underlying the site. The bedrock underlying the site is Chester Formation comprising Sandstone.
- 4.30. The nearest BGS borehole (BGS reference: SJ89NW2829) is located approximately 80 m southwest of the site. The borehole identifies clay based strata to a depth of 3 m below ground level. Water was not encountered however the strata appeared damp at the bottom of the borehole. Based on LiDAR data at the location of the borehole, damp strata was encountered at approximate depth 23.6 m AOD.
- 4.31. The SFRA presents a groundwater flooding map and shows the site is located within in an area classified as at risk of groundwater flooding.
- 4.32. The proposed development is a vertical extension of the existing building and therefore will not interact with any groundwater.
- 4.33. Based on the nature of the proposed development, the flood risk to the site from groundwater is considered to be low.

Sewers

- 4.34. Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.
- 4.35. The Greater Manchester SFRA provides mapping of historical sewer incidents recorded by United Utilities. The mapping is at a very coarse resolution therefore the site's exact location cannot be confirmed. The site is located near 1 previously recorded incident and on the boundary of a hotspot.
- 4.36. The flood risk to the site from sewers is considered to be low.

5. Flood Risk Mitigation

Fluvial

- 5.1. Based on the nature of the proposed development being located on the second floor, no mitigation measures are recommended.

Pluvial, Reservoirs, Groundwater and Sewers

- 5.2. Flood risk from other sources is deemed to be low, therefore mitigation is not required.

Increase to Flood Risk Elsewhere

- 5.3. The proposed development is for the construction of an extension (two storey) to the existing dwelling on site. As such, the proposal constitutes a Minor Development under the NPPF.
- 5.4. Paragraph 051 of the Flood Risk and Coastal Change Planning Practice Guidance (PPG) states:

Minor developments are unlikely to raise significant flood issues unless:

- they would have an adverse effect on a watercourse, floodplain or its flood defences;*
- they would impede access to flood defence and management facilities, or;*
- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.*

- 5.5. As such, the proposed development in isolation should have a negligible impact on flood risk elsewhere.

Flood Warnings

- 5.6. The site is in the Environment Agency 'River Irwell at Salford, Lower Broughton' flood warning service area. This service allows site owners to register an address along with contact details so that, in the event of a flood being forecast, they are sent an alert. As a further precaution and risk reduction, the owner of the site should sign up.
- 5.7. Flood warnings/alerts can be enforced at any time of the day or night. Signing up for this service provides site owners some notice before a flood event. The amount of time afforded before a

flood occurs depends on the site-specific location (e.g. proximity to the source of flooding, topography of the surrounding area) and the flood mechanism (e.g. bank over topping versus a breach event). Flood alerts and warnings provide site managers with time to take necessary action, e.g. communication of the risk of flooding to occupants/employees etc, evacuation of occupants offsite or to a safe level, removal of valuable items out of reach of flooding and the mounting of site-specific flood defences.

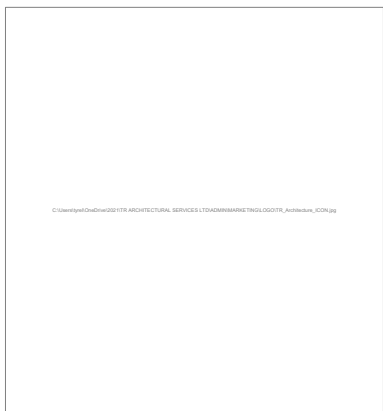
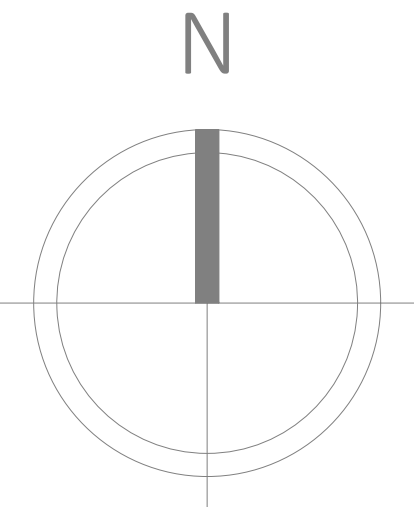
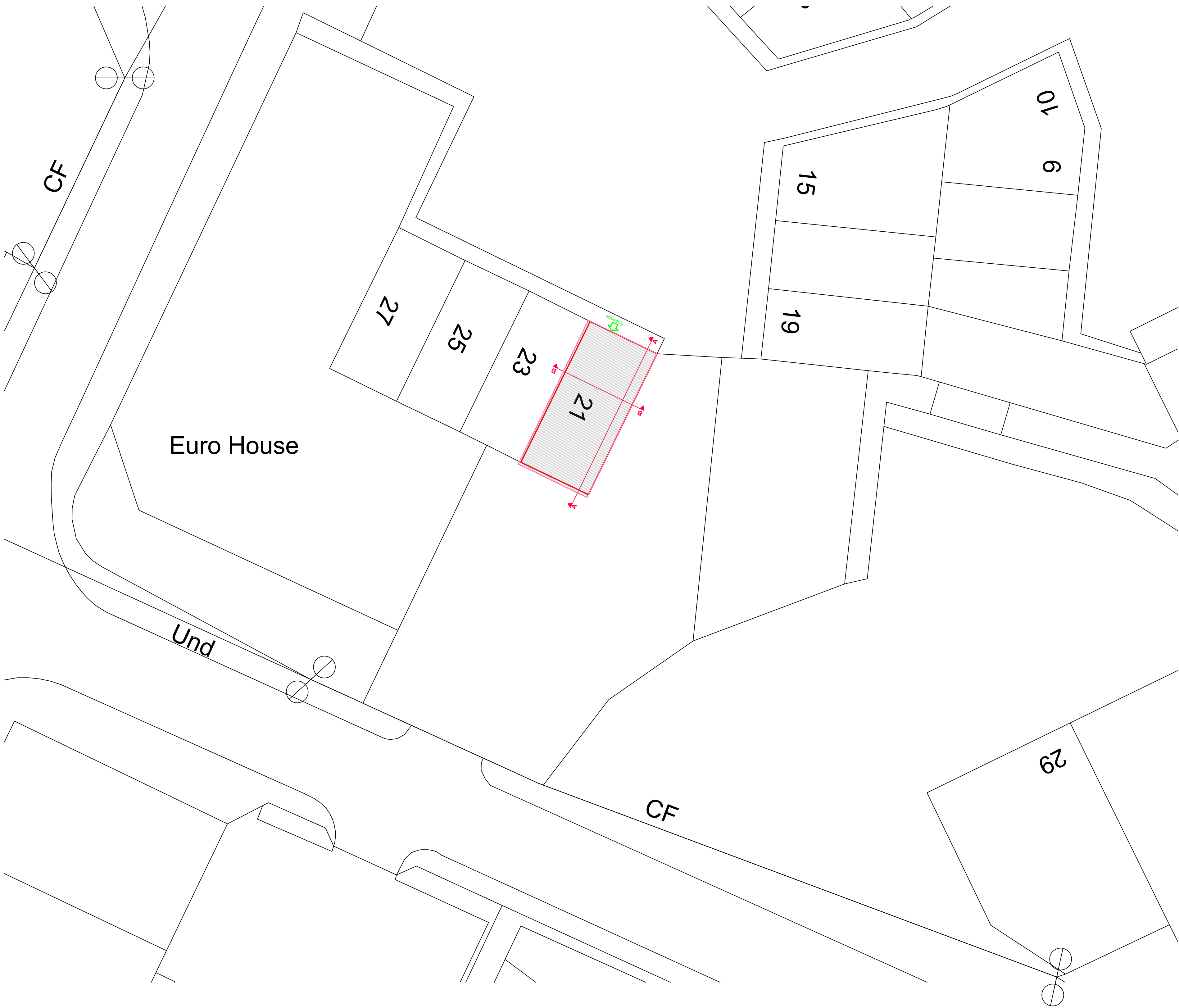
6. Conclusions

- 6.1. This FRA has been undertaken with reference to the requirements of NPPF and Planning Practice Guidance with respect to the development at 21 Edward Street, Salford, M7 1SN. It has been written and prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.
- 6.2. An assessment of the risk of flooding from all sources has been undertaken and is summarised in the table below:

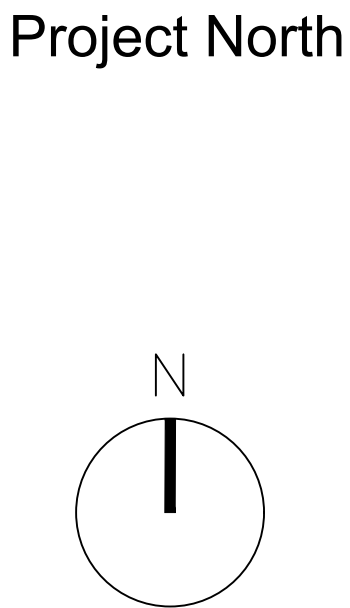
Source of Flooding	Flood Risk Summary
Fluvial	The site is located within Flood Zone 3 and therefore would be affected in the 100-year plus climate change event however given the proposed development is located on the second floor, the proposed development would be unaffected. The proposed development is an extension of the existing building therefore the access/egress to the site will remain the same.
Tidal Pluvial Reservoirs Groundwater Sewers Canals	The site is considered to be at low risk from other sources.

- 6.3. The FRA supports the and demonstrates that there is an acceptable level of flood risk to the site. The development does not increase flood risk off site or to the wider area.
- 6.4. This Flood Risk Assessment should be submitted as part of the planning application to satisfy the requirements under NPPF.

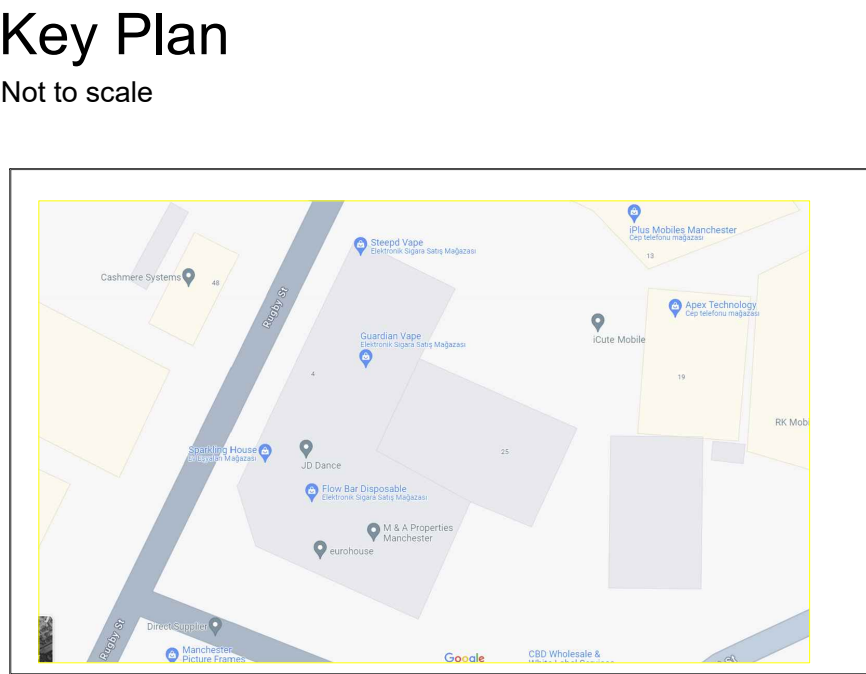
Appendix A - Development Proposals



Centenary House
4th Floor , Regus Trafford Park,
Centenary Way,
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M50 1RF
+44 (0)7591226880
enquiries@trarchitecturalservices.co.uk



- Notes:
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 4. Responsibility cannot be accepted for alterations made to this drawing without prior permission from TR Architectural Services.
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 - Please refer to note 2.



REV	DATE	D.B.	C.B.	NOTES
P1	XX.XX.XX	TR	TR	INITIAL ISSUE

Client: Mr Singh

Project: 21 Edward Street
Salford M7 1SN

Status: Feasibility

Revision: P1

Title: Location Plan
Scale : 1/200

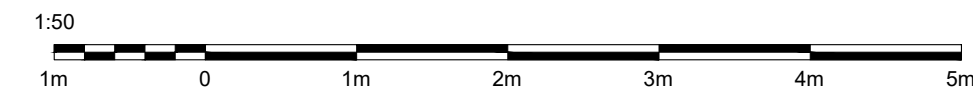
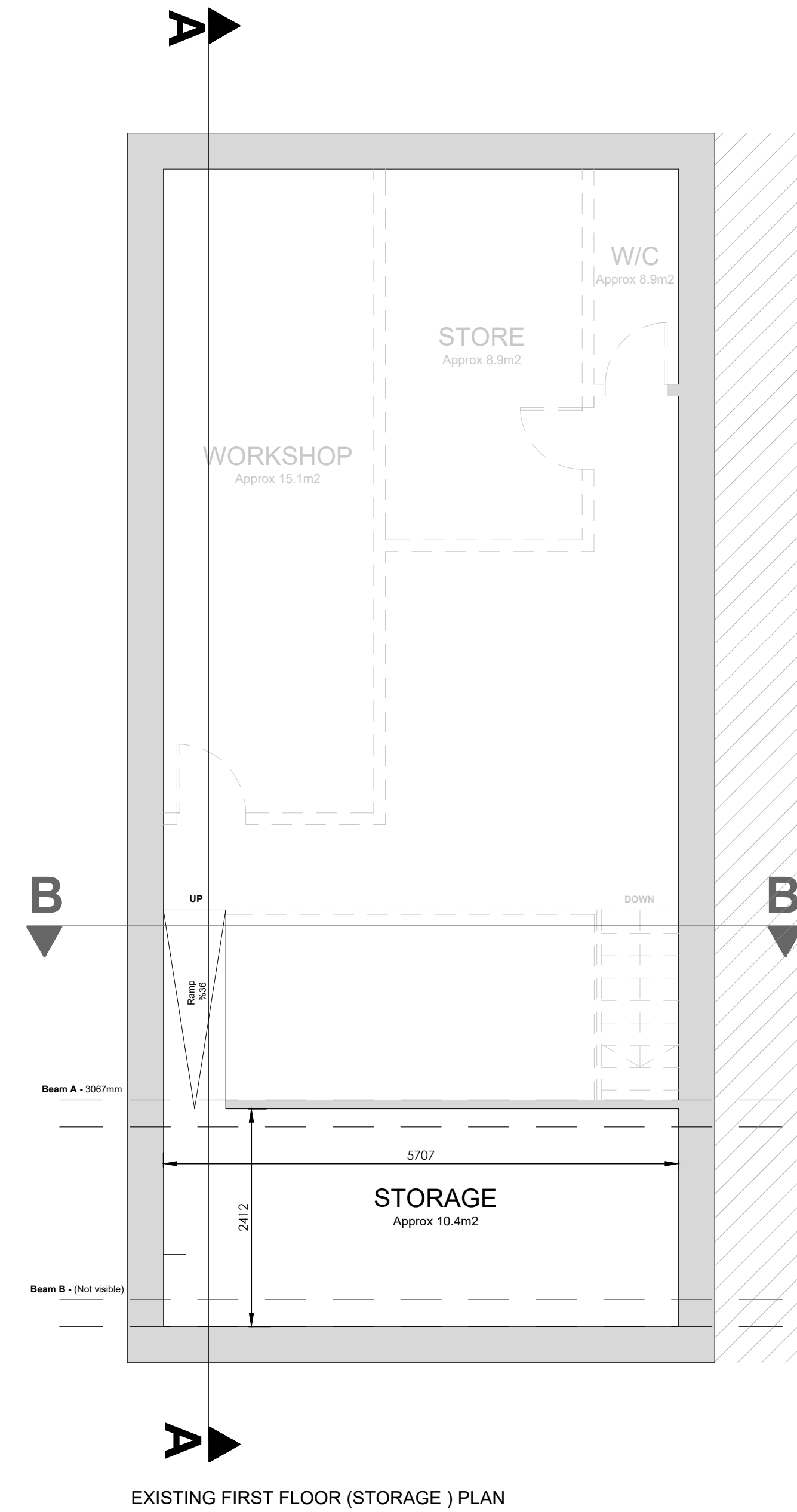
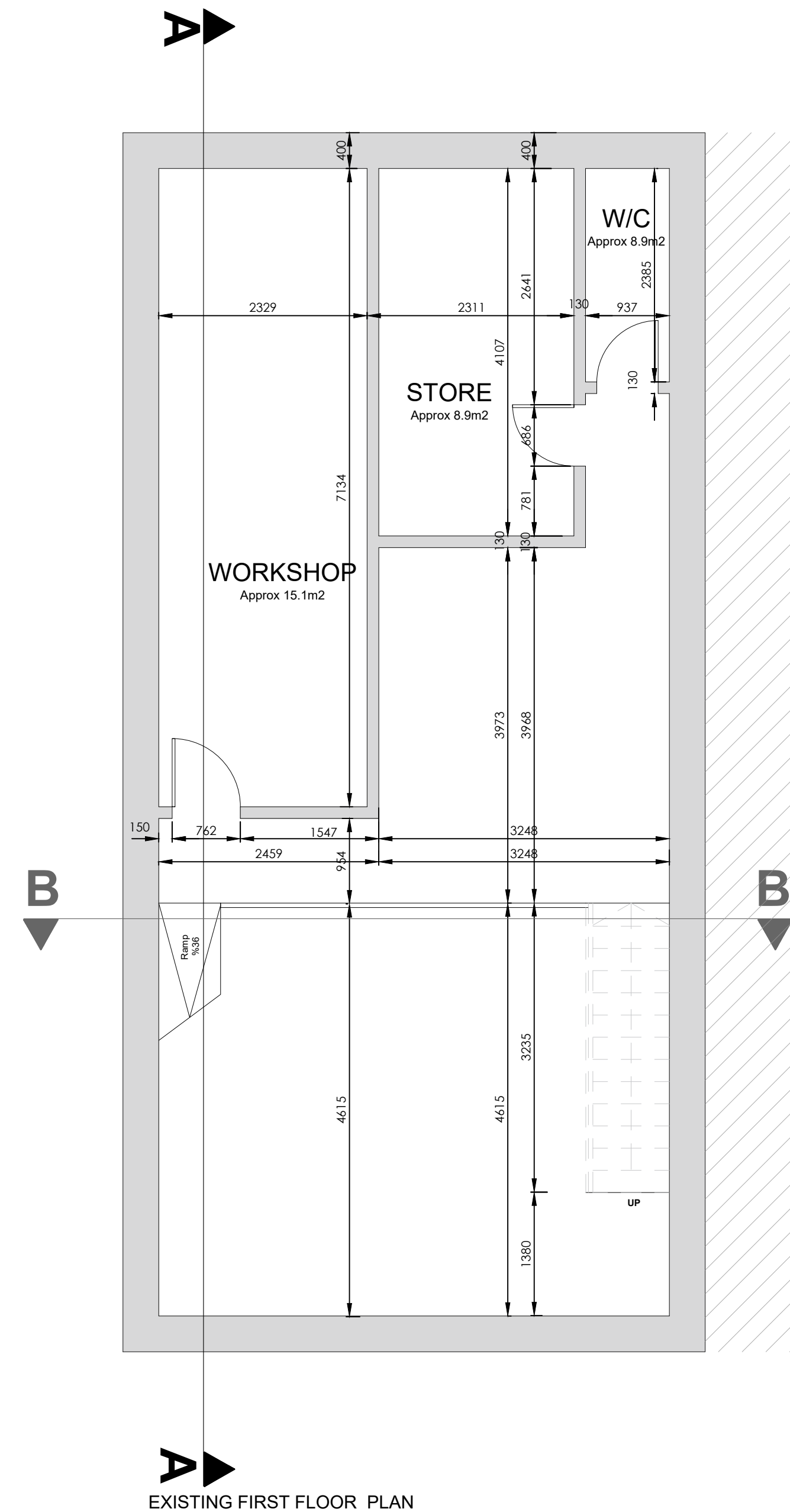
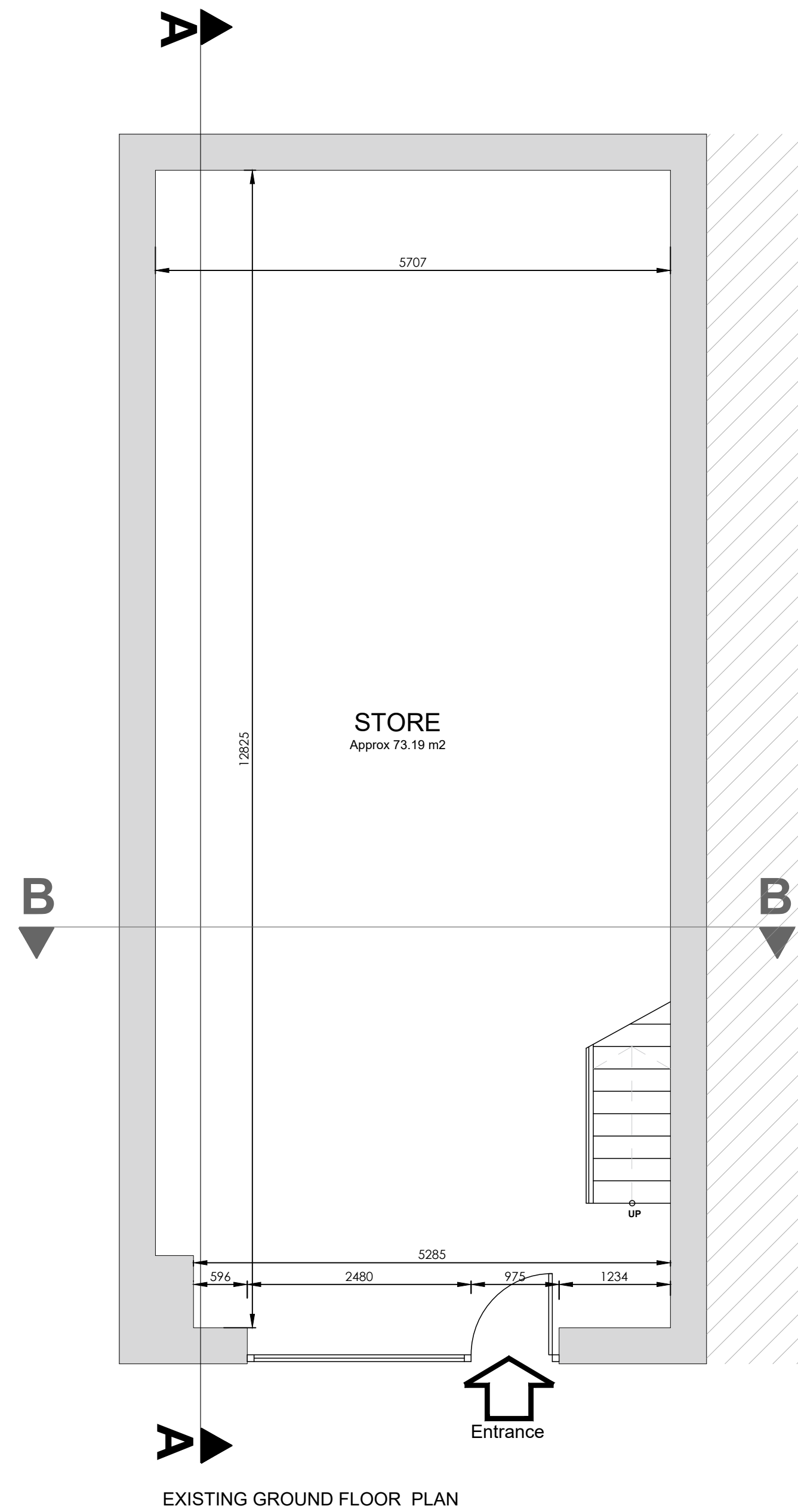
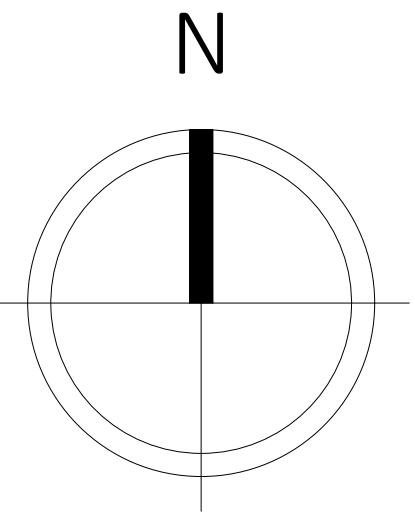
Drawn by: AC
Approved by: TR

Date: 15.4.24

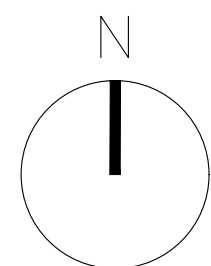
Job no: R1923
Scale: NTS @A1

Drawing NO:

2000



Project North

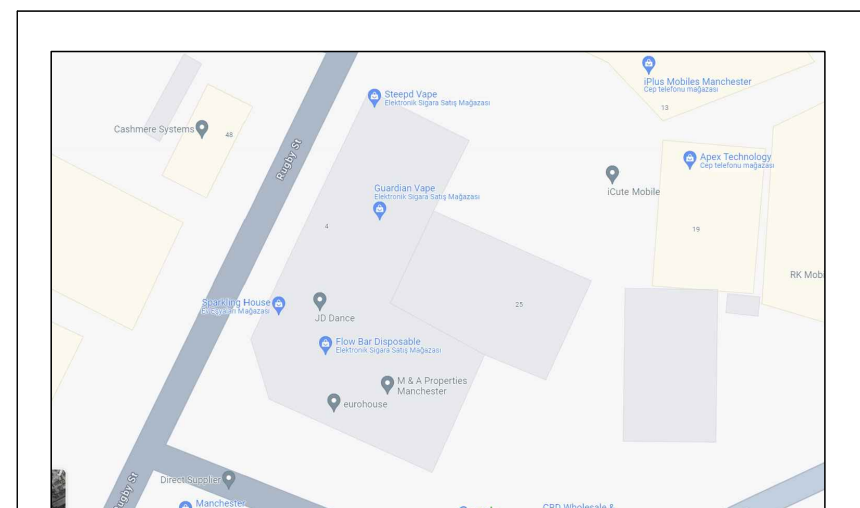


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Key Plan

Not to scale



Revisions

REV	DATE	D.B.	C.B.	NOTES
P1	XX.XX.XX	TR	TR	INITIAL ISSUE

Client: Mr Singh

Project: 21 Edward Street
Salford M9 4JD

Status: S3-Planning

Revision: P1

Title: Existing Plans

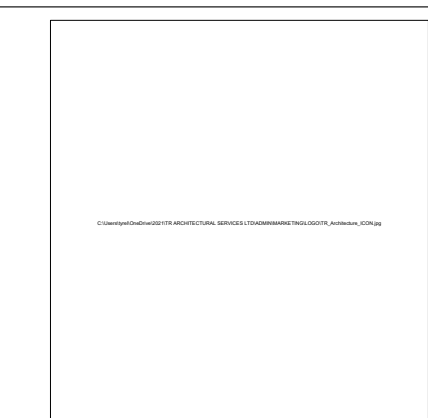
Drawn by: AC
Approved by: TR

Date: 15.04.24

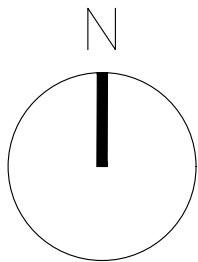
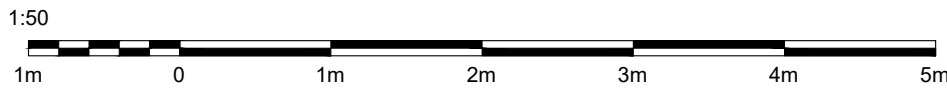
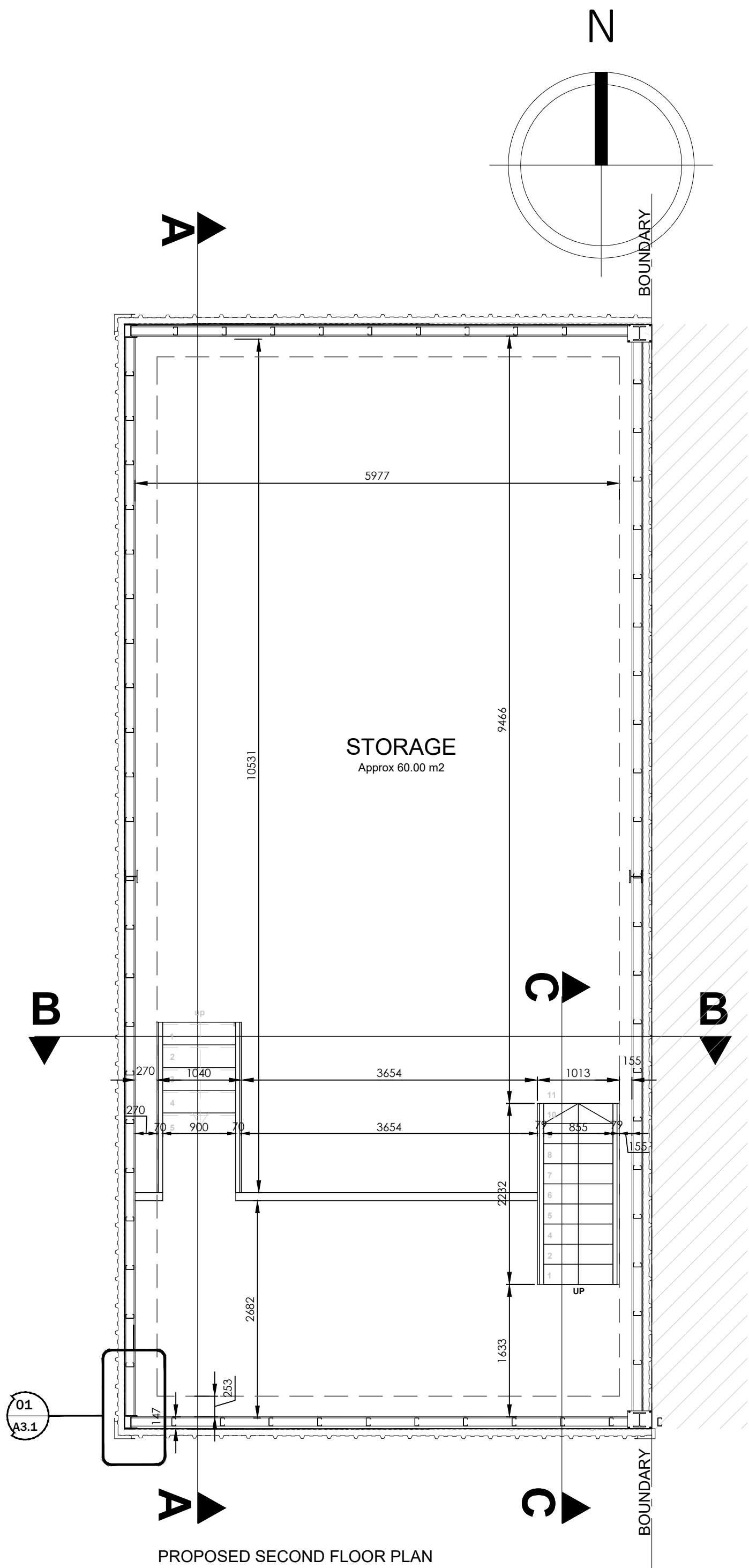
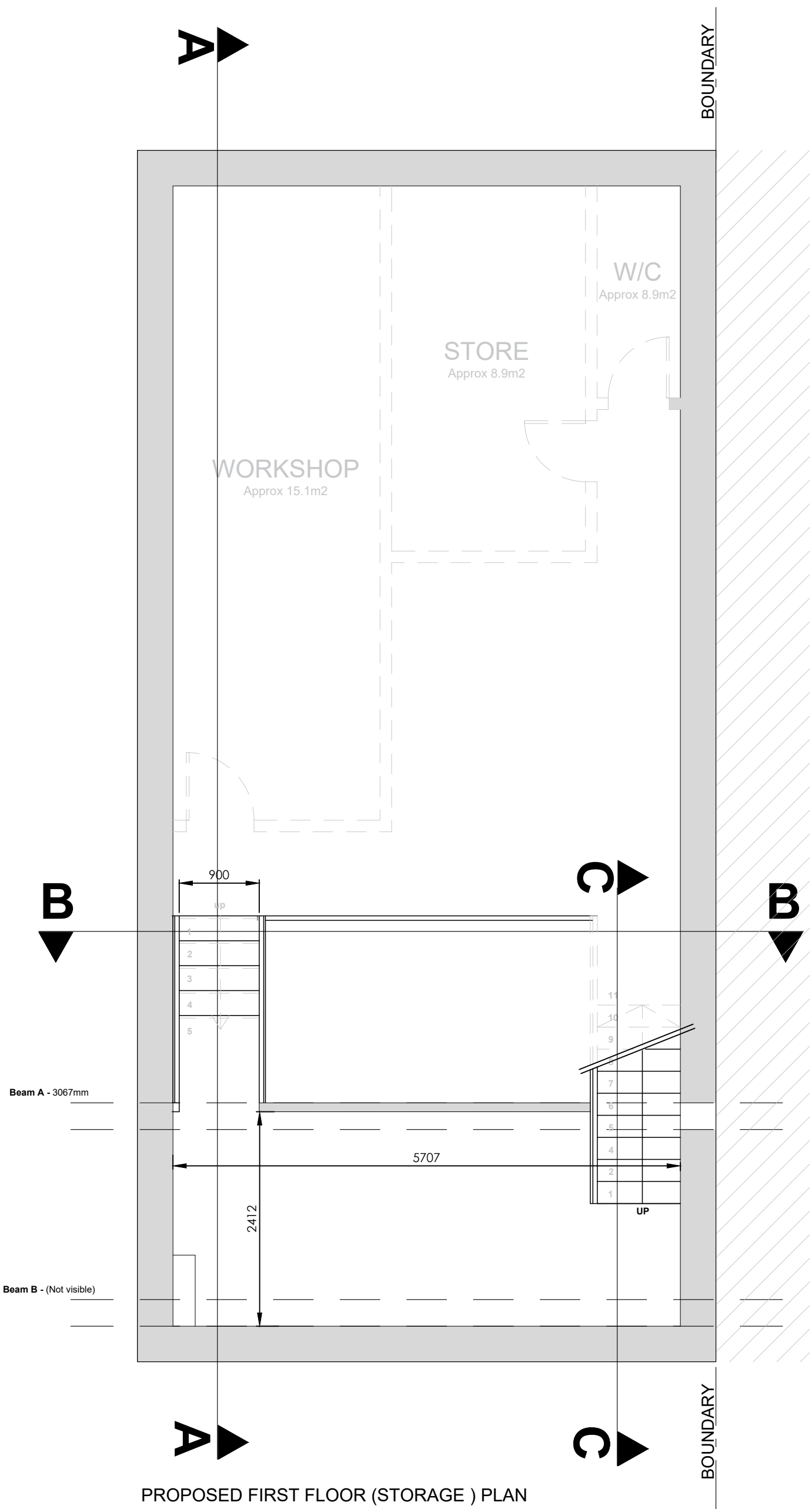
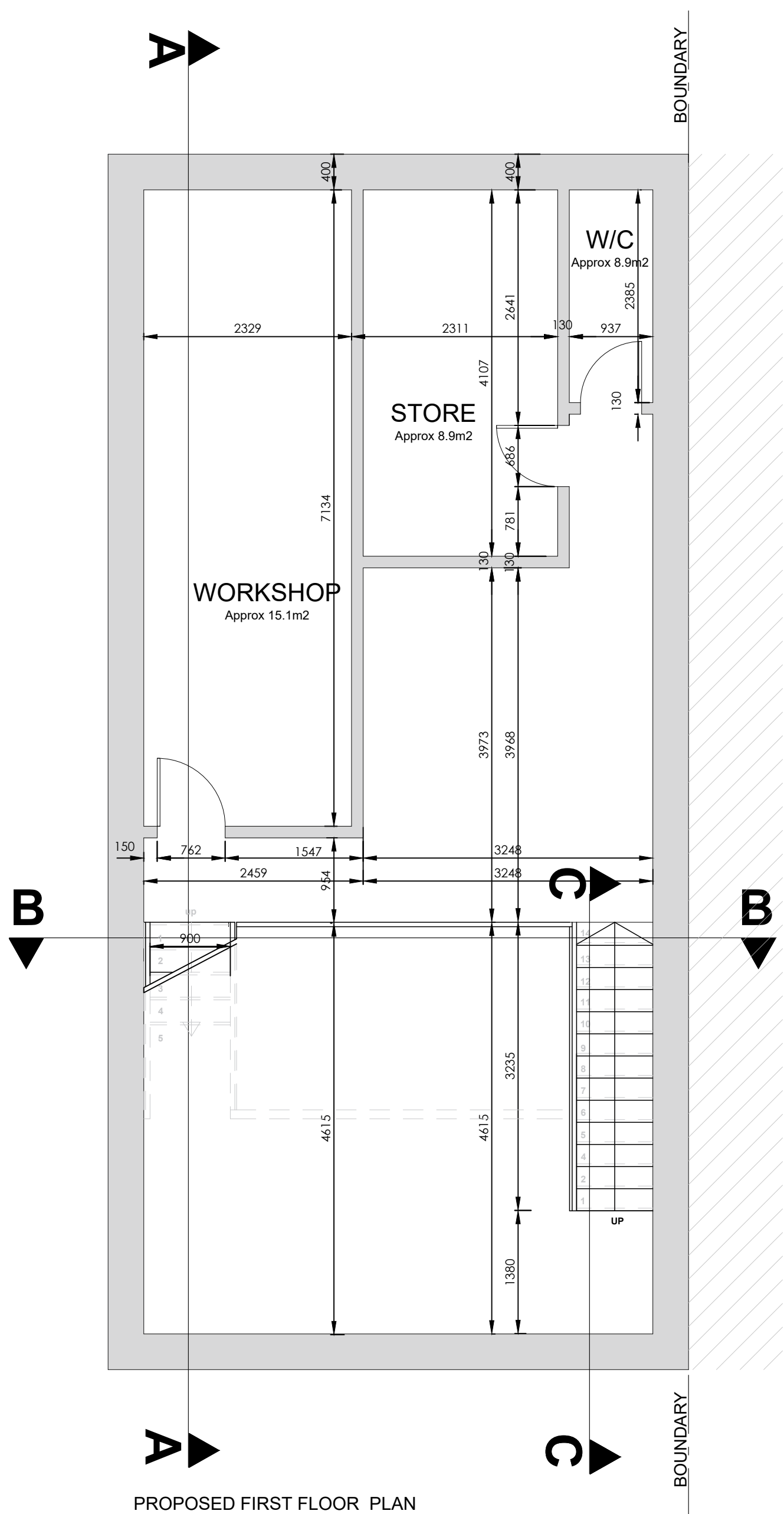
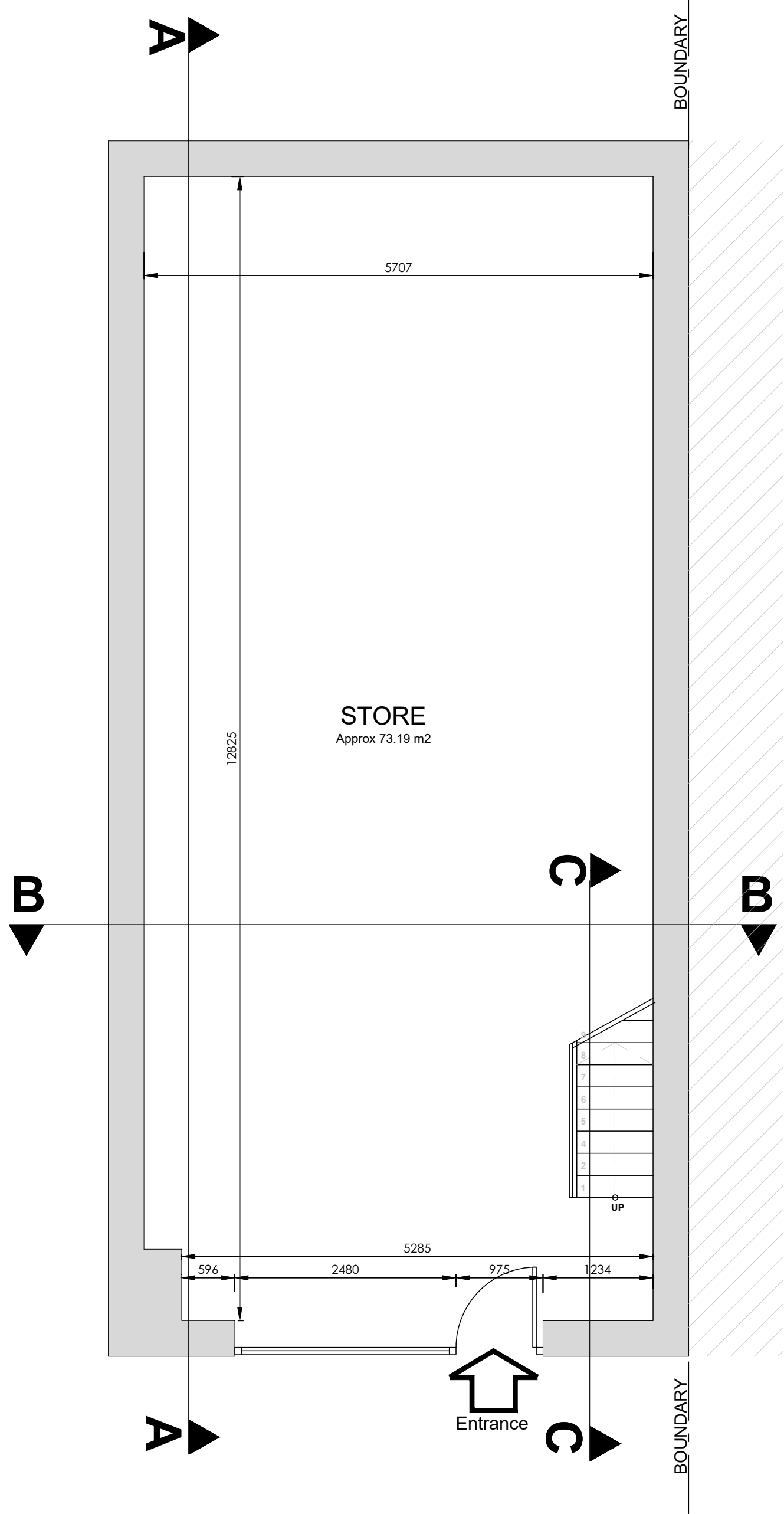
Job no: R1923
Scale: 1:50@A1

Drawing NO:

1100



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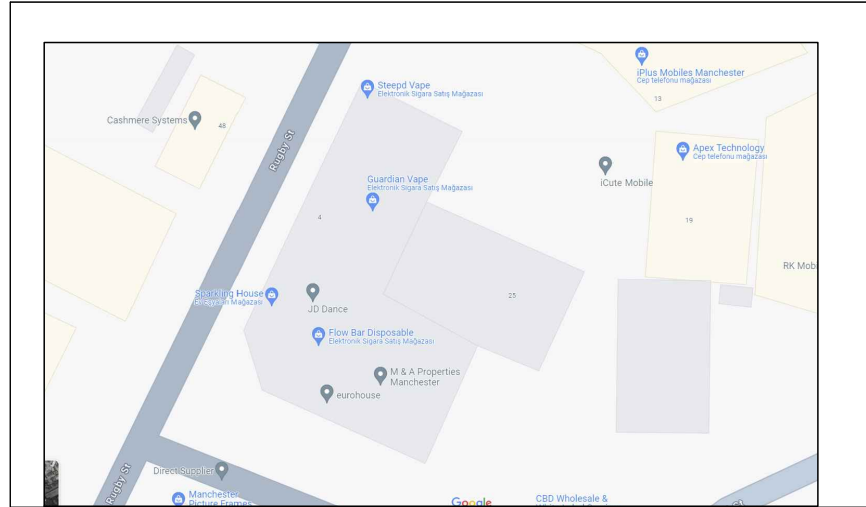


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Project North

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Key Plan
Not to scale



REV	DATE	D.B.	C.B.	NOTES
P1	XX.XX.XX	TR		INITIAL ISSUE

Client: Mr Singh

Project: 21 Edward street
Salford M7 1SN

Status: S3-Planning

Revision: P1

Title: Proposed Plans

Drawn by: AC
Approved by: TR

Date: 15.04.24

Job no: R1923
Scale: 1:50@A1

Drawing NO:

2100