Application number: 137596/FH/2023
Proposal: Erection of a part single/part two storey rear extension to form additional living accommodation
Location: 1 Oakway, Manchester, M20 5PS

LLFA Comments (*10/01/2024)*

The information uploaded to the Planning Portal 18 July – 06 Dec 2023 has been considered.

- The applicant's does not provide all the required information / details for a site located in flood zone 2.
- The proposed development is in Flood Zone 2 and EA Flood Warning Area.

We recommend the following Conditions:

Condition 1: No development shall commence until a flood risk assessment has been submitted to and approved in writing by the local planning authority. This may take the abbreviated form of a desktop-study flood risk statement (FRS). For the avoidance of doubt, as per the government standing advice, the assessment must include the following:

- A description of your development.
- An assessment of the flood risk from all sources (such as: fluvial, surface water, groundwater, sewer, reservoir and canal) of flooding for your development (this does not require bespoke hydraulic modelling, and may be based on data obtained freely via an Environment Agency data request and opensource data on the DEFRA and government platforms). ***Note this should include publicly available maps where applicable***.
- Identification of any historic flood events on site or within close proximity to the site.
- The estimated flood level for your 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.
- 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.
- If you cannot raise FFLs 300 mm above the estimated flood level, you should 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.
- See https://www.gov.uk/guidance/flood-risk-assessment-standing-advice for further guidance on preparing your documents and obtaining the required data.

***Reason*:** *To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required.*