I PLANNING SERVICES

IPS & Architectural

Planning Sept – Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam,

I write further to your letter of 16 August 2023, about Application number: 137784/FH/2023,
Location: 87 Yew Tree Road, Manchester, M14 7BD
Proposal: Retrospective planning permission for single story rear extension to form additional living space.

87 Yew Tree Road, lies within flood risk zone 2 area and according to the protocol, protection against potential flood is required to be assessed.
This development single story rear extension to an existing semi-detached dwelling which is currently at risk from flooding. Not only this is at risk but all other properties in the immediate vicinity have a similar risk to flooding.

It will be necessary to carry out a reference to the flooding agencies to establish what the level of likely flooding is in the area but, whatever that figure may be, it is fairly certain that in order to comply with requirements of flood protection the ground floor would have to be raised by between 150 to 300mm above its present level.
This is not a totally new development but an extension to an existing development, therefore, whilst attempts can be made to forestall flooding of the new development, in the case of the existing this is not a logical nor practical process.
The measures indicated as necessary to prevent flooding of the site by diverting surface water away from the property or using flood gates are neither possible nor practical.
In order for the development and extension work to be effective there would be a dissemblance between the parts of the same structure which will be unacceptable in any residential property which expects to be on the same level throughout. It is respectfully requested therefore that although an assessment has been made and it has been identified that the property involved lies within a flood risk area, there is no special protection measures which would be proximity is an Act of God, not of man.
Had this been a new development then the rigor of assessment is totally valid and the level of the ground floor and the protection of the foundations would have to necessarily take cognizance of the floor prediction levels of the area. But, in the circumstances, it is respectfully request that this report now deals with the matter and no further requirement will be enforced.

Yours Faithfully

Rashid Mehmood
Managing Director

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