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Floorware Ltd

Location:

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Chorlton
M21 0GY



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1. Key Facts

1.1 Flood Risk Posed:

- EA Flood Zone 2 (Medium Risk).
- Fluvial Risk from Cornbrook.
- No Flood Storage Areas located in close proximity to the site.
- No record of historical flooding at the site.
- The site is not located within a functional floodplain.
- Risk of pluvial flooding suggests that the site lies within an area of “Medium” risk of flooding from surface water.
- The EA risk of flooding from surface water depth maps show:
 - For the 1:30 year event (High), on the site there is no surface water flooding within the area so the site remains flood free during this event.
 - For the 1:100 year event (Medium), on the site and the area of the proposed annex there is a maximum flood depth of between 0.30-0.60m.
 - For the 1:1000 year event (Low), on the site and the area of the proposed annex there is a maximum flood depth of between 0.6-0.9m.
 - Risk of groundwater and sewer surcharge flooding would appear to be low.
- Risk of groundwater and sewer surcharge flooding would appear to be low.

1.2 Flood Risk Mitigation:

- The proposed development fits within EA standing advice for domestic extensions.
- Floor levels within the extension will be set no lower than existing adjacent floor levels.
- Flood proofing of the building will be incorporated as appropriate
- Safe escape will be provided by the implementation of a flood warning and evacuation plan, which will be tied in with the existing emergency plans for the area and prepared in liaison with the Council’s Emergency Planners.
- The main property is a two-storey dwelling, and as such internal access is provided at first floor level for all site users.
- The applicant will register with the Environment agency Floodline Warnings/Alert Direct service.

Assuming accordance with these flood risk management measures, Unda Consulting Limited consider the proposed application to be suitable in flood risk terms.

2. Introduction

Unda Consulting Limited have been appointed by Floorware Ltd (hereinafter referred to as “the applicant”) to undertake a Flood Risk Assessment for the proposed development at 215 Manley Road, Chorlton, M21 0GY (hereinafter referred to as “the site”). The FRA has been undertaken in accordance with the National Planning Policy Framework (NPPF) and the associated technical guidance.

The site appears to be located within Flood Zone 2 as defined by the Environment Agency (EA) on their Flood Map for Planning. Under the National Planning Policy Framework (NPPF), a FRA is required if a proposed development:

- includes building or engineering works in Flood Zone 2 or 3;
- includes building or engineering works on land classified by the Environment Agency as having critical drainage problem;
- changes the use of land or buildings in a location at risk of flooding from rivers or the sea, or with critical drainage problems;
- changes the use of land or buildings in a way that increases the flood vulnerability of the development where it may be subject to other sources of flooding;
- is larger than 1 hectare.

The assessment should demonstrate to the Local Planning Authority (LPA) and EA how flood risk will be managed now and over the development’s lifetime, taking climate change into account, and with regard to the vulnerability of its potential users.

- whether the proposed development is likely to be affected by current or future flooding from any source;
- whether it will increase flood risk elsewhere;
- whether the measures proposed to deal with these effects and risks are appropriate.

3. Existing Situation

3.1 Site Usage:

The site is currently occupied by a semi-detached residential dwelling.

Existing plans are provided in the report Appendix.



Figure 1: Aerial photograph of site and surrounding area (Source: Google Earth)



Figure 2: Site Location Plan (Source: Architectural Aesthetics)

3.2 Topography:

Environment Agency LiDAR has been used to assess the topography across the site and wider area. Light Detection and Ranging (LIDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground surface. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated at high spatial resolutions. The EA's LiDAR data archive contains digital elevation data derived from surveys carried out by the EA's specialist remote sensing team. Accurate elevation data is available for over 70% of England. The LiDAR technique records an elevation accurate to $\pm 0.15\text{m}$ every 1m. This dataset is derived from a combination of our full dataset which has been merged and re-sampled to give the best possible coverage. The dataset can be supplied as a Digital Surface Model (DSM) produced from the signal returned to the LiDAR (which includes heights of objects, such as vehicles, buildings and vegetation, as well as the terrain surface) or as a Digital Terrain Model (DTM) produced by removing objects from the Digital Surface Model. 1.0m horizontal resolution DTM LiDAR data has been used for the purposes of this study.

LiDAR remotely sensed digital elevation data suggests that the ground topography on the site ranges between approximately 27.35mAOD to 27.70mAOD. In the area of the proposed annex the topography levels range from approximately 27.41mAOD to 27.70mAOD.

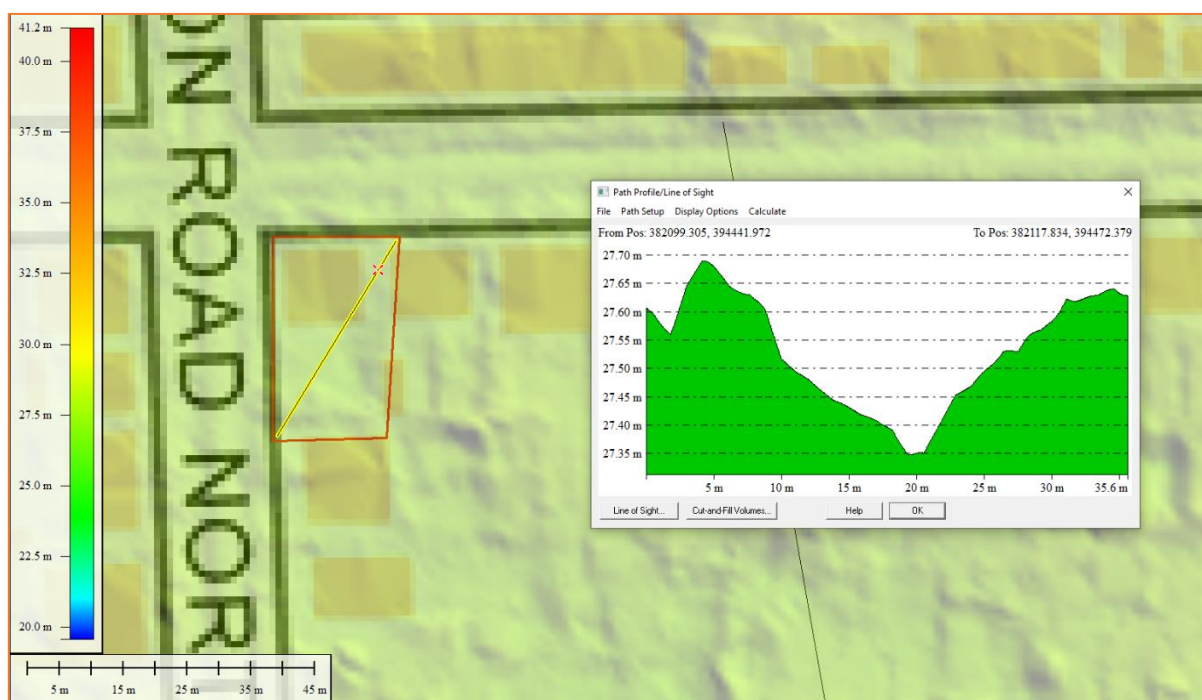


Figure 3: LiDAR DTM showing topographic levels across the site. (Source: EA LiDAR, OS Mapping)

3.3 Geology and Soil:

The British Geological Survey (BGS) Map indicates that the bedrock underlying the site is Wilmslow Sandstone Formation (sandstone).

The British Geological Survey (BGS) Map indicates superficial deposits underlying the site of glaciofluvial sheet deposits, Devensian- sand and gravel.

The soil type in the area taken from the UKSO Website is relatively deep soils from glaciofluvial deposits parent material with sand to sandy loam texture.

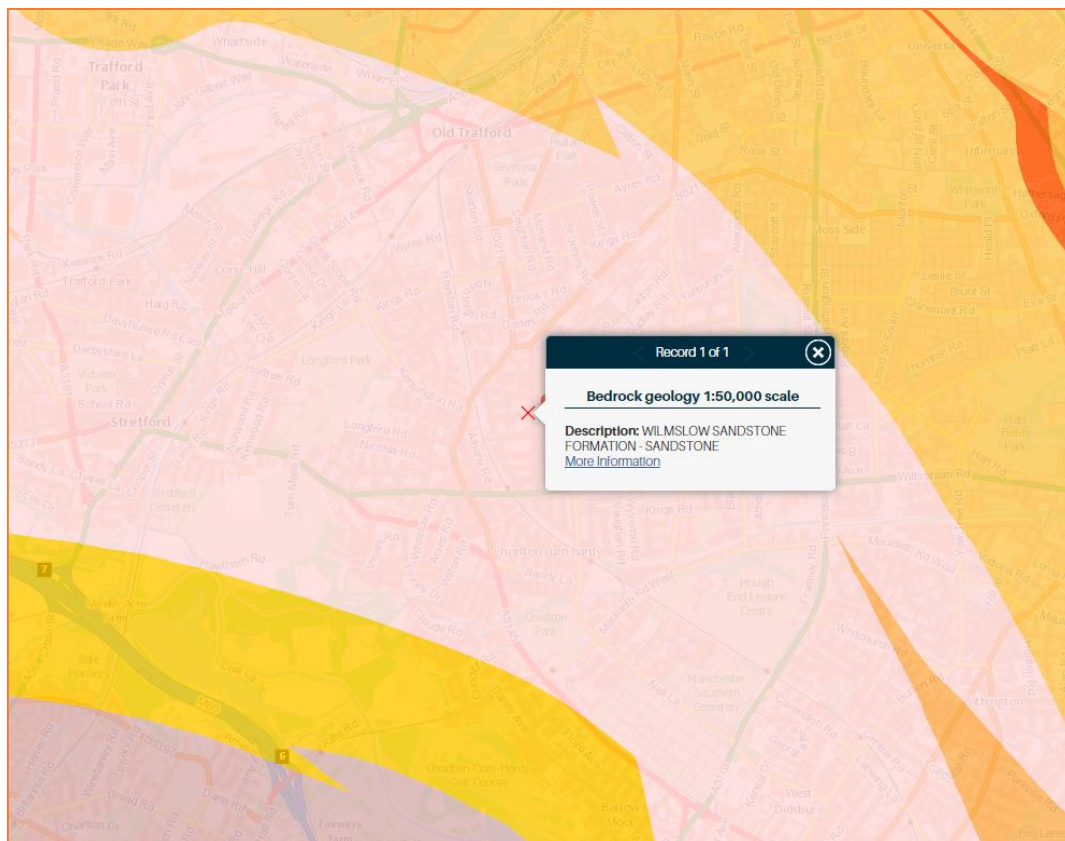


Figure 4: Local bedrock geology (Source: BGS)

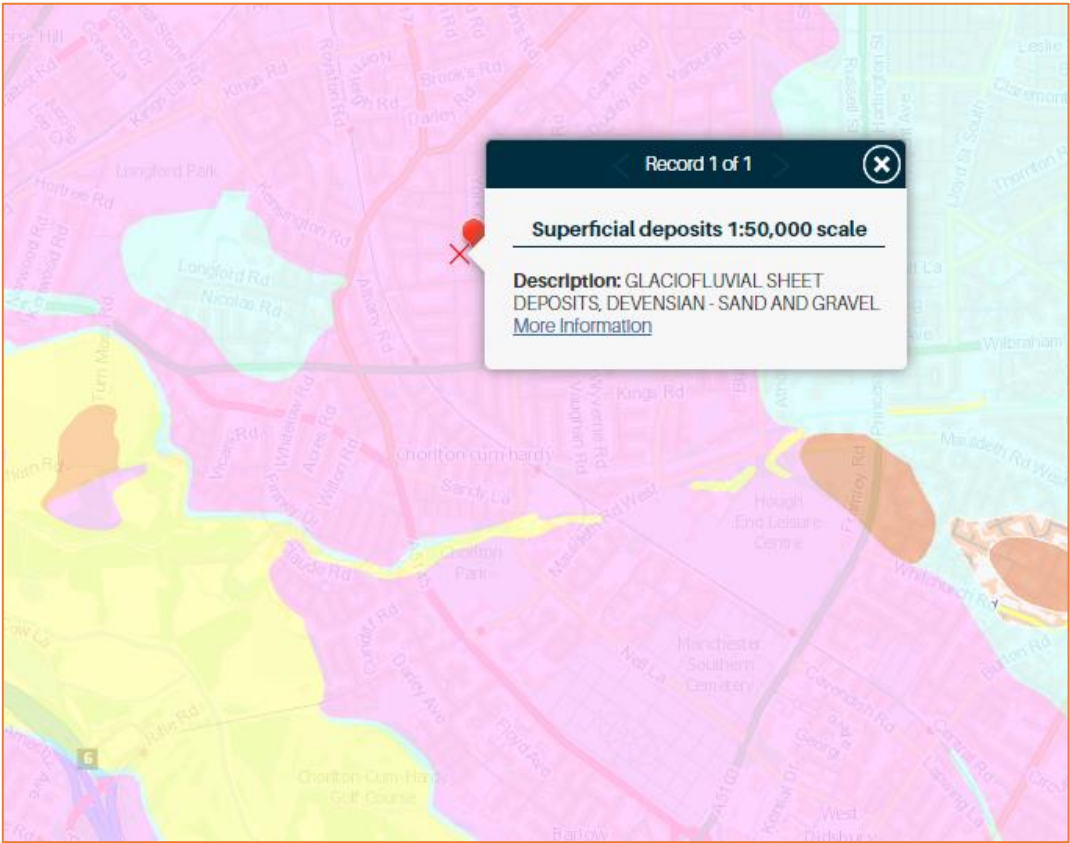


Figure 5: Local Superficial deposits geology (Source: BGS)

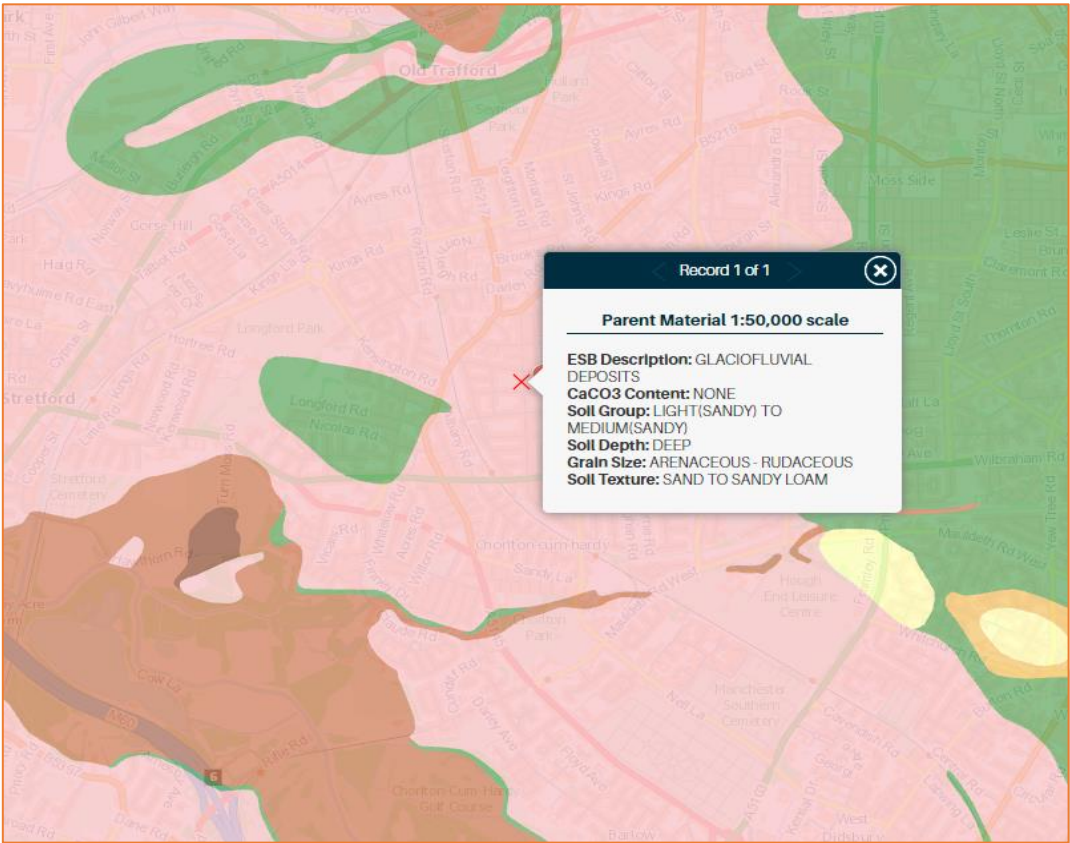


Figure 6: Local Soil Type (Source: UKSO)

4. Development Proposal

The proposed application is for the construction of an annex in the garden of the existing dwelling which will act as an extension to the existing site usage .

Proposed plans are provided in the report Appendix.

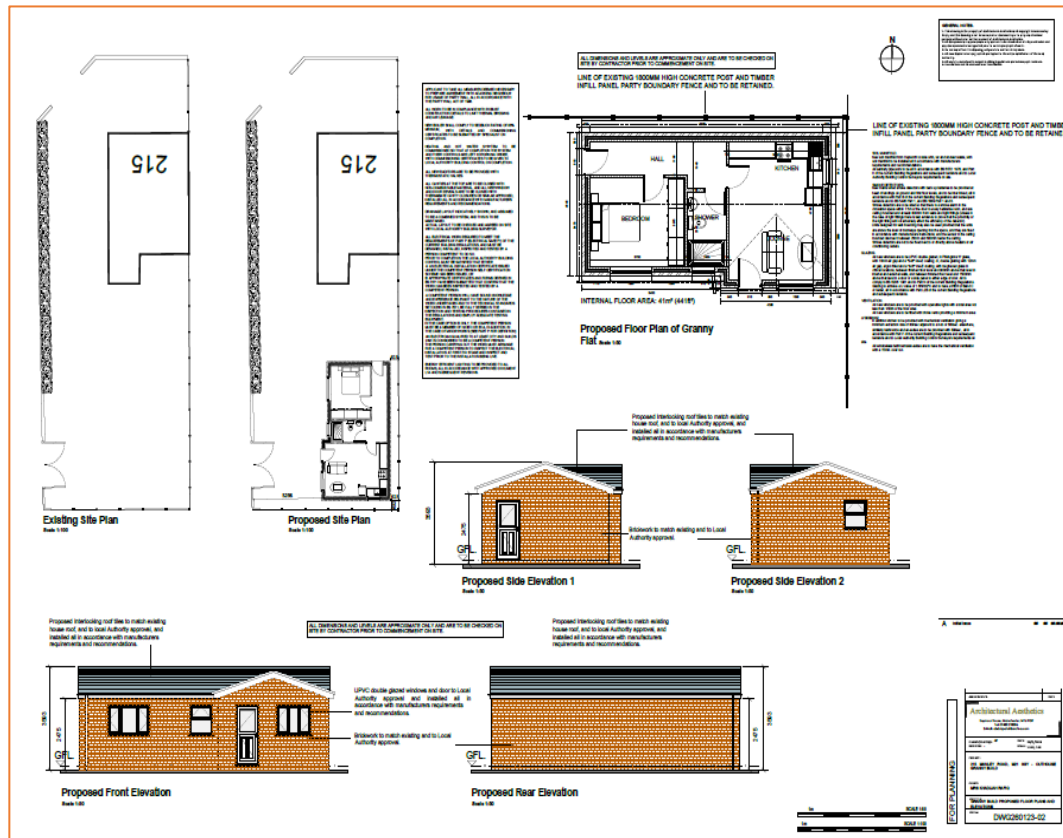


Figure 7: Proposed Plans (Source: Architectural Aesthetics)

5. Assessment of Flood Risk

5.1 Flood Zones:

Within planning, Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map for Planning (Rivers and Sea), available on the Environment Agency's website.

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – 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. (Land shown in light blue on the Flood Map)
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. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. 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)

Table 1: Flood Zones

The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding.

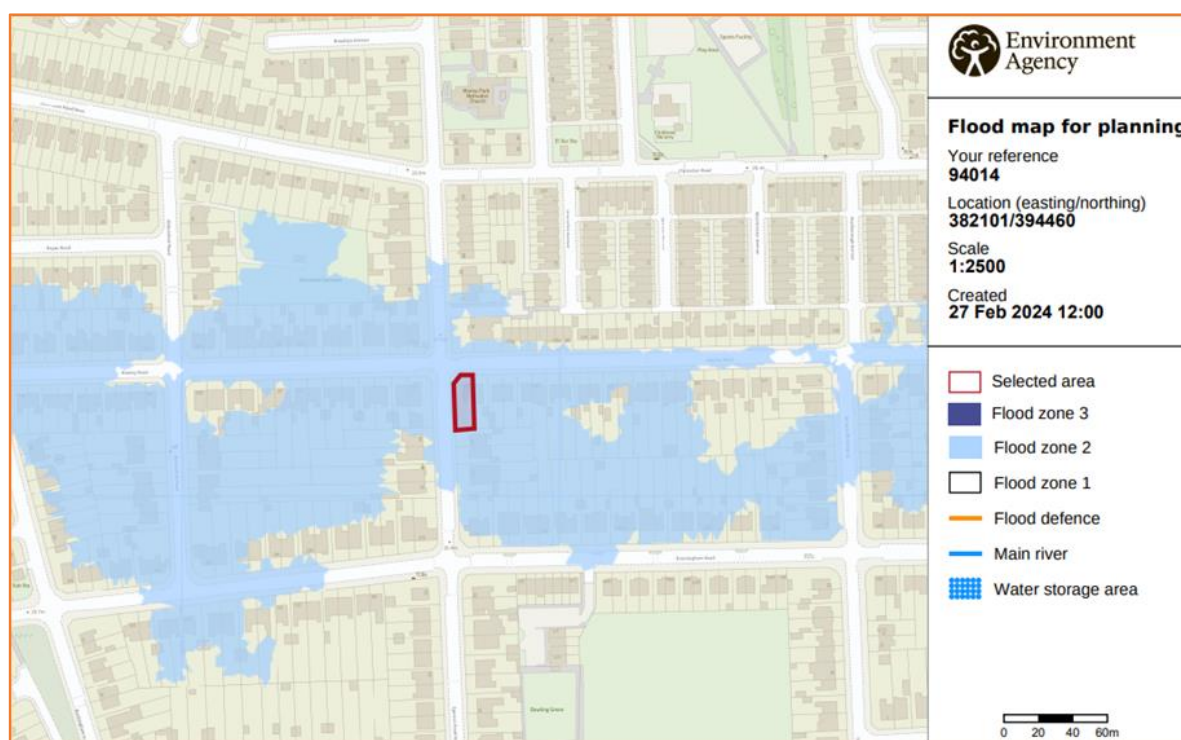


Figure 8: Environment Agency Flood Map for Planning (Rivers and Sea) (Source: EA)

The site is located within Flood Zone 2 (Medium Probability), which means it is defined as land having a 1 in 1000 or greater annual probability of fluvial flooding.

The predominate risk appears to be from surface water. However there are various fluvial sources with the closest one originating from The Cornbrook which is approximately 1.8 km away from the site location.

5.2 Fluvial (Cornbrook)

The Cornbrook is a culverted watercourse that is around 8.5km in length. It rises in east Manchester where it travels for 750m above ground before dropping into a 5 1/2 km culvert where it is briefly seen near Bridgewater Canal where it then flows underground to the Manchester Ship Canal. The main watercourse has two upstream tributaries which are the northern Clayton Brook and the southern Mill Brook.

5.2.1 Modelled flood levels and extents:

Product 4 modelled flood levels and extents have been obtained from the Environment Agency for use within this report.

5.2.2 Flood Storage Areas:

Flood Storage Areas are areas that act as a balancing reservoir, storage basin or balancing pond. Their purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. Flood storage areas do not completely remove the chance of flooding and can be overtopped or fail in extreme weather conditions.

According to Environment Agency data, there no Flood Storage Areas located in close proximity to the site.

5.2.3 Functional Floodplain:

Areas subject to flooding up to (and including) once in every 20 years (5% annual exceedance probability (AEP)) on average have been delineated as 'Zone 3b Functional Floodplain'. These are areas that are subject to relatively frequent flooding, and may be subject to fast flowing and/or deep water.

According to Environment Agency data, the site is not located within a functional floodplain.

5.2.4 Flood Defences:

Flood defences are typically raised structures that alter natural flow patterns and prevent floodwater from entering property in times of flooding. They are generally categorised as either 'formal' or 'informal' defences. A 'formal' flood defence is a structure that was built specifically for the purpose of flood defence, and is maintained by its respective owner, which could be the Environment Agency, Local Authority, or an individual. An 'informal' flood defence is a structure that has not been specifically built to retain floodwater, and is not maintained for this specific purpose, but may afford some protection against flooding.

Asset inspections are undertaken on average every six months, although some critical assets are assessed on a more regular basis. It is possible that adjacent assets are inspected on different

dates, which may result in two assets of a similar state of repair having different condition ratings. It is unclear when both assets were last inspected.

Condition ratings of assets may also be affected by the time of year the surveys are conducted, as vegetation may obscure the asset in the summer months, or accessibility may be an issue during winter months. These factors would not usually affect the recorded condition rating of an asset unless the asset is on a borderline between two ratings.

According to Environment Agency data there are no flood defences in the vicinity of the site.

5.2.5 Residual risk (breach or overtopping of flood defences):

Breaching of flood defences can cause rapid inundation of areas behind flood defences as flow in the river channel discharges through the breach. A breach can occur with little or no warning, although they are much more likely to concur with extreme river levels or tides when the stresses on flood defences are highest. Flood water flowing through a breach will normally discharge at a high velocity, rapidly filling up the areas behind the defences, resulting in significant damage to buildings and a high risk of loss of life. Breaches are most likely to occur in soft defences such as earth embankments although poorly maintained hard defences can also be a potential source of breach.

Overtopping of flood defences occurs when water levels exceed the protection level of raised flood defences. The worst case occurs when the fluvial or tidal levels exceed the defence level as this can lead to prolonged flooding. Less severe overtopping can occur when flood levels are below defence levels, but wave action causes cyclic overtopping, with intermittent discharge over the crest level of the defence. Flood defences are commonly designed with a freeboard to provide protection against overtopping from waves. The risk from overtopping due to exceedance of the flood defence level is much more significant than the risk posed by wave overtopping. Exceedance of the flood defence level can lead to prolonged and rapid flooding with properties immediately behind the defences at highest risk.

The site is not shown to benefit to any significant degree from the presence of flood defences.

5.2.6 Historical flood events:

Historical flood records and extents have been requested from the Environment Agency for use within this report. The EA have no records of historical flooding having affected the site.

5.3 Pluvial (Surface Water):

Pluvial (surface water) flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

In 2013 the EA, working with Lead Local Flood Authorities (LLFAs), produced an updated Flood Map for Surface Water. It is considered to represent a significant improvement on the previous surface water flood maps available, both in terms of method and representation of the risk of flooding. The modelling techniques and data used are considerably improved, and also incorporated locally produced mapping where this is available to represent features best modelled at a local scale.

The Flood Map for Surface Water assesses flooding scenarios as a result of rainfall with the following chance of occurring in any given year (annual probability of flooding is shown in brackets):

- High: Greater than or equal to 3.3% (1 in 30) chance in any given year (3.3%)
- Medium: Less than 3.3% (1 in 30) but greater than or equal to 1% (1 in 100) chance in any given year
- Low: Less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance in any given year
- Very Low: Less than 0.1% (1 in 1,000) chance in any given year

Please note that the EA do not consider this information suitable to be used to identify the risk to individual properties or sites. It is useful to raise awareness in areas which may be at risk and may require additional investigation.

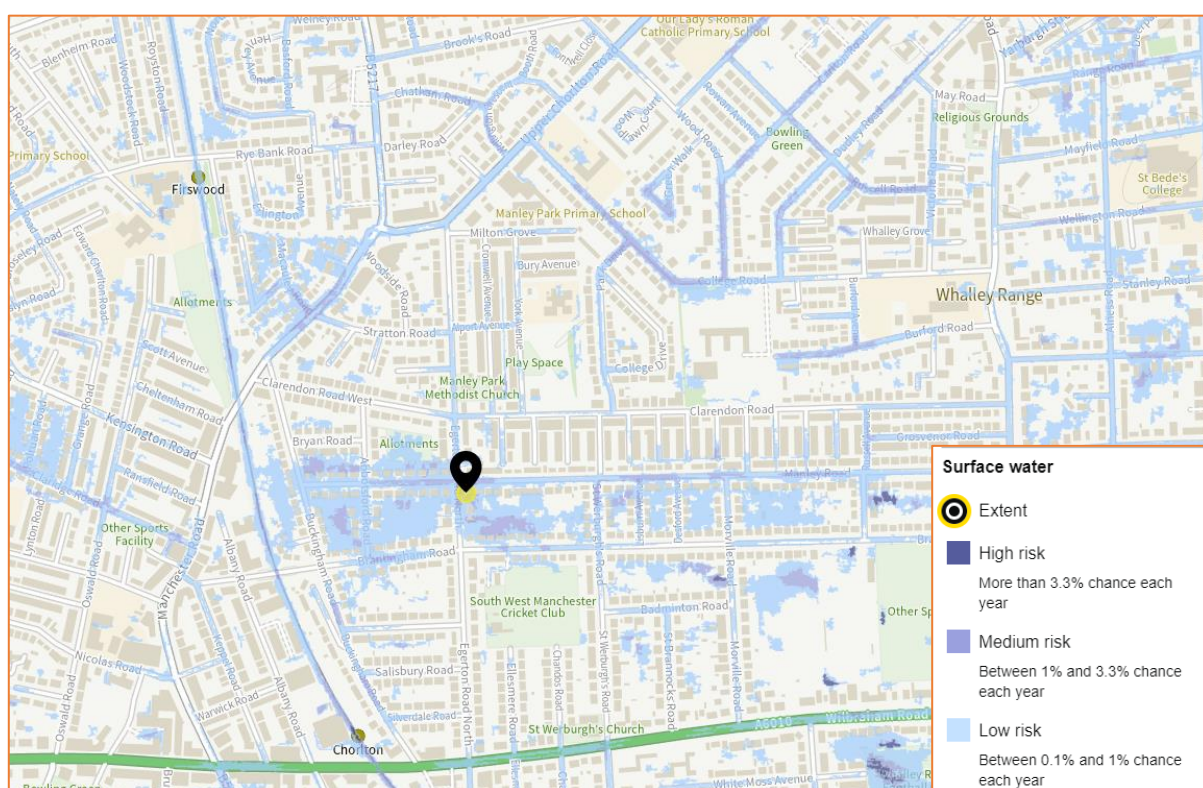


Figure 9: Extract from Environment Agency Surface Water Flood Map (Source: EA)

The EA Risk of Flooding from Surface Water Map suggests that the site lies in an area of “Medium” risk from surface water.

The EA has also produced surface water flood depth mapping for the 1 in 30 year (High Risk), 1 in 100 year (Medium Risk) and 1 in 1000 year (Low Risk) scenarios (high risk, medium risk and low risk respectively).

The detailed flood mapping below shows likely flood depths expected around the site during the 1:30, 1:100, and 1:1000 year pluvial flood events.

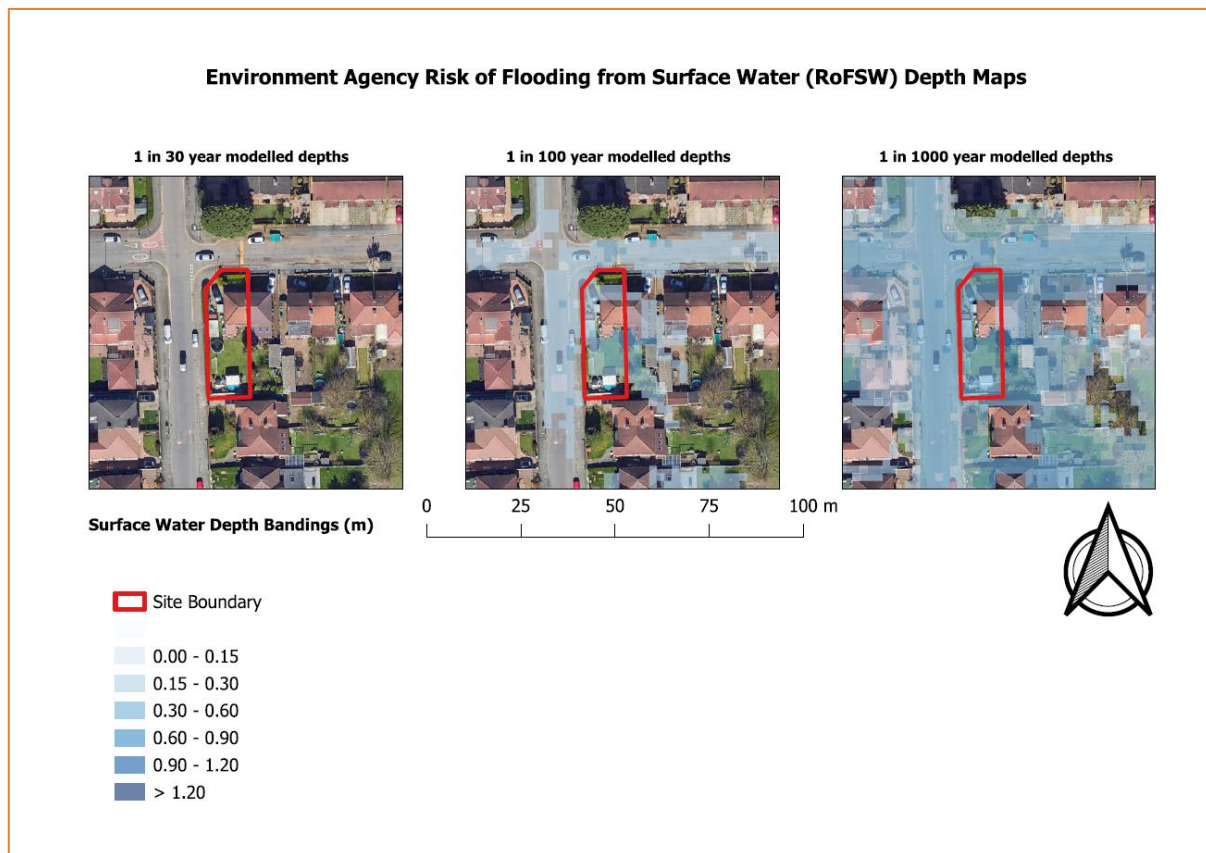


Figure 10: Environment Agency Risk of flooding from Surface Water Flood Depth Maps for High (1:30yr), Medium (1:100yr) and Low (1:1000yr) modelled events (Source: EA)

The EA risk of flooding from surface water depth maps show:

- For the 1:30 year event (High), on the site there is no surface water flooding within the area so the site remains flood free during this event.
- For the 1:100 year event (Medium), on the site and the area of the proposed annex there is a maximum flood depth of between 0.30-0.60m.
- For the 1:1000 year event (Low), on the site and the area of the proposed annex there is a maximum flood depth of between 0.6-0.9m.

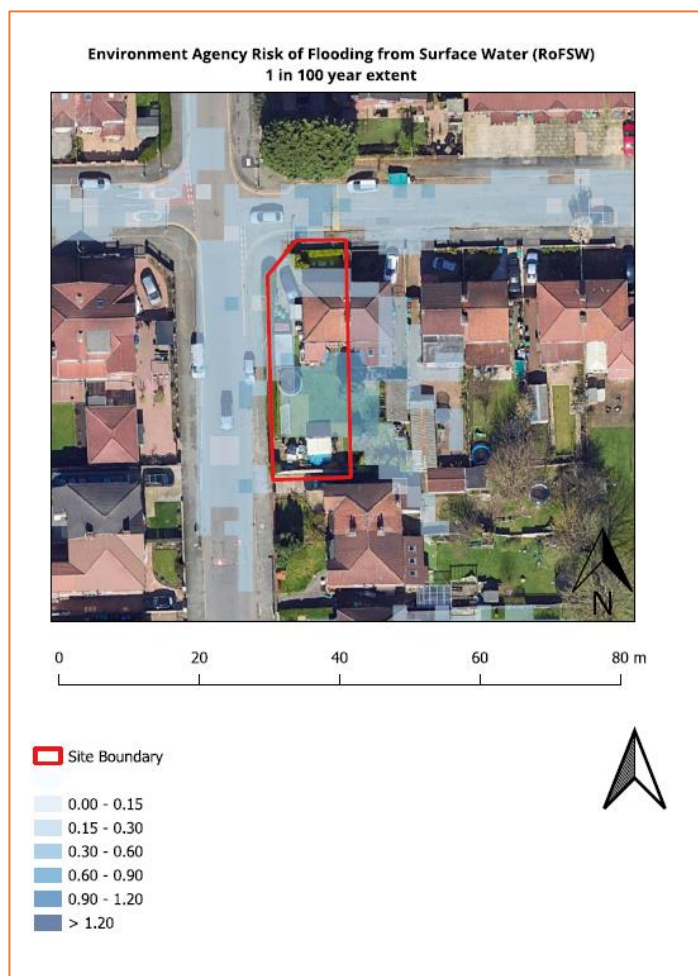


Figure 11: Environment Agency Risk of flooding from Surface Water Flood Depth Maps for Medium (1:100 yr) (Source: EA)

No further records of surface water flooding at the site or the surrounding area have been provided.

5.4 Groundwater:

Groundwater flooding occurs as a result of water rising up from the underlying rocks or from water flowing from abnormal springs. This tends to occur after much longer periods of sustained high rainfall. Higher rainfall means more water will infiltrate into the ground and cause the water table to rise above normal levels. Groundwater tends to flow from areas where the ground level is high, to areas where the ground level is low. In low-lying areas, the water table is usually at shallower depths anyway, but during very wet periods, with all the additional groundwater flowing towards these areas, the water table can rise up to the surface causing groundwater flooding.

Groundwater flooding is most likely to occur in low-lying areas underlain by permeable rocks (aquifers). These may be extensive, regional aquifers, such as chalk or sandstone, or may be localised sands or river gravels in valley bottoms underlain by less permeable rocks. Groundwater

flooding takes longer to dissipate because groundwater moves much more slowly than surface water and will take time to flow away underground.

No further information has been provided to suggest that the site has flooded from groundwater flooding previously.

5.5 Sewer Surcharge:

Sewer flooding occurs when the sewer network cannot cope with the volume of water that is entering it. It is often experienced during times of heavy rainfall when large amounts of surface water overwhelm the sewer network causing flooding. Temporary problems such as blockages, siltation, collapses and equipment or operational failures can also result in sewer flooding.

All Water Companies have a statutory obligation to maintain a register of properties/areas which have reported records of flooding from the public sewerage system, and this is shown on the DG5 Flood Register. This includes records of flooding from foul sewers, combined sewers and surface water sewers which are deemed to be public and therefore maintained by the Water Company. The DG5 register records of flood incidents resulting in both internal property flooding and external flooding incidents. Once a property is identified on the DG5 register, water companies can typically put funding in place to address the issues and hence enable the property to be removed from the register. It should be noted that flooding from land drainage, highway drainage, rivers/watercourses and private sewers is not recorded within the register.

No information has been provided to suggest that the site itself has flooded as a result of sewer surcharge.

5.6 Other Sources:

Reservoirs with an impounded volume in excess of 25,000 cubic metres (measured above natural ground level) are governed by the Reservoirs Act and are listed on a register held by the Environment Agency. The site lies within the maximum inundation extent on the EA Reservoir Inundation Map. The EA also advise on their website that reservoir flooding is extremely unlikely. There has been no loss of life in the UK from reservoir flooding since 1925. All major reservoirs have to be inspected by specialist dam and reservoir Engineers. In accordance with the Reservoirs Act 1975 in England, these inspections are monitored and enforced by the EA themselves. The risk to the site from reservoir flooding is therefore minimal and is far lower than that relating to the potential for fluvial / tidal flooding to occur. The Environment Agency Reservoir Flood Map illustrates the largest area that might be flooded if the storage area were to fail and release the water it is designed to hold during a flood event.

Records of flooding from reservoirs and canals are erratic as there is no requirement for the Environment Agency to provide information on historic flooding from canals and raised reservoirs on plans. In particular, the NPPF does not require flood risk from canals and raised reservoirs to be shown on the Environment Agency flood zones.

Overflows from canals can be common as they are often fed by land drainage, and often do not have controlled overflow spillways. Occasionally, major bank breaches also occur, leading to rapid and deep flooding of adjacent land.

No further information has been provided to suggest the site is susceptible to from the failure of canals or other artificial infrastructure from the risk of flooding.

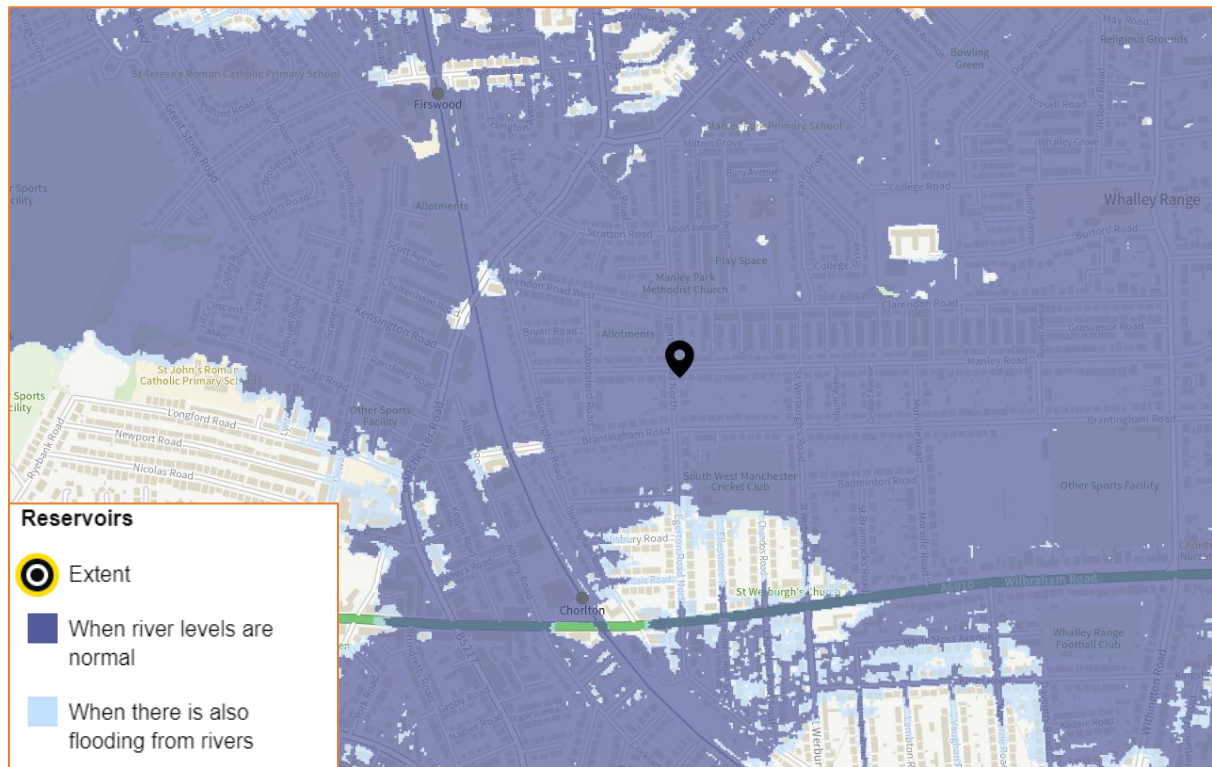


Figure 12: Extract from Environment Agency Maximum extent of flooding from reservoirs map (Source: EA)

6. Flood Risk Management

6.1 Vulnerability to flooding:

The NPPF classifies property usage by vulnerability to flooding.

The existing site usage is classified as "more vulnerable" throughout, as it is a residential property.

Post development, the site will remain "more vulnerable", as the application is for a residential extension.

Accordingly, it is considered that the vulnerability of the site as a whole has not increased post development.

6.2 EA Standing Advice:

The EA Standing Advice guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250m². It should not be applied if an additional dwelling is being created, e.g. a self-contained annexe or additional commercial unit.

The proposed development is considered to fit within the EA's standing advice for domestic extensions.

6.3 Physical Design Measures:

To help protect against flooding during extreme events, the applicant has agreed to implement flood resistant design measures into the proposal, in consultation with the Local Authority building control department. These measures can include the following:

- Waterproof ground floor internal render;
- External walls rendered resistant to flooring to first floor level;
- Exterior ventilation outlets, utility points and air bricks fitted with removable waterproof covers;
- Ground floor electrical main ring run from high level;
- Electrical incomer and meter situated at high level;
- Boilers, control and water storage / immersion installed at high level;
- Gas meter installed at high level;
- Plumbing insulation of closed-cell design;
- Non-return valves fitted to all drain and sewer outlets;
- Manhole covers secured;
- Anti-syphon fitted to all toilets;
- Kitchen units of solid, water resistant material;
- Use of MDF carpentry (i.e. skirting, architrave, built-in storage) avoided.

It is recommended the applicant installs a flood proof door for all external ground floor level doors, and 600mm demountable flood defence barriers installed to defend low windows if flood proof windows are not practical or other planning constraints prevent it.

6.4 Safe Escape and Flood Action Plan:

The NPPF requires a route of safe escape for all residents and users to be provided from new residential properties in Flood Zone 3. Safe escape is usually defined as being through slow moving fluvial or tidal flood water no deeper than 25cm. However, given the application is for a “minor development”, a domestic extension. Therefore, safe escape is not required.

It should be noted that the proposal is for an annexe for ancillary residential use for the existing dwelling on site. The proposal will not create any separate or additional units or dwellings, and will instead act as an extension to the existing site usage. The main property is a two-storey dwelling, and as such internal access is provided at first floor level for all site users.

Residents and users should follow the warning and evacuation procedure detailed in the following section.

6.5 Flood Warning:

The EA is responsible for issuing flood warnings. Flood warnings are issued to the emergency services and local authorities. Both private individuals and organisations can sign-up to receive warnings via phone, text or email. This system of receiving warnings is currently voluntary.

Advice regarding severe flood warnings will generally be given during weather forecasts on local radio and TV. In the case of extreme events, warnings can also be disseminated via door to door visits by the police or locally appointed flood wardens.

The site lies within an Environment Agency Flood Alert Area/warning. The EA issue flood warnings/alerts to specific areas when flooding is expected. It is recommended that the applicant registers online with the free Environment Agency Floodline Warnings/Alert Direct service at www.gov.uk/sign-up-for-flood-warnings to receive flood warnings by phone, text or email

The flood warning service has three types of warnings that will help you prepare for flooding and take action:

Flood Warning	Flood Alert	Flood Warning	Severe Flood Warning
			
What it means?	Flooding is possible. Be prepared.	Flooding is expected. Immediate action required.	Severe flooding. Danger to life.
When it's used?	Two hours to two days in advance of flooding.	Half an hour to one day in advance of flooding.	When flooding poses a significant threat to life.
What to do?	Be prepared to act on your flood plan. Prepare a flood kit of essential items. Monitor local water levels and the flood forecast on our website.	Move family, pets and valuables to a safe place. Turn off gas, electricity and water supplies if safe to do so. Put flood protection equipment in place.	Stay in a safe place with a means of escape. Be ready should you need to evacuate from your home. Co-operate with the emergency services. Call 999 if you are in immediate danger.

Table 2: EA Flood Warning Service

6.6 Flood Plan:

It is recommended that the applicant and future owners, occupiers and Landlords of the property prepare a flood plan to protect life and property during a flood event:

Before a flood:

- Prepare and keep a list of all your important contacts to hand or save them on your mobile phone.
- Think about what items you can move now and what you would want to move to safety during a flood.
- Know how to turn off electricity and water supplies to the site.
- Prepare a flood kit of essential items and keep it handy. It can include copies of important documents, a torch, a battery-powered or wind-up radio, blankets and warm clothing, waterproofs, rubber gloves and a first aid kit including all essential medication.

During a flood:

- Activate the evacuation plan and evacuate the site.
- Remove cars from the site if there is sufficient warning and the water levels are not rising rapidly.
- Switch off water and electricity for the site.
- Tune into your local radio station on a battery or wind-up radio.
- Listen to the advice of the emergency service and evacuate if told to do so.

- Avoid walking or driving through flood water. Six inches of fast-flowing water can knock over an adult and two feet of water can move a car.

After a flood:

- If you have flooded, contact your insurance company as soon as possible.
- Take photographs and videos of your damaged property as a record for your insurance company.
- If you don't have insurance, contact your local authority for information on grants and charities that may help you.
- Flood water can contain sewage, chemicals and animal waste. Always wear waterproof outerwear, including gloves, wellington boots and a face mask.
- Have your electrics and water checked by qualified engineers before switching them back on.

6.7 Off-Site Impacts:**6.7.1 Fluvial floodplain storage:**

The NPPF requires that where development is proposed in undefended areas of floodplain, which lie outside of the functional floodplain, the implications of ground raising operations for flood risk elsewhere needs to be considered. Raising existing ground levels may reduce the capacity of the floodplain to accommodate floodwater and increase the risk of flooding by either increasing the depth of flooding to existing properties at risk or by extending the floodplain to cover properties normally outside of the floodplain. Flood storage capacity can be maintained by lowering ground levels either within the curtilage of the development or elsewhere in the floodplain, in order to maintain at least the same volume of flood storage capacity within the floodplain.

In undefended tidal areas, raising ground levels is unlikely to impact on maximum tidal levels so the provision of compensatory storage should not be necessary.

For development in a defended flood risk area, the impact on residual flood risk to other properties needs to be considered. New development behind flood defences can increase the residual risk of flooding if the flood defences are breached or overtopped by changing the conveyance of the flow paths or by displacing flood water elsewhere. If the potential impact on residual risk is unacceptable then mitigation should be provided.

The site is situated in Flood Zones 2 when using the Environment Agency Flood Map for Planning (Rivers and Sea). The application is for a residential extension of less than 250m², and therefore there will be no unacceptable loss of floodplain storage.

6.7.2 Surface Water Drainage:

The development will utilise Sustainable drainage systems (SuDS) design in accordance with the NPPF for Planning Applications and the drainage hierarchy as follows:

1. Store rainwater for later use;
2. Infiltration techniques;
3. Attenuate rainwater by storing in tanks for gradual release;
4. Discharge rainwater direct into watercourse;

5. Discharge rainwater into surface water sewer;
6. Discharge rainwater into a combined sewer;

Due to the small scale of the development, a full Surface Water Drainage Strategy is not required at this stage of planning. However, SuDS features will be incorporated into the development where practically possible or will utilise the existing arrangement on site.

As such, any change in surface water runoff from the site will likely be negligible.

7. Sequential and Exception Test

The Sequential Test aims to ensure that development does not take place in areas at high risk of flooding when appropriate areas of lower risk are reasonably available.

The site is situated within Flood Zone 2 when using the Environment Agency Flood Map for Planning (Rivers and Sea). Post development, the site will remain “more vulnerable”, as the application is for the construction of an annex.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	✗	Exception Test required	✓	✓
Zone 3b	Exception Test required	✗	✗	✗	✓

Table 3: Flood risk vulnerability and flood zone ‘compatibility’

Using the table above, the proposed application is considered to be suitable within Flood Zone 2.

The Sequential and Exception Tests do not need to be applied to minor developments and changes of use (this application is for ‘minor development’ – residential extension).

8. Discussion and Conclusions

Unda Consulting Limited have been appointed by Floorware Ltd (hereinafter referred to as “the applicant”) to undertake a Flood Risk Assessment for the proposed development at 215 Manley Road, Chorlton, M21 0GY (hereinafter referred to as “the site”). The FRA has been undertaken in accordance with the National Planning Policy Framework (NPPF) and the associated technical guidance.

The proposed application is for the construction of a residential extension (annex).

Post development, the site will remain “more vulnerable”, as the application is for the construction of a residential annex. Accordingly, it is considered that the vulnerability of the site as a whole will not increase post development.

The site is located within Flood Zone 2 (Medium Probability), which means it is defined as land having a 1 in 1000 or greater annual probability of fluvial flooding. The risk would appear to be from surface water and fluvial which originated from The Cornbrook.

Product 4 modelled flood levels and extents have been obtained from the Environment Agency for use within this report.

There is no Flood Storage Areas located in close proximity to the site.

According to Environment Agency data, the site is not located within a functional floodplain.

There are no formal flood defences owned or maintained by the EA in the area of the site.

The EA Risk of Flooding from Surface Water Map suggests that the site lies in an area of “Medium” risk from surface water.

No information has been provided to suggest that the site is susceptible to groundwater, or sewer surcharge flooding.

Safe escape is not a requirement under the EA Standing Advice guidance is for domestic extensions.

Due to the small scale of development, a full Surface Water Drainage Strategy is not required at this stage of planning. However, SuDS features will be incorporated into the development where practically possible or will utilise the existing arrangement on site.

The applicant has confirmed that:

- The proposed development fits within EA standing advice for domestic extensions.
- No additional residential units will be created as part of the development.
- The additional footprint created by the development will not exceed 250m².
- Floor levels within the extension will be set no lower than existing floor levels.
- Flood proofing of the development will be incorporated as appropriate.
- Post development, there will be no unacceptable loss of fluvial floodplain storage.

- The applicant will register with the Environment Agency Floodline Alert/Warnings Direct service.

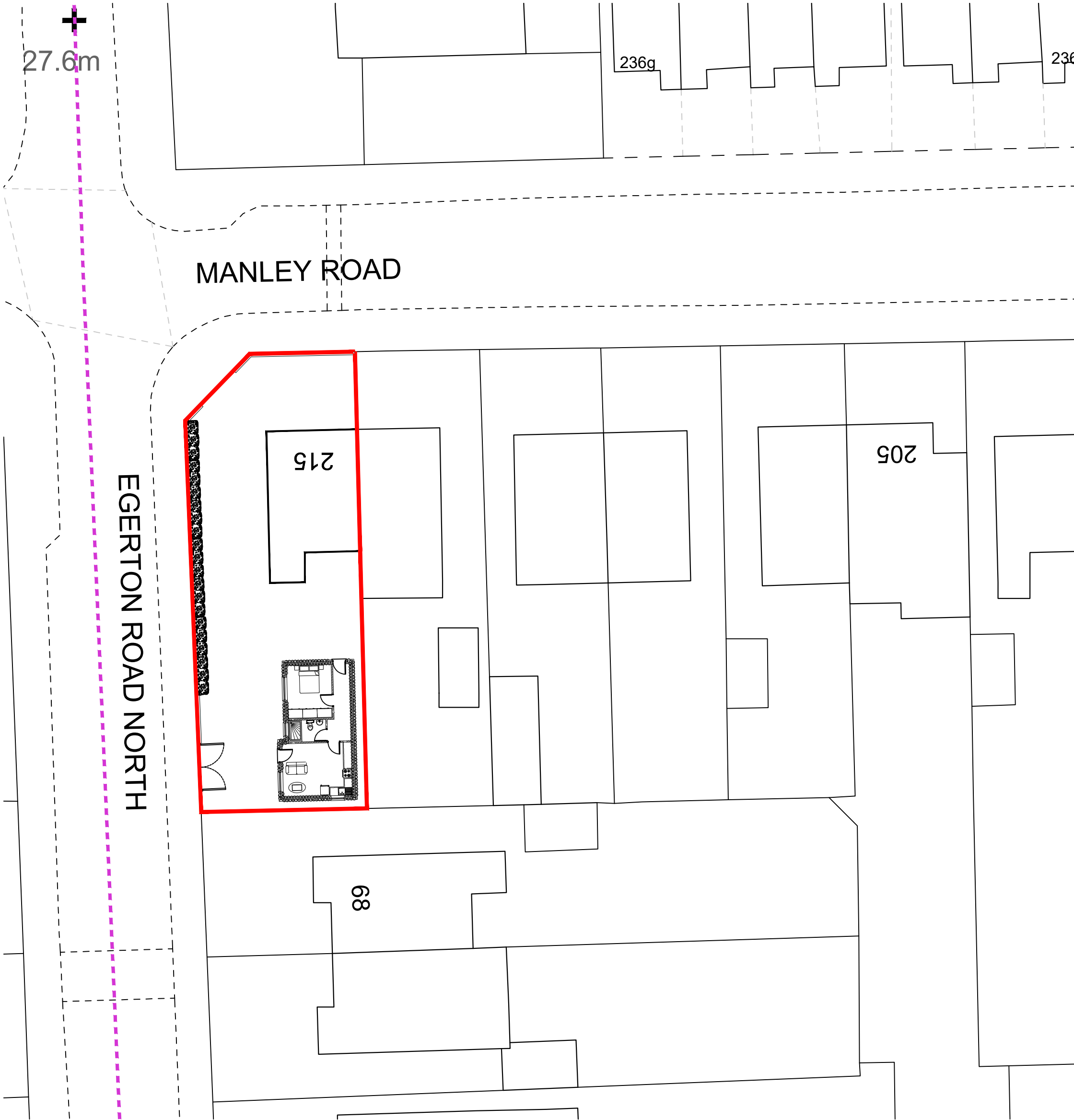
Assuming accordance with these flood risk management measures, Unda Consulting Limited consider the proposed application to be suitable in flood risk terms.

Appendix

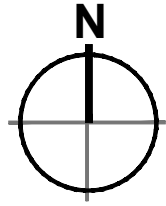
- Site plan, existing and proposed plans;
- EA Flood Map for Planning.



Location Plan
Scale 1:1250

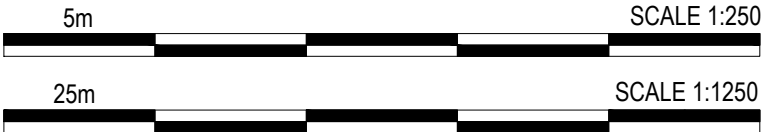


Proposed Site Plan
Scale 1:250

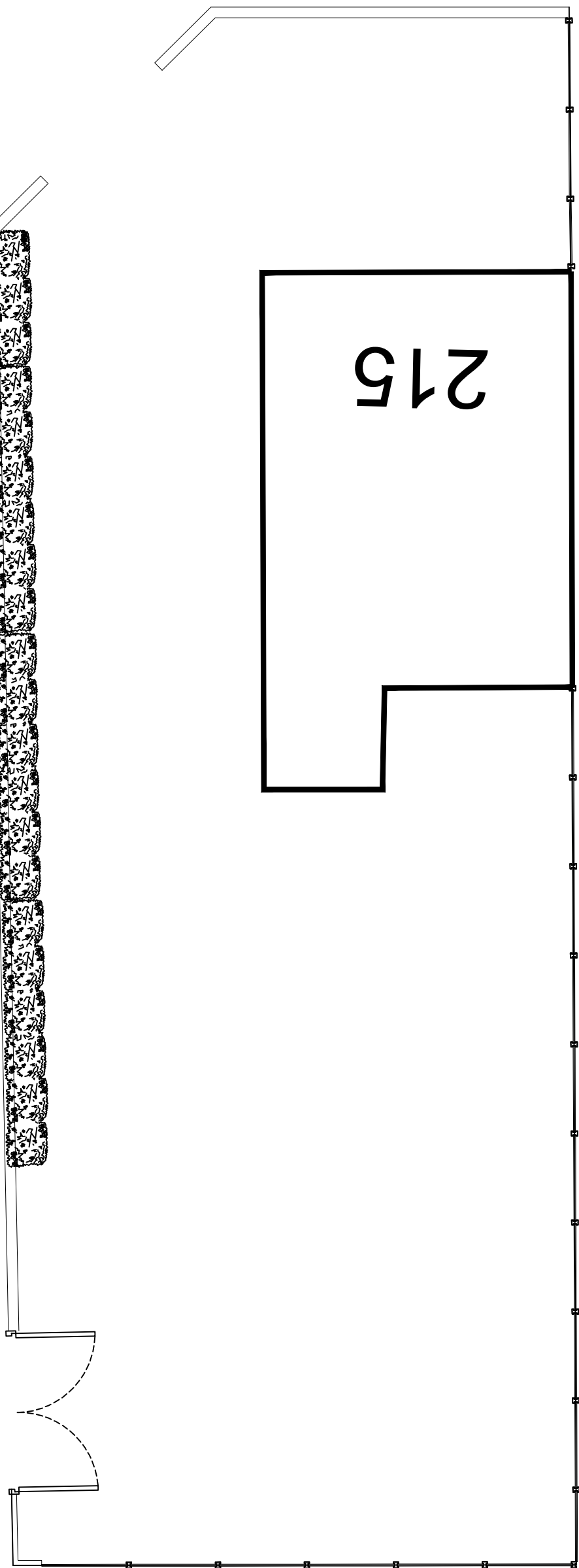


- GENERAL NOTES.
1. This drawing is the property of Architectural Aesthetics and copyright is reserved by them, and this drawing is not to be copied or disclosed by or to any unauthorised persons without prior written consent of Architectural Aesthetics.
 2. All dimensions are approximate only and are to be checked on site by contractor and any discrepancies to be reported prior to commencement of work.
 3. Do not scale from this drawing, only work to written dimensions.
 4. All new drains to be laid, jointed and tested to the entire satisfaction of the Local Authority.
 5. All work to comply with current Building Regulations and subsequent revisions.
 6. Foundations not to encroach over boundaries.

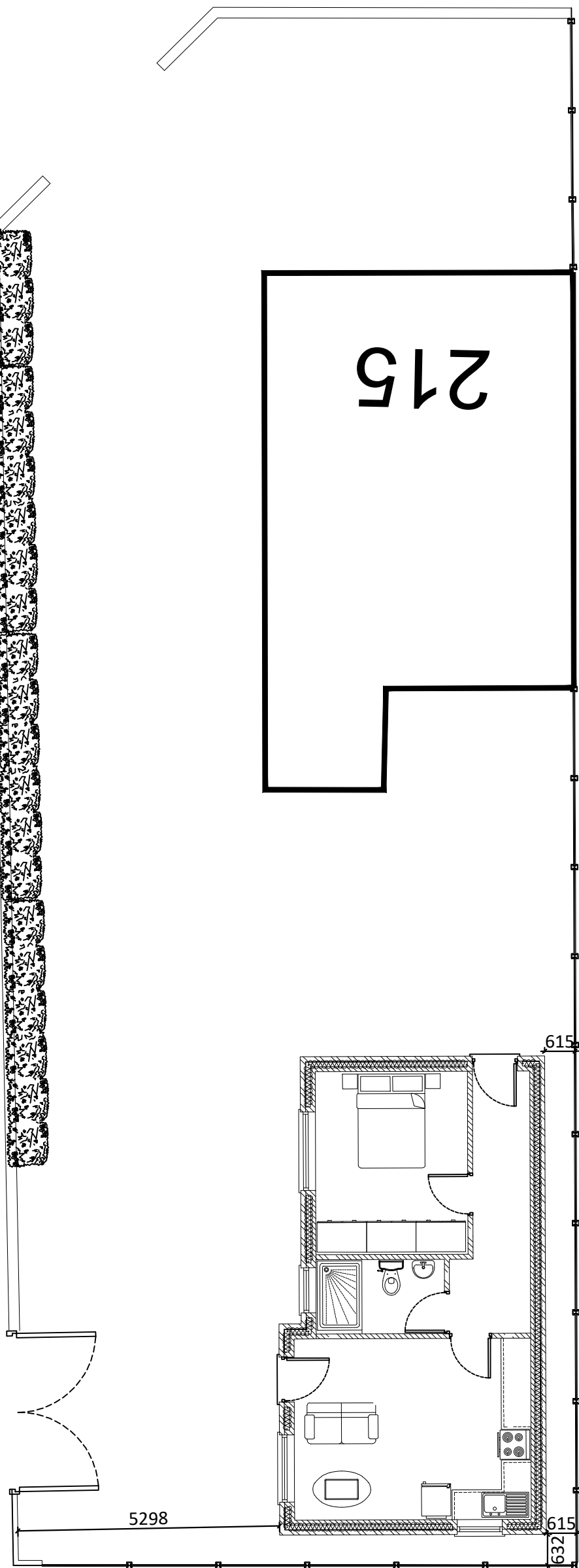
A Initial Issue ## ## ## ##



FOR PLANNING	AMENDMENTS		DATE
	Architectural Aesthetics		
	Seymour House, Manchester, M16 9GR Tel: 07483 218306 E-Mail: abdul.potter@arch-a.com		
	DRAWN/CHECKED: AP		DATE: 23/01/2023
	REVISION: -		SCALE: 1:100, 1:50
	PROJECT: 215 MANLEY ROAD, M21 0GY - OUTHOUSE GRANNY BUILD		
	CLIENT: MRS KHADIJAH RAFIQ		
	JOB TITLE: LOCATION PLAN AND SITE PLAN		
JOB No:		DWG260123-01	



Existing Site Plan
Scale 1:100



Proposed Site Plan
Scale 1:100

APPLICANT TO TAKE ALL MEASURES DEEMED NECESSARY TO PREPARE AGREEMENT WITH ADJOINING NEIGHBOUR FOR USAGE OF PARTY WALL, ALL IN ACCORDANCE WITH THE PARTY WALL ACT OF 1996.

ALL WORK TO BE IN COMPLIANCE WITH ROBUST CONSTRUCTION DETAILS TO LIMIT THERMAL BRIDGING AND AIR LEAKAGE.

NEW BOILER SHALL COMPLY TO SEDBUCK RATING OF 86% MINIMUM, WITH DETAILS AND COMMISSIONING CERTIFICATES TO BE SUBMITTED BY SPECIALIST ON COMPLETION.

HEATING AND HOT WATER SYSYTEM TO BE COMMISSIONED SO THAT AT COMPLETION THE SYSTEM AND THEIR CONTROLS ARE LEFT IN WORKING ORDER, WITH COMMISSIONING CERTIFICATES TO BE GIVEN TO LOCAL AUTHORITY BUILDING CONTROL ON COMPLETION.

ALL NEW RADITORS ARE TO BE PROVIDED WITH THERMOSTATIC VALVES.

ALL CAVITIES AT THE TOP ARE TO BE CLOSED WITH NON-COMBUSTABLE MATERIAL AND ALL NEW WINDOW AND DOOR REVEALS ARE TO BE CLOSED WITH THERMABATE CAVITY CLOSURES OR SIMILAR APPROVED, INSTALLED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

DRAINAGE LAYOUT INDICATIVELY SHOWN, AND ASSUMED TO BE A COMBINED SYSTEM, AND THIS IS TO BE MAINTAINED.

ACTUAL LAYOUT TO BE CHECKED AND AGREED ON SITE WITH LOCAL AUTHORITY BUILDING SURVEYOR.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) OF THE CURRENT BUILDING REGULATIONS, AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION THE LOCAL AUTHORITY BUILDING CONTROL MUST BE SATISFIED THAT EITHER:

A. AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER THE COMPETENT PERSON SELF CERTIFICATION SCHEME HAS BEEN ISSUED, OR

B. APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS 7871 HAVE BEEN SUBMITTED THAT CONFIRM THAT THE WORK HAS BEEN INSPECTED AND TESTED BY A COMPETENT PERSON.

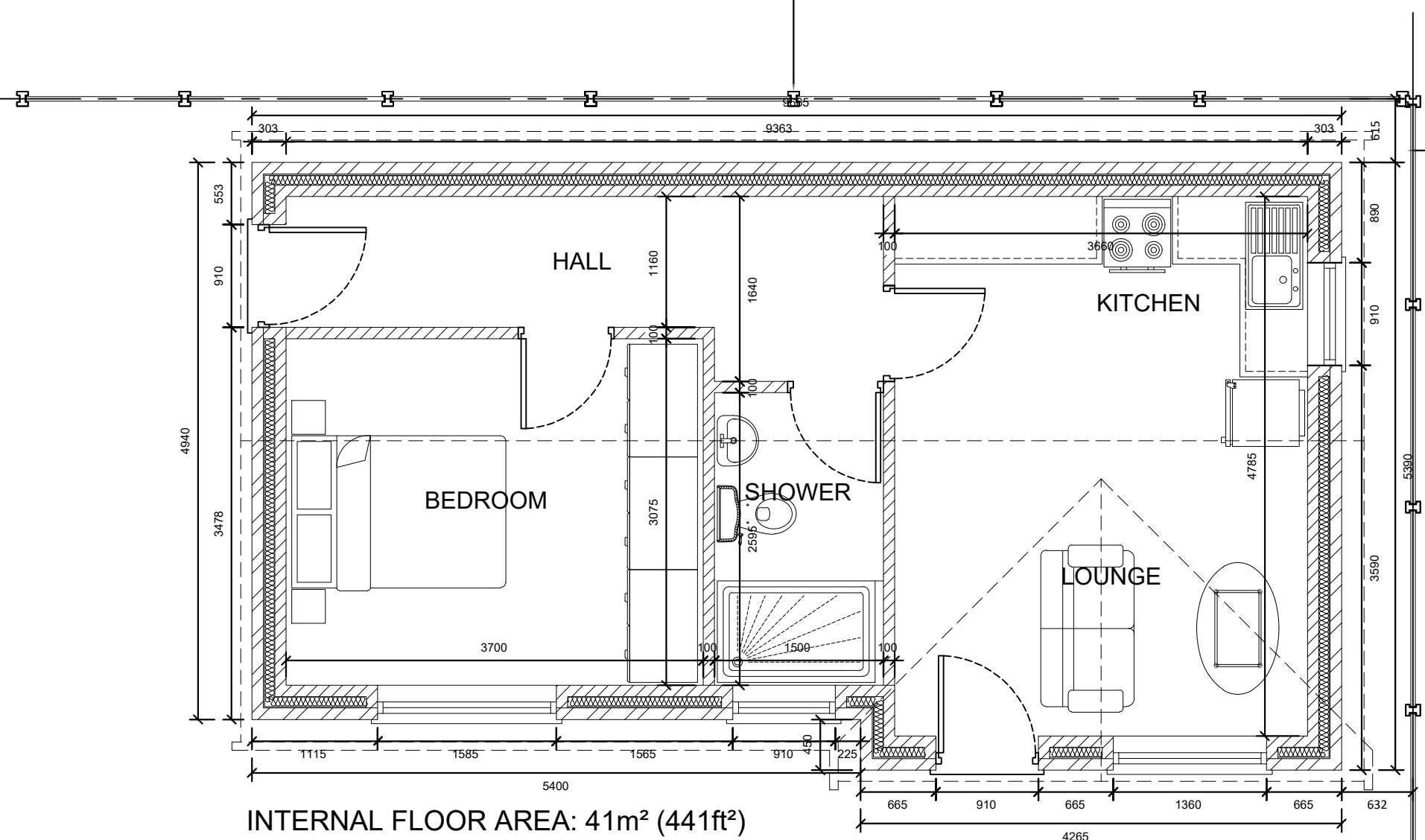
A COMPETENT PERSON WILL HAVE SOUND KNOWLEDGE AND EXPERIENCE RELEVANT TO THE NATURE OF THE WORK UNDERTAKEN AND TO THE TECHNICAL STANDARDS SET DOWN IN BS 7871, BE FULLY VERSED IN THE INSPECTION AND TESTING PROCEDURES CONTAINED IN THE REGULATIONS AND EMPLOY ADEQUATE TESTING EQUIPMENT.

IN THE CASE OPTION B ONLY, THE COMPETENT PERSON MUST BE A MEMBER OF NICEIC OR ECA. IN ADDITION, IN THE CASE OF MINOR WORKS (SEE PART P FOR DEFINITION) AN ELECTRICIAN QUALIFIED TO AT LEAST CITY AND GUILDS 2391 IS CONSIDERED TO BE A COMPETENT PERSON. THE PERSON CARRYING OUT THE WORK MUST ARRANGE FOR A COMPETENT PERSON TO INSPECT THE ELECTRICAL INSTALLATION AT FIRST FIX STAGE AND INSPECT AND TEST PRIOR TO THE INSTALLATION BEING LIVE.

ENERGY EFFICIENT LIGHTING TO BE PROVIDED TO ALL ROOMS, ALL IN ACCORDANCE WITH APPROVED DOCUMENT L1A AND SUBSEQUENT REVISIONS.

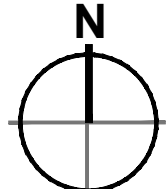
ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT ON SITE.

LINE OF EXISTING 1800MM HIGH CONCRETE POST AND TIMBER INFILL PANEL PARTY BOUNDARY FENCE AND TO BE RETAINED.



INTERNAL FLOOR AREA: 41m² (441ft²)

Proposed Floor Plan of Granny Flat
Scale 1:50



LINE OF EXISTING 1800MM HIGH CONCRETE POST AND TIMBER INFILL PANEL PARTY BOUNDARY FENCE AND TO BE RETAINED.

SOIL MANIFOLD.
New soil manifold from Hepworth to take whb, we and shower waste, with soil manifold to be installed all in accordance with manufacturers requirements and recommendations.

All sanitary pipe work to be all in accordance with BS 5572: 1978, and Part H of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.

SMOKE DETECTORS.
New mains wired smoke detectors with back up batteries to be provided at head of landings on ground and first floor levels, and to be inter linked, all in accordance with Part B of the current Building Regulations and subsequent revisions and to BS 5446 Part 1, and BS 5839 Part 1 and 6.

Smoke detectors are to be sited so that there is a smoke alarm in the circulation space within 7.5m of the door to every habitable room, and are ceiling mounted and at least 300mm from walls and light fittings (unless in the case of light fittings there is test evidence to prove that the proximity of the light fitting will not adversely effect the efficiency of the detector).

Units designed for wall mounting may also be used provided that the units are above the level of doorways opening into the space, and they are fixed in accordance with manufacturers instructions; and the sensor in the ceiling mounted devices is between 25mm and 600mm below the ceiling.

Smoke detectors are not to be fixed next to or directly above heaters or air conditioning outlets.

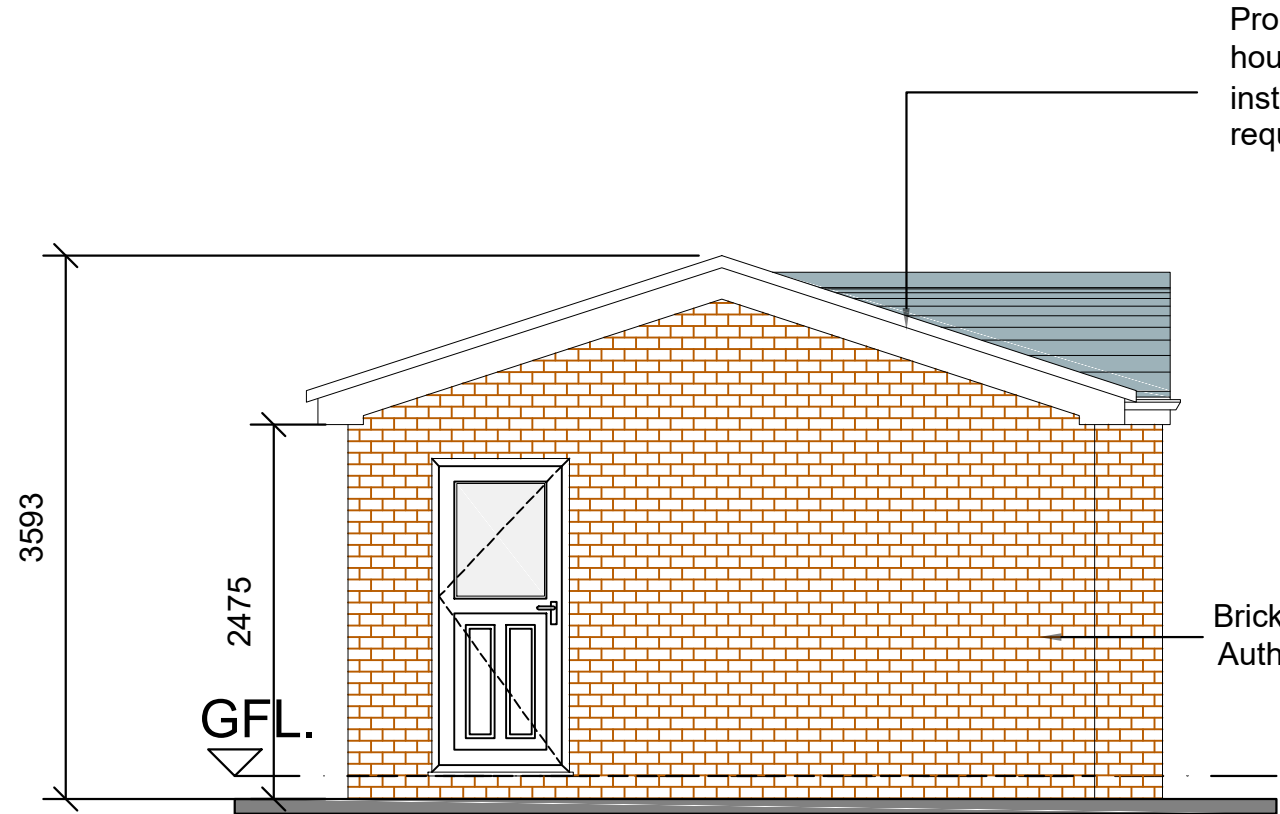
GLAZING.
All new windows are to be UPVC double glazed, in Pilkingtons 'K' glass, with 16mm air gap and a "Soft" low-E coating, or double glazing with 12mm air gap, argon filled and a "soft" low-E coating, with toughened glass in critical locations, between finished floor level and 900mm above that level in internal and external walls, and between finished floor level and 1500mm above that level in a door or a side panel to either edge of door. All to comply to BS 6206: 1991 and to Part N of the current Building Regulations. Glazing to achieve a U value of 1.6W/m²K and to have a WER of Band C or better, all in accordance with Part L2B of the current Building Regulations and subsequent revisions.

VENTILATION.
All new windows are to be provided with operable lights with a total area not less than 1/20th of the floor area.

All new windows are to be fitted with trickle vents providing a minimum area of 8000mm².

In addition kitchen to be provided with mechanical ventilation giving a minimum extraction rate of 30l/sec adjacent to a hob or 60l/sec. elsewhere, similarly bathrooms and en-suites are to be provided with 30l/sec, all in accordance with Part F of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.

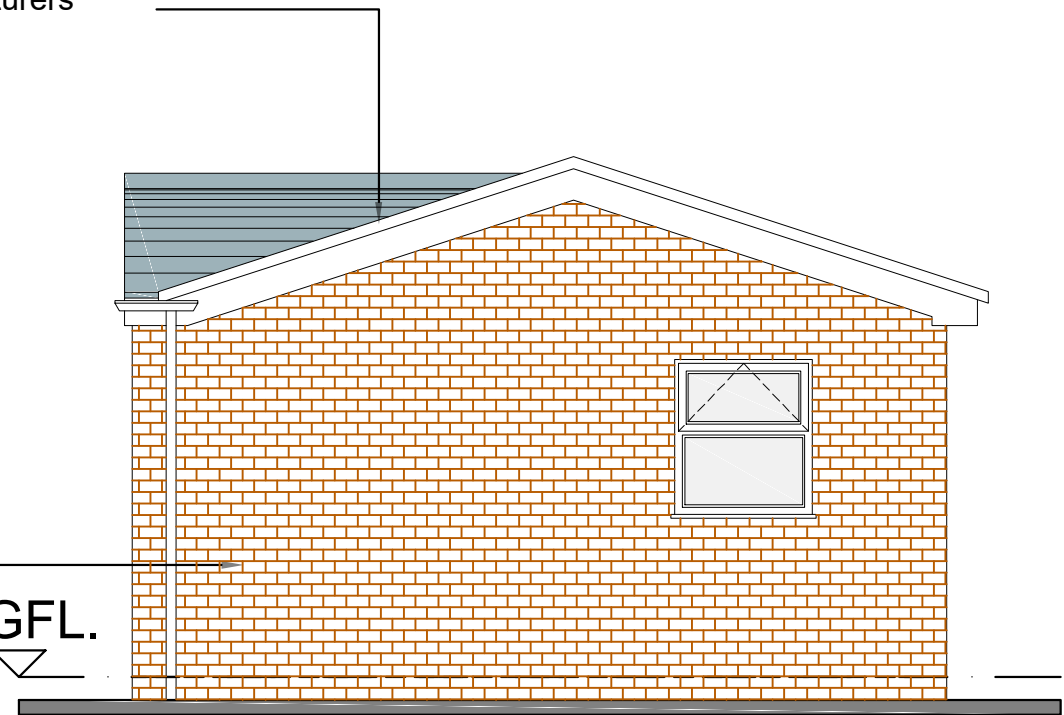
All windowless bathrooms/en-suites are to have the mechanical ventilation with a 15min. over run.



Proposed Side Elevation 1
Scale 1:50

Proposed Interlocking roof tiles to match existing house roof, and to local Authority approval, and installed all in accordance with manufacturers requirements and recommendations.

Brickwork to match existing and to Local Authority approval.



Proposed Side Elevation 2
Scale 1:50

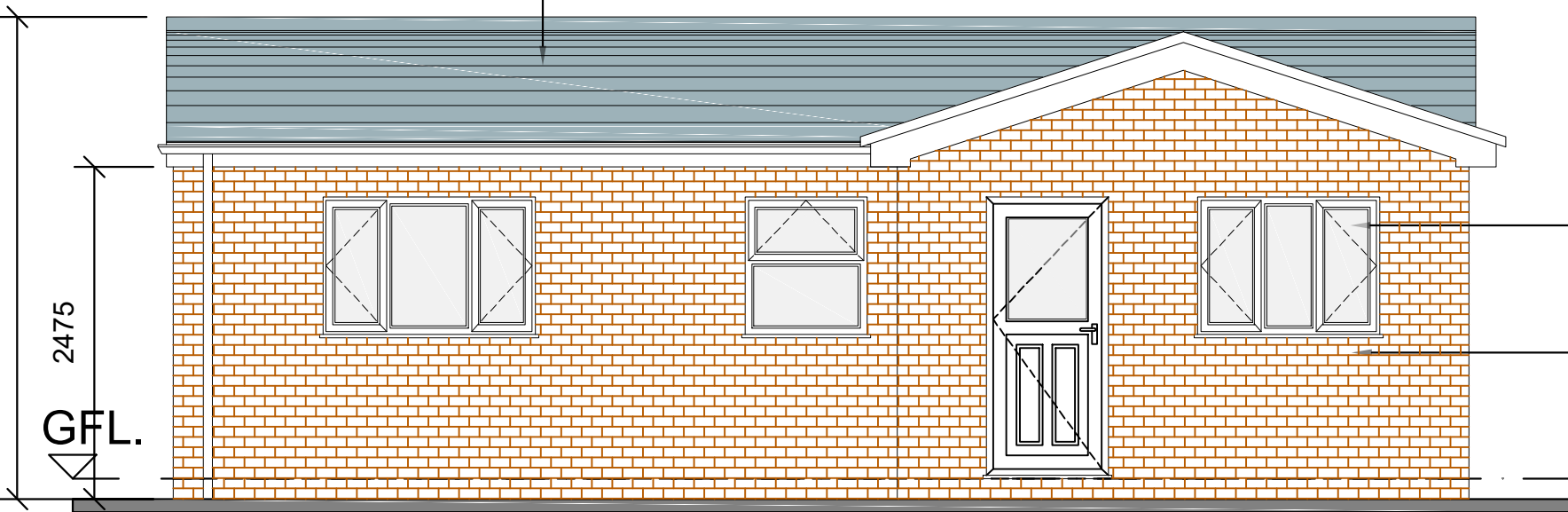
Proposed Interlocking roof tiles to match existing house roof, and to local Authority approval, and installed all in accordance with manufacturers requirements and recommendations.

ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT ON SITE.

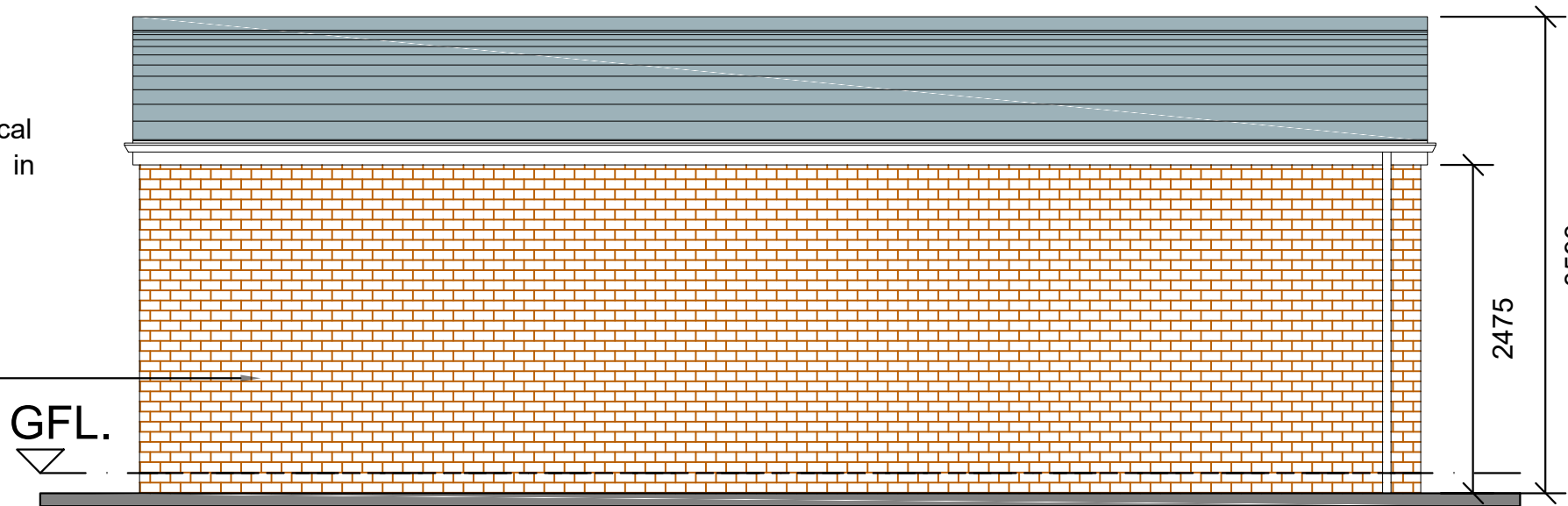
Proposed Interlocking roof tiles to match existing house roof, and to local Authority approval, and installed all in accordance with manufacturers requirements and recommendations.

UPVC double glazed windows and door to Local Authority approval and installed all in accordance with manufacturers requirements and recommendations.

Brickwork to match existing and to Local Authority approval.



Proposed Front Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50

A Initial Issue ## ## ### ###

FOR PLANNING

AMENDMENTS	DATE
Architectural Aesthetics Seymour House, Manchester, M16 9GR Tel: 07483 218306 E-Mail: abdul.poteli@arch-a.com	
DRAWN/CHECKED: AP REVISION: -	DATE: 23/01/2023 SCALE: 1:100, 1:50
PROJECT: 215 MANLEY ROAD, M21 0GY - OUTHOUSE GRANNY BUILD	
CLIENT: MRS KHADIJAH RAFIQ	
JOB TITLE: GRANNY BUILD PROPOSED FLOOR PLANS AND ELEVATIONS	
JOB No: DWG260123-02	



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
382101/394460

Created
17 Apr 2024 16:29

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
382101/394460

Scale
1:2500

Created
17 Apr 2024 16:29

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

