



**TOPPING
ENGINEERS**

CONSULTING CIVIL &
STRUCTURAL ENGINEERS

FLOOD RISK ASSESSMENT

LOCATION: Lowry House, Manchester

CLIENT: Lidl GB Ltd

DOCUMENT REF:
22306-FRA-001

REVISION/DATE:
Revision B

Aire House 12 Victoria Avenue Harrogate HG1 1ED
t: 01423 522 293 w: www.topping-engineers.com e: info@topping-engineers.com

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Revision	Description	Date	Author	Checked
A	First Issue	June 2020	A Yusuf	T Andrews
B	Updated Site Layout	Oct 2023	O Gill	J Sellers

1.0 INTRODUCTION

This Flood Risk Assessment (FRA) is compliant with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance. The FRA has been produced on behalf of the Lidl GB Ltd in respect of a planning application for the proposed commercial development at Lowry House, 550 Mauldeth Road, Manchester.

Site Name	Lidl - Lowry House, 550 Mauldeth Road West
Location	550 Mauldeth Road, Manchester, M21 7AA
NGR (approx.)	382507, 392577
Application Site Area (ha)	0.689 ha
Development Type	Commercial
NPPF Vulnerability	Low
EA Flood Zone	Flood Zone 1
EA Office	Greater Manchester
Local Planning Authority	Manchester City Council

Table 1.1 - Site Summary

1.1 SOURCES OF DATA

The report is based on the following information:

- Proposed Site Plan (Appendix A)
- Topographical Survey (Appendix B)
- Environment Agency information
- Manchester City Council Strategic Flood Risk Assessment

1.2 EXISTING SITE

The site in question is located to the far south of the city of Manchester, approximately 4.18km away from the city centre. The site is approximately 0.689ha in size and is bounded by Mauldeth Road W to the south and Chorlton High School to the north of the site.

From Appendix A it can be considered that the development area is relatively flat. At the far east region of the site, the highest level is approximately 29.98 AOD. Contrastingly, in the far western area, the lowest level is approximately 29.06 AOD. Therefore, there is only a 0.92m change in levels on this site.

There is one waterbody within the neighbouring areas of the site. Approximately 183m to the north of the existing building.

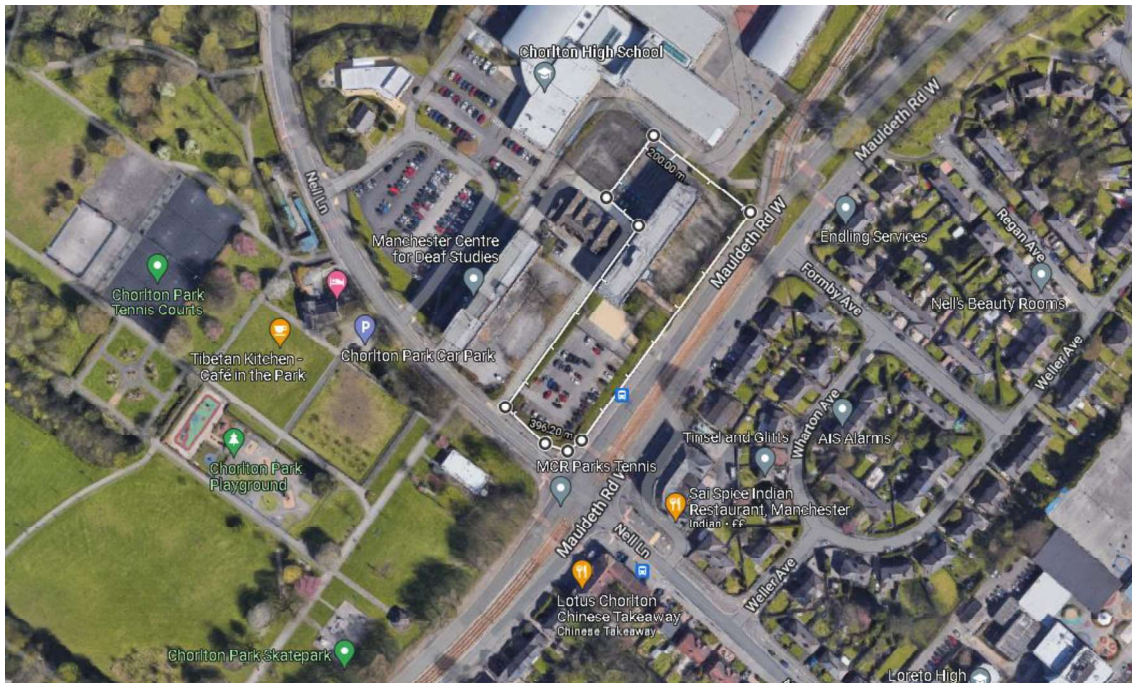


Figure 1.1 - Site Location

1.3 PROPOSED DEVELOPMENT

The proposed development is set to consist of a commercial retail centre being built. There is already an existing site at the location.

1.4 FLOOD RISK PLANNING POLICY

National Planning Policy Framework

The NPPF sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. Planning Practice Guidance is also available online.

The Planning Practice Guidance sets out the vulnerability to flooding of different land uses. It encourages development to be located in areas of lower flood risk where possible and stresses the importance of preventing increases in flood risk off site to the wider catchment area.

The Planning Practice Guidance also states that alternative sources of flooding, other than fluvial (river flooding), should also be considered when preparing a Flood Risk Assessment.

This Flood Risk Assessment is written in accordance with the NPPF and the Planning Practice Guidance.

Flood Zones

The Flood Zone Map for Planning has been prepared by the Environment Agency. This identifies areas potentially at risk of flooding from fluvial or tidal sources. An extract from the mapping is included as Figure 1.2.

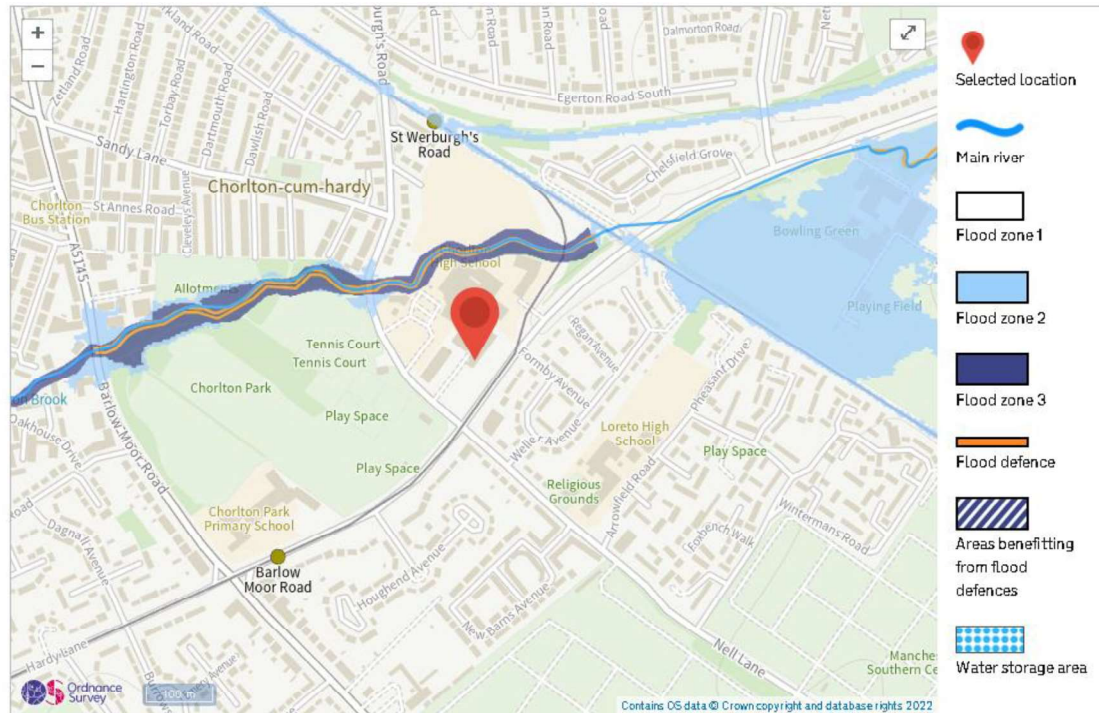


Figure 1.1 - Environment Agency Flood Zone Mapping

The site is shown to be located entirely within Flood Zone 1 (Low Probability) therefore the site is considered to be low risk of flooding. Flood Zone 1 is defined as land assessed as having less than a 0.1% annual probability of flooding from fluvial and tidal sources.

Table 2 of the Planning Practice Guidance classifies land use. Under these classifications the proposed commercial unit is considered to be 'Less Vulnerable' to the potential impacts of flooding.

Table 3 of the Planning Practice Guidance identifies that any development is considered appropriate within Flood Zone 1.

Flood Risk Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable
Flood Zone 1	✓	✓	✓	✓
Flood Zone 2	✓	✓	Exception test required	✓
Flood Zone 3a	Exception test required	✓	x	Exception test required
Flood Zone 3b	Exception test required	✓	x	x

1.5 OTHER RELEVANT POLICY AND GUIDANCE

Strategic Flood Risk Assessment

Manchester City Council Strategic Flood Risk Assessment (SFRA) was prepared to review flood risks on a much wider scale to assess the potential for new development within the study area. The SFRA was used as an evidence base for Local Development Frameworks for each Local Planning Authority.

The SFRA therefore aims to bring together all available flood risk information for a variety of sources to provide a robust assessment. The SFRA therefore is useful for this site-specific FRA by highlighting available data and instances of known flooding in the area. Although written under the guidance of Planning Policy Statement 25, the SFRA is still considered to include relevant information.

2.0 POTENTIAL SOURCES OF FLOOD RISK

The table below identifies the potential sources of flood risk to the site, and the impacts which the development could have in the wider catchment prior to mitigation. These are discussed in greater detail in the forthcoming section. The mitigation measures proposed to address flood risk issues and ensure the development is appropriate for its location are discussed within Section 3.0.

Flood Source	Potential Risk				Description
	High	Medium	Low	None	
Fluvial			X		The site is located in flood zone 1.
Tidal				X	There are no tidal influences effecting the site.
Canals				X	None present.
Groundwater			X		Ground conditions are not conducive to fluctuating groundwater levels.
Reservoirs and waterbodies				X	The site is shown to fall outside of the catchment for reservoir and waterbodies flooding.
Sewers			X		The site in question is higher than the surrounding sewers therefore there is a very low risk.
Pluvial runoff		X			An area of the site is within a medium-risk area of surface water flooding.
Effect of Development on Wider Catchment				X	The impermeable area of the site is not being altered.

Table 2.1 - Pre-Mitigation Sources of Flood Risk

2.1 FLUVIAL FLOOD RISK

As previously mentioned, the site is shown to be within Flood Zone 1 and therefore poses a low risk to the proposed development.

The risk of flooding posed to the proposed development is low. This is because there is only one watercourse near the site that can pose a threat. However, the watercourse is 183m away from the site and is it has flood defences.

Mitigation measures to address the residual risk posed by the watercourses surrounding the site are discussed within Section 3.0 of this report.

2.2 GROUNDWATER FLOOD RISK

Subject to completion of site investigation to confirm we would assume that natural ground water level is located well below the site surface and the nature of the strata means it is unlikely that there will be perched water above this level.

We therefore do not consider there is a risk of groundwater flooding affecting the development subject to final confirmation upon completion of suitable site investigation.

2.3 FLOOD RISK FROM RESERVOIRS & LARGE WATERBODIES

Reservoir failure flood risk mapping has been prepared by the Environment Agency, this shows the largest area that might be flooded if a reservoir were to fail and release the water it holds. The map displays a worst-case scenario and is only intended as a guide. An extract from the mapping is included as Figure 2.1.

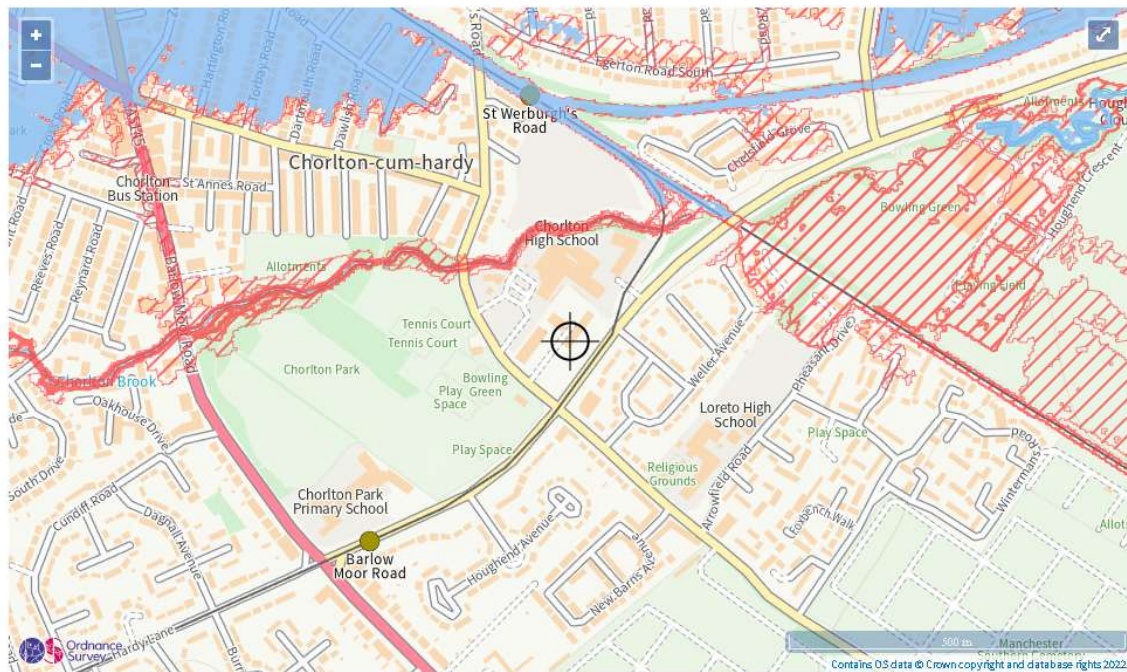


Figure 2.1 - Environment Agency Reservoir Failure Flood Risk Map

Mapping demonstrates the site and possible access routes are far removed from the flood extent associated with flooding from large reservoirs. A review of Ordnance Survey mapping shows that no areas or reservoir flooding encroach the site.

As such, there is considered to be no risk from reservoir flooding.

2.4 FLOOD RISK FROM SEWERS

The site in question lies above any main roads which is potentially where any United Utilities sewers will lie.

As such, it is considered that there is no risk of flooding from sewers.

2.5 PLUVIAL FLOOD RISK

Risk of flooding from surface water mapping has been prepared by the Environment Agency, this shows the potential flooding which could occur 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. An extract from the mapping is included as Figure 2.

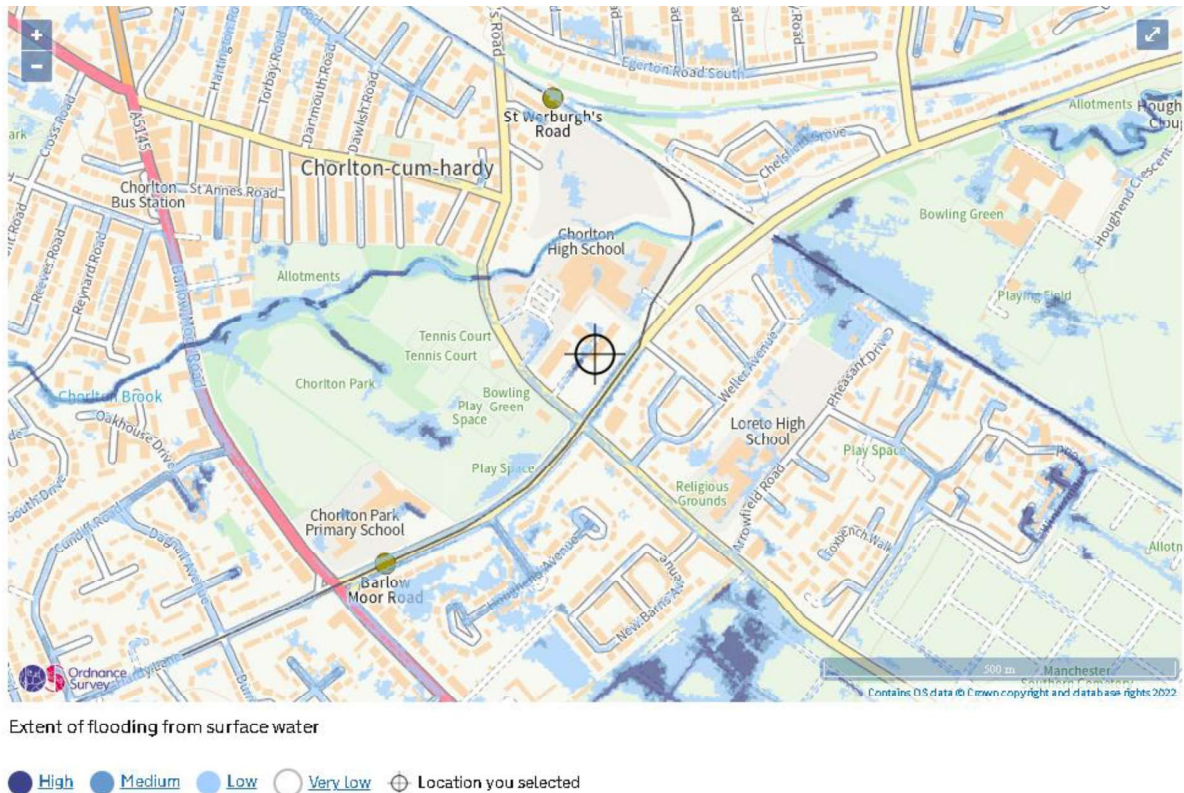


Figure 2.2 - Risk of Flooding from Surface Water Mapping

The mapping produced by the Environment Agency shows that there are several small areas of the site that are at risk of surface water flooding. These areas do not encroach the existing building and therefore will not affect the altered building and extension.

Therefore, the risk posed by this threat is considered negligible.

2.6 EFFECT OF DEVELOPMENT ON WIDER CATCHMENT

2.6.1 Development Drainage

The current site is considered to be brownfield. The amount of impermeable area will not be altered. Therefore, the existing drainage systems will be suitable to discharge the surface water from the site. This also means that there will be no additional run-off leaving the site.

3.0 FLOOD RISK MITIGATION

Section 2.0 has identified the sources of flooding which could potentially pose a risk to the site and the proposed development. This section of the FRA sets out the mitigation measures which are to be considered within the proposed development detail design to address and reduce the risk of flooding to within acceptable levels.

3.1 SITE ARRANGEMENTS

3.1.1 Sequential Arrangement

The Flood Zone mapping shows the site to be located within flood zone 1.

3.1.2 Finished Levels

Given the site's location within Flood Zone 1, there are no specific requirements for finished floor levels with regard to flood risk. The existing ground level of the building is suitable and will remain.

4.0 CONCLUSIONS AND RECOMMENDATIONS

This Flood Risk Assessment (FRA) is compliant with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance. The FRA has been produced on behalf of Lidl GB LTD.

This report demonstrates that the proposed development is not at significant flood risk, and simple mitigation measures have been recommended to address any residual risks that may remain. The identified risks and mitigation measures are summarised within Table 4.1.

Flood Source	Proposed Mitigation Measure
Fluvial	Site is shown to be in Flood Zone 1.
Impact of the Development	Strategic surface water drainage strategy prepared for wider development will ensure a sustainable approach to surface water management.

Table 4.1 - Summary of Flood Risk Assessment

In compliance with the requirements of National Planning Policy Framework, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider catchment area as a result of suitable management of surface water runoff discharging from the site.

5.0 APPENDICES

Appendix A – Site Location Plan

Appendix B – Topographical Survey

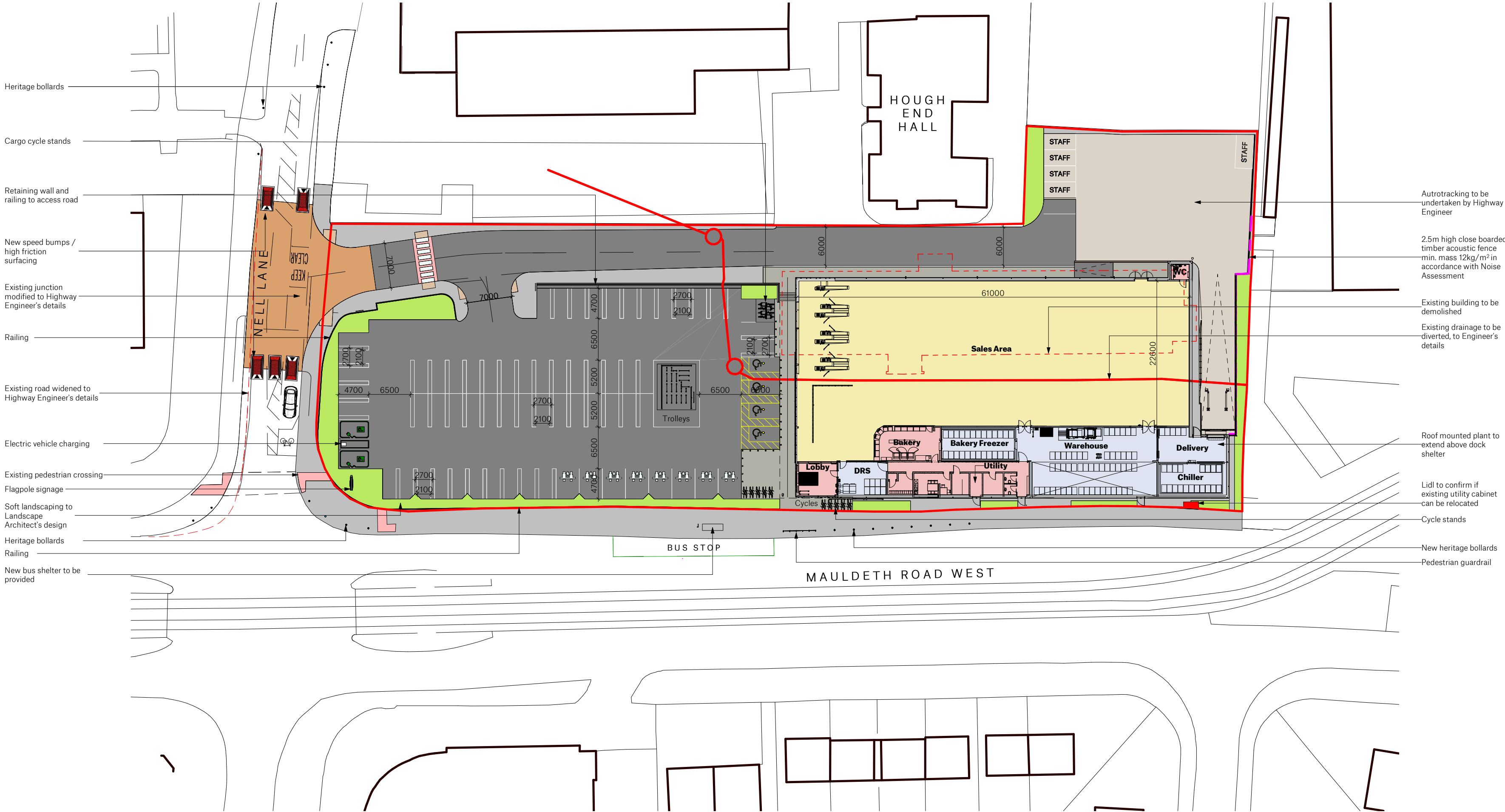
Appendix A

Site Location Plan

OVERALL

<div></div> SITE AREA (Approx.):	6866 m²
BUILDING AREAS	
<div></div> Sales Area	1444 m²
<div></div> Warehouse Area	435 m²
<div></div> Ancillary Area	212 m²
GROSS INTERNAL AREA (TOTAL)	2092 m²
PARKING	
Disabled	4
Electric Vehicle Charging	2
Parent & Child	8
Staff	5
Standard	57
TOTAL	76
Short Stay Bicycles	20
Cargo Cycle	4

<div></div> Tarmac (Vehicles)	<div></div> Tarmac (Pedestrians)
<div></div> Conservation paving	<div></div> Concrete cast in-situ
<div></div> Soft landscaping	<div></div> Tactile paving
<div></div> Friction surfacing	



Store Specification

Bespoke Type 13

Drawing Purpose

FEASIBILITY

This drawing has been prepared for the sole purpose of forming part of a feasibility study, and should not be used for any other purpose.



SPACE

Spaceworks, Benton Park Road, Newcastle upon Tyne, NE7 7LX
T: +44 (0)844 800 6660
www.spacearchitects.co.uk

Project Lowry House - Mauldeth Road West				
Drawing Title Proposed Site Plan - Option 2				
Project No. 08474	Drawing No. XX-XX-DR-A-91004	Status S3	Rev. P10	Scale at A2 1:500
File Reference: 08474-SPACE-XX-XX-DR-A-91004-S3-P10				

Appendix B

Topographical Survey



GENERAL NOTES:

Electronic Control:

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Method Used:

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Assessment Statement:

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Disclaimer:

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Information depicted on this plan:

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Abbreviations:

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Survey and Datum Information:

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Utility Notes:

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Weather Conditions:

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Do Not Scale!

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Client:

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Project:

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Survey Quality:

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Start Date of Survey:

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Drawing Status:

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Drawing No.:

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Revision:

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Technics

Geospatial Consultant Surveyors

Unit 2, Astor Court
Tom Dando Way
Normanton Industrial Estate
Wetherfield
WF8 1TP
Tel: 01302 339105
Fax: 01302 339202
Email: info@technicsgroup.co.uk

1. Warning:
Water and Gas utilities to individual properties are often of a size that cannot be detected using L1, L2, L3 or L4 investigation. Whenever possible, the route has been added from surface evidence (pipe rises, valves etc), but this should be viewed as a guide only. Surface dipping techniques shall be used at all times, in line with the requirements of BS5400 and current CDM regulations.

2. Warning:
Assumed Route positions are indicative only and are in an approximate position. Safe digging practices in accordance with HSG47, must be used to verify the information and establish their actual position.

3. Warning:
Records information and positions are indicative only and are in an approximate position. Safe digging practices in accordance with HSG47, must be used to verify the information and establish their actual position.

4. GPR Warning:
Use of postmarked with GPR indicate a possible utility or feature underground that we have not been able to identify fully. It is shown to the client discretion if they want to do any further investigation to determine if these features will affect their project. The target we show may not be complete in the route it takes or its size/dimension due to ground conditions affecting the quality of GPR data.

DESKTOP UTILITY RECORDS			
Utility Type	Code	Provider Details	Date Acquired
Water - Sewers	Unltd	Unltd	29/12/21
Electric	Electric North West	Electric North West	29/12/21
BT	Openreach	Openreach	29/12/21
Telecoms	Virgin	Virgin	29/12/21