

04/04/2024

Answers to FRM Comments

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Application number: CDN/24/0044

Proposal: Discharge of conditions 2 (Materials), 4 (Gas membrane), 5 (Flood Risk and Drainage) and

6 (Bin store design) attached to planning permission 131656/FO/2021 **Location:** Mobilink (Manchester) Ltd 30A Moulton Street Manchester M8 8FQ

Manchester City Council

Flood Risk Management Team Comments (04/03/2024)

Thank you for consulting the Lead Local Flood Authority (LLFA). The information uploaded to the Planning Portal 24th January – 1st February 2024 has been considered.

- - Provide 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. – **Estimated flood levels have been provided with the Flood Risk Assessment (FRA), Table 5. It is recommended the developer must provide a plan demonstrating flood levels compared to the proposed finished floor levels.**

Estimated flood levels shown on the plans (Appendix B)

- - If you cannot raise FFLs 300 mm above the estimated flood level, you should demonstrate flood resilience and resistance measures in your design. The measures suggested should relate directly to the predicted flood levels. Use the following guidance: <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#extra-flood-resistance-and-resilience-measures> – **The proposed Flood Risk Assessment (FRA) fails to demonstrate appropriate flood resilience and resistance measures. Section 6.2 provides seven Flood Resilient Measures however it is unclear how many will be included. The approved FRA must demonstrate property protection measures in accordance with the standing advice link listed above.**

It should be noted that any flooding can affect the structural stability of buildings. If the building design would exclude more than 600mm of flood water, advice from a structural engineer must be provided.

Specific flood resilient measures listed (FRA Report Chapter 6.2).

Structural Engineer's advice included (FRA Report Chapter 6.3 & Appendix E.

- - An assessment of potential flood waters being displaced due to the proposed development – The FRA must demonstrate development won't exacerbate adjacent flood risk following completion, this must also consider surface water flooding.

An assessment of impact of displaced floodwater provided in FRA Report Chapter 7.