



Virgil Street, Trafford

Flood Risk Assessment

Project No: 2202-01
February 2023
VST-REN-00-ZZ-RP-C-00001
Rev: 00

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author **Nadeen Amer**

date **17.02.2023**

approved **Helen Gribbon**

date **17.02.2023**

Contact Details:-

Helen Gribbon | Director
BEng, MScArch ,CEng ,MIStructE

**Carvers Warehouse, 77 Dale Street
Manchester, M1 2HG**

e: helengribbon@renaissance-ltd.com

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1.0 INTRODUCTION

1.1 Purpose of this report

This Site-Specific Flood Risk Assessment (FRA) has been prepared for the proposed development at Regent Trading Estate. The assessment investigates the potential flood risk impacts of the proposed development in accordance with the National Planning Policy Framework (NPPF) and supporting Planning Practice Guidance.

This FRA is considered proportionate to the degree of flood risk and to the scale, nature, and location of the development. This FRA has been prepared in accordance with non-statutory technical standards for sustainable drainage and NPPF climate change allowances.

2.0 THE SITE

2.1 Site Location

The proposed development site is located on Virgil Street, Old Trafford, Stretford.

When considered cumulatively, the site is bound to the west by Virgil Street; the east by St George's Park playground; north and south partially by green land and residential buildings.

The site location is described below:

- Post Code M15 4ED
- OS X (Easting) 382544
- OS Y (Northing) 396815
- Nat. Grid SJ 825968

The site location is illustrated in Figure 2.1 below



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Figure 2.1: Site Location

2.2 Site Description

The development site is circa 0.166 hectares and comprises three areas of land as indicated in the site location plan above. The site comprises parking to the northern end, a warehouse towards the southern end with vegetation to the most southerly tip. The site can only be accessed off Virgil Street.

The structure of the existing two storey warehouse building appears to be masonry clad with the brick bond suggesting a cavity wall construction and accented piers suggesting a framed structure.

A culverted watercourse, (the river Cornbrook), is known to be located along the northern side of the site and passes under the existing warehouse on site. The culvert has been surveyed and a summary of the survey information is contained in Appendix B.

Car parking areas are largely formed of asphalt/tarmacadam/ concrete hard standing. The access road is formed of asphalt/tarmacadam.

2.3 Existing Site Drainage

The majority of the existing site areas are impermeable with associated existing drainage. The adjacent culverted watercourse has been surveyed to establish its line and levels and condition, as well as inform the proposals for the site. A summary of the survey is enclosed in Appendix B. Based on United Utilities' sewer records drawing (Appendix C) and Topographical survey (Appendix A) the existing on-site foul and surface water from the sites discharge to the United Utilities (UU) combined sewers along Virgil Street. The location, line and level, condition and connectivity of the existing on site drainage is to be confirmed with a CCTV survey.

2.4 Geology

BGS mapping does not display any made ground deposits on site, however given the presence of made ground in the surrounding area and the site's historical mapping and development that has taken place, made ground deposits are likely to be present.

The site is indicated to be underlain by Glaciofluvial Sheet Deposits. This stratum typically comprises sand and gravel.

The deeper solid geology is indicated to be part of the Chester Formation which typically comprises sandstone.

One normal fault is shown to lie 188m to the south-west of the site. However, any movement anticipated from this fault will now have ceased. No risk to the site has been identified from Non-Coal Mining activities.

2.5 Hydrology

A summary of the pertinent hydrological aspects within the Geo-Environmental Data Report are provided below:

- Nearest Watercourse: Onsite - Cornbrook, underground inland river flowing south-east to north-west.
- Nearest Surface Water Abstraction: No active surface water abstractions within 1500m.
- Closest Active Licenced Discharge Consent: None within 500m.

Information obtained from the Environment Agency (EA) Risk of Flooding from Rivers and the Sea (RoFRaS) database indicates that a very low risk of flooding exists at the site from Rivers and the Sea.

The same source indicates there is a potential for surface water flooding at the subject site, with a low risk rating, (greater than 1 in 1000 but less than 1 in 100 chance of flooding in any given year).

The site is also indicated by the same source to be a risk of flooding from reservoirs.

The site is not indicated to lie within an EA designated Zone 2 or 3 flood plain.

2.6 Proposed Development

The proposed new build aspect of the development is for 4No residential townhouses with associated private gardens to the rear and a separate parking area to service the retained building. A turning head is being provided on site adjacent to the new townhouses. The detail and extent of the wider site can be seen within the Nick Moss Architects Feasibility Report, provided to renaissance by the architect. Refer to Appendix D for further details.

3.0 SUITABILITY OF DEVELOPMENT PROPOSALS

3.1 National Planning Policy

The National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) aim to ensure that flood risk is taken into consideration at all stages of the planning process and advocates the use of a risk-based 'Sequential Test' to preferentially locate development in areas with a low risk of flooding. Where development is necessary in high risk areas, the NPPF aims to ensure that the development is safe without increasing flood risk through the application of the Exception Test.

The PPG, defines the levels of flood risk within England as follows:

- Flood Zone 1 - Low Probability - Land having less than a 1 in 1,000 annual probability of river or sea flooding.
- Flood Zone 2 - Medium Probability - Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
- Flood Zone 3a - High Probability - Land having a 1 in 100 or greater annual probability of river flooding; or having a 1 in 200 or greater annual probability of sea flooding.
- Flood Zone 3b - Functional Floodplain - Land where water has to flow or be stored in times of flood.

The PPG states that a site-specific FRA is required for all new development proposals located in Flood Zones 2 and 3, and for any proposal of 1 hectare or greater regardless of its flood zone classification. The flood zones as described above are shown on the Environment Agency's Flood Map for Planning, available online. However, as the site is located within the contribution core Critical Drainage Area (CDA), as per the Level 2 Hybrid SFRA, Manchester, Salford City and Trafford Councils, then an FRA is required to be produced for the site.

Table 2 of the PPG classifies development types based on their vulnerability to flooding, ranging from 'Essential Infrastructure' which has to be operational in times of flood, through 'Highly Vulnerable' (e.g., emergency service stations), 'More Vulnerable' (e.g., residential dwellings and establishments), 'Less Vulnerable' (e.g., offices/retail), to 'Water Compatible' development (e.g. open space, docks, marinas and wharves).

Table 3 of the PPG indicates which 'vulnerability classes' are acceptable in each of the Flood Zones, and when the Exception Test should be applied. This is reproduced as Table 3.1 below.

3.2 Flood Risk Vulnerability

The Flood Risk Vulnerability Classification has been determined in accordance with Planning Practice Guidance, Flood Risk and Coastal Change. For multi-occupancy sites, the Flood Risk Vulnerability should be based upon the most vulnerable part of the site. The Flood Risk Vulnerability Classification is '*More Vulnerable*', which includes '*Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.*

3.3 Flood Zone Compatibility

The Flood Zone Compatibility has been reviewed in accordance with Planning Practice Guidance, Flood Risk and Coastal Change, paragraph 067.

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 3.1: Flood Risk Vulnerability and Flood Zone Compatibility Key

Key:

✓ Development is appropriate

✗ Development should not be permitted

According to Environment Agency flood maps, the site is located entirely in Flood Zone 1. The vulnerability classification is 'More vulnerable'.

The proposal is therefore considered appropriate in accordance with Planning Practice Guidance.



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Figure 3.1: Environment Agency Flood Map for planning

3.4 Application of Sequential and Exception Test

The above Table 3.1 indicates which 'vulnerability classes' are acceptable in each of the Flood Zones, and when the Exception Test should be applied.

The site is shown on the Environment Agency's Flood Map for Planning to be located within Flood Zone 1.

The Sequential Test, as set out in the NPPF, aims to steer developments to areas with the lowest risk of flooding (i.e. to steer developments to Flood Zone 1 areas where possible). Since the proposed development area is located wholly within Flood Zone 1, based on the guidance presented in Table 3.1 above, the Sequential Test is deemed to have been passed.

The Exception Test, as detailed in paragraph 159 of the NPPF, is applied after the Sequential Test has been undertaken and, in the circumstances, when 'More Vulnerable' development and 'Essential Infrastructure' cannot be located within Flood Zones 1 or 2, or 'Highly Vulnerable' development cannot be located within Flood Zone 1. The proposed residential land use at Virgil Street is classified as 'More Vulnerable' development in accordance with Table 2 of the NPPF. Table 3.1, shows that a 'More Vulnerable' development is appropriate within Flood Zone 1 and it is not necessary to apply the Exception Test.

4.0 SOURCES OF FLOODING

4.1 Flood Map for Planning (Rivers and Seas)

Fluvial flooding occurs when high flows exceed the capacity of the river channel and spill out onto the floodplain, usually after a period of prolonged or heavy rainfall.

The Environmental Agency (EA) Flood Map for planning (rivers and sea) has been reviewed (Figure 4.1). The site falls completely within Flood Zone 1; land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). The risk of flooding from rivers and sea is therefore very low.



Figure 4.1: Risk of flooding from Rivers and Seas

4.2 Flooding from Land (Pluvial Flooding)

The EA Map showing risk of flooding from surface water is presented in Figure 4.2. This type of flooding can be difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm. In addition, local features can greatly affect the chance and severity of flooding.

As illustrated in figure 4.2, the site is typically at low (between 0.1% and 1%) risk of surface water flooding; however, a low risk exists along some of the surround roads and pathways.

This map is not definitive and is based on the best information available to the Environment Agency, such as ground levels and drainage.



Figure 4.2: Risk of Flooding from Surface Water

4.3 Flooding from Groundwater

Groundwater flooding tends to occur sporadically in both location and time. When groundwater flooding does occur, it tends to mostly affect low-lying areas, below surface infrastructure and buildings (for example, tunnels, basements, and car parks) underlain by permeable rocks (aquifers).

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property.

The Strategic Flood Risk Map for Salford City and Trafford Councils Level 2 Hybrid SFRA indicates that the site is within an area at risk of ground water rebound.

4.4 Flooding from Sewers

Sewer flooding occurs when urban drainage networks become overwhelmed and maximum capacity is reached. This can occur if there is a blockage in the network causing water to back up behind it or if the sheer volume of water draining into the system is too great to be handled. This type of flooding tends to occur sporadically in both location and time. The majority of sewers are built to the guidelines within Sewers for Adoption. These sewers have a design standard to the 1 in 30-year flood event and therefore it is likely that most sewer systems will surcharge during rainstorm events with a return period greater than 30 years.

United Utilities is responsible for the disposal of wastewater within the local area. They have a statutory obligation to maintain a register of properties/areas that are at risk of flooding from the public sewerage system, and this is shown on the DG5 Flood Register. This includes records of flooding incidents from public foul sewers, combined sewers and surface water sewers that are maintained by the Water Company. When an incident is reported, a decision chart is used to assess whether the properties/areas are 'at risk' and then the record is added to the appropriate register.

The Level 2 Hybrid SFRA, Manchester City, Salford City and Trafford Councils indicates the site to be within the Contribution core Critical Drainage Area (CDA). Therefore, new developments are required to provide a minimum 50% reduction in surface water discharge rates from the site.

As part of the development proposals, it is intended to restrict the rate of discharge from the site and to accommodate the balance of flows up to and including the 1 in 100-year critical event plus climate change allowance. This restriction and the attenuation of flows will have a positive impact on the surrounding existing drainage and hence work to mitigate the long-term risk of flooding from sewers.

4.5 Flooding from Reservoirs

The Environment Agency Reservoir flood risk map indicates that the site is located within the maximum flood extent of a breach to any local reservoir.

As the enforcement authority for the Reservoirs Act 1975 in England, the Environment Agency ensure that reservoirs are inspected regularly, and essential safety work is carried out.

Reservoir flooding is extremely unlikely to happen. There has been no loss of life in the UK from reservoir flooding since 1925. All large reservoirs must be inspected and supervised by reservoir panel engineers.

Based on the above, although the site is shown to be in an area which could be affected by flooding from a reservoir failure, the risk of flooding is considered to be Low.



Figure 4.3: Risk of Flooding from Reservoirs

4.6 Summary of Flooding Risks

Based on the above review the risk of flooding from all sources is considered to be very low to low.

5.0 DRAINAGE STRATEGY

For the detailed Drainage Strategy refer to renaissance Outline Drainage Strategy report, VST-REN-00-ZZ-RP-C-00002. A brief summary of the principles to be adopted is included below.

5.1 Drainage Hierarchy

In accordance with NPPF, the following hierarchy of surface water drainage options has been considered:

- Discharge into the ground (infiltration).
- Discharge to a surface water body.
- Discharge to a surface water sewer, highway drain, or another drainage system.
- Discharge to a combined sewer.

5.2 Climate change

The drainage strategy will include increases in the storm intensities of 40% and 45% for the 1 in 30 year 1 in 100 year events respectively, which is consistent with the effects of climate change for a development with a design life of 100 years, as outlined in NPPF.

6.0 CONCLUSION

The development area will compromise townhouses with associated private gardens, highways, public open space (POS) areas and infrastructure.

The site is located within flood zone 1 and the probability of flooding is low.

The site is considered to have a low risk of flooding from surface water.

The site is considered to have a low risk of flooding from reservoirs.

The site is considered to be in an area subject to groundwater rebound.

The site is considered appropriate under Planning Practice Guidance.

7.0 REFERENCES

National Planning Policy Framework, Ministry of Housing Communities & Local Government (July 2021)

Planning practice guidance – Ministry of Housing Communities & Local Government
<https://www.gov.uk/government/collections/planning-practice-guidance> (June 2021)

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<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Long term flood risk information <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Improving the Flood Performance of New Buildings, Flood Resilient Construction, Department for Communities and Local Government, (May 2007)

APPENDIX A
Existing Topographical Survey

APPENDIX B
Culvert Survey Summary

APPENDIX C
United Utilities Sewer Records



WASTE WATER SYMBOLLOGY

MANHOLE FUNCTION

FO Foul
SW Surface Water
CO Combined
OV Overflow
SEWER SHAPE
CI Circular
EG Egg
OV Oval
FT Flat Top
RE Rectangular
SQ Square
SEWER MATERIAL
AC Asbestos Cement
BR Brick
PE Polyethylene
RP Reinforced Plastic Matrix
CO Concrete
CSB Concrete Segment Balled
CSU Concrete Segment Unballed
CC Concrete Box Culverted
PSC Plastic/Steel Composite
GRC Glass Reinforced Concrete
GRP Glass Reinforced Plastic
DI Ductile Iron
PVC Polyvinyl Chloride
CI Cast Iron
SI Spun Iron
ST Steel
VC Vitrified Clay
PP Polypropylene
PF Pitch Fibre
MAC Masonry, Coursed
MAR Masonry, Random
U Unspecified

LEGEND

Control Block
Unspecified

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United Utilities
Flow smoothly

SEWER RECORDS

APPENDIX D
Proposed Development Layouts





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EXISTING SITE PLAN
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INFORMATION

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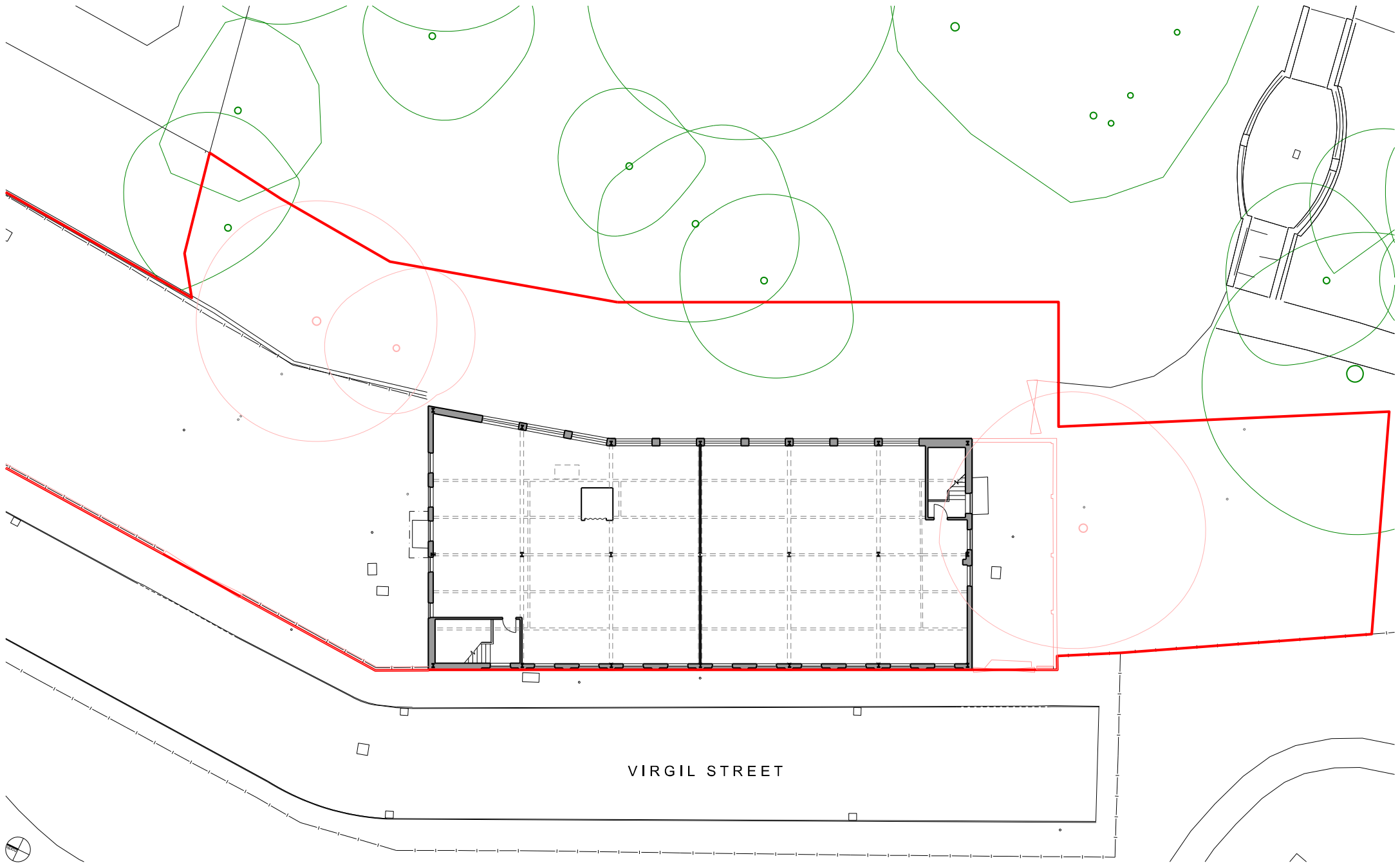
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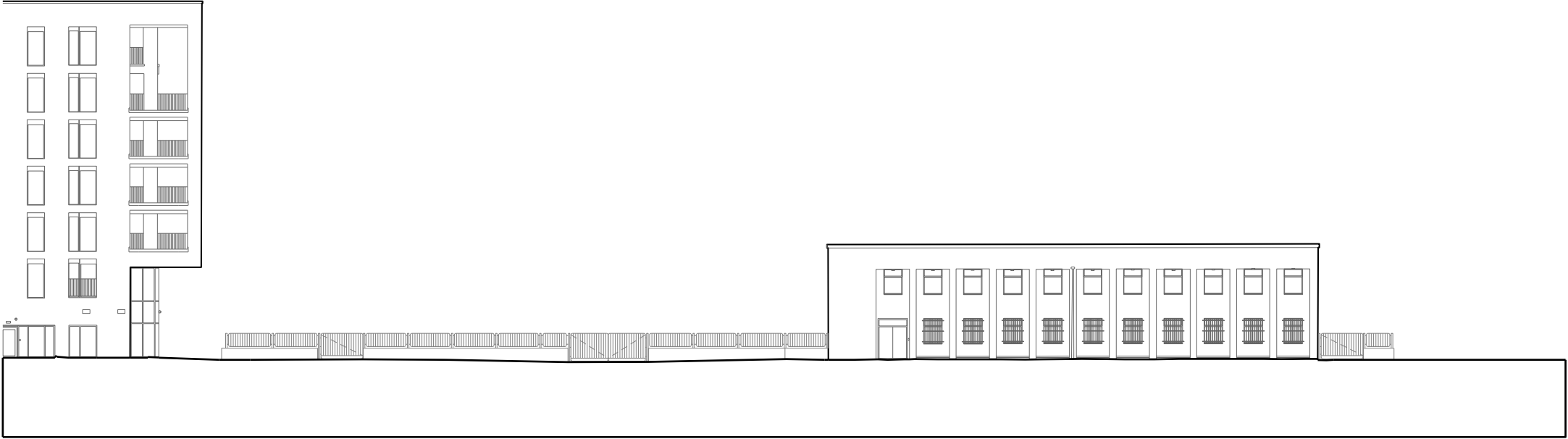
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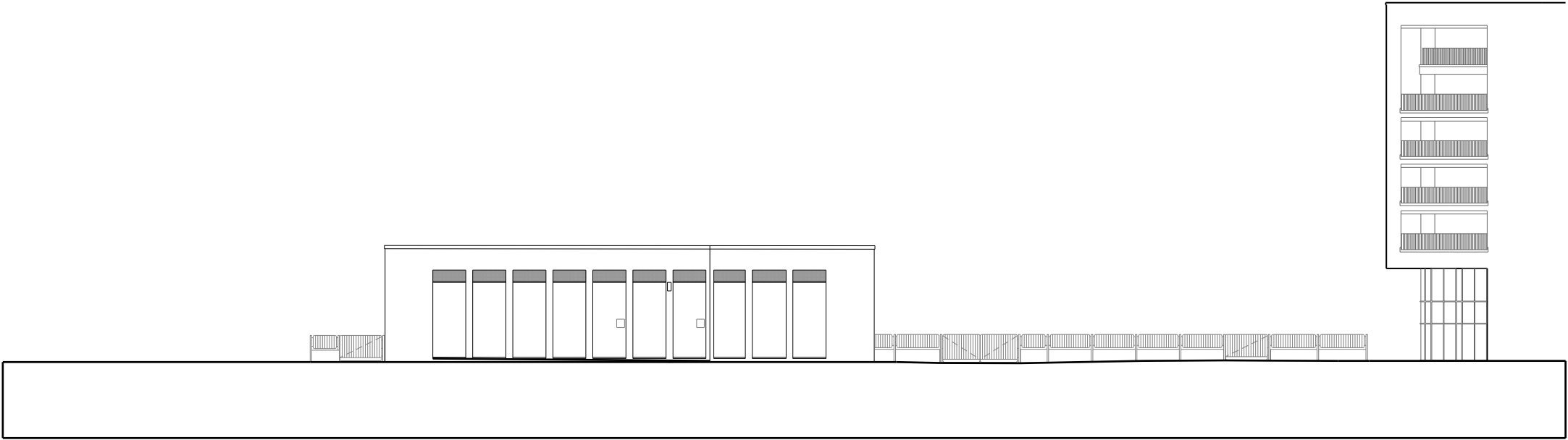


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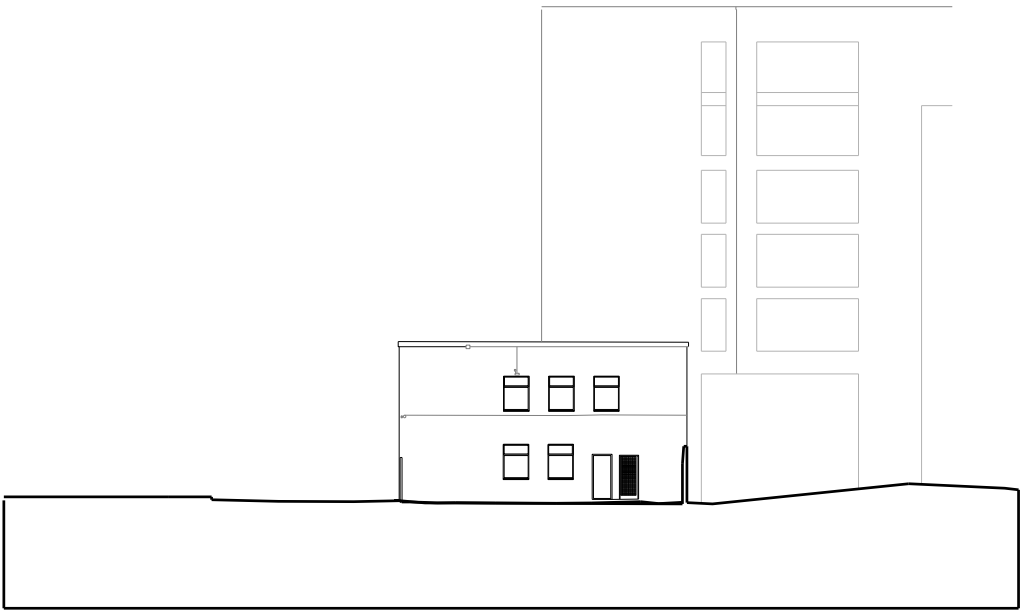
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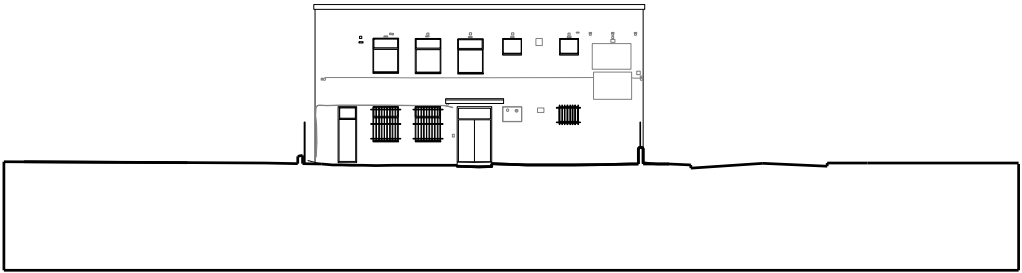
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EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

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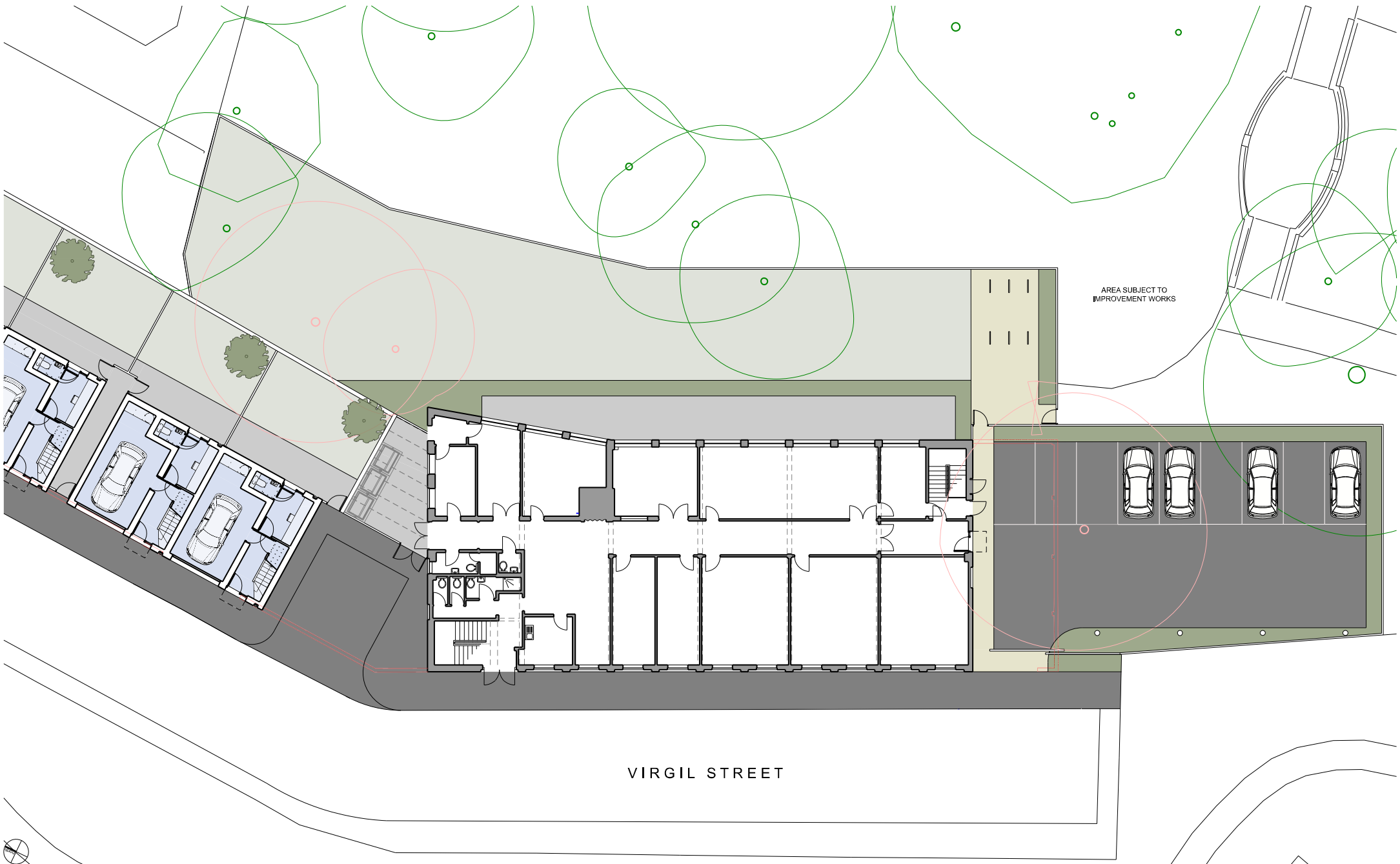


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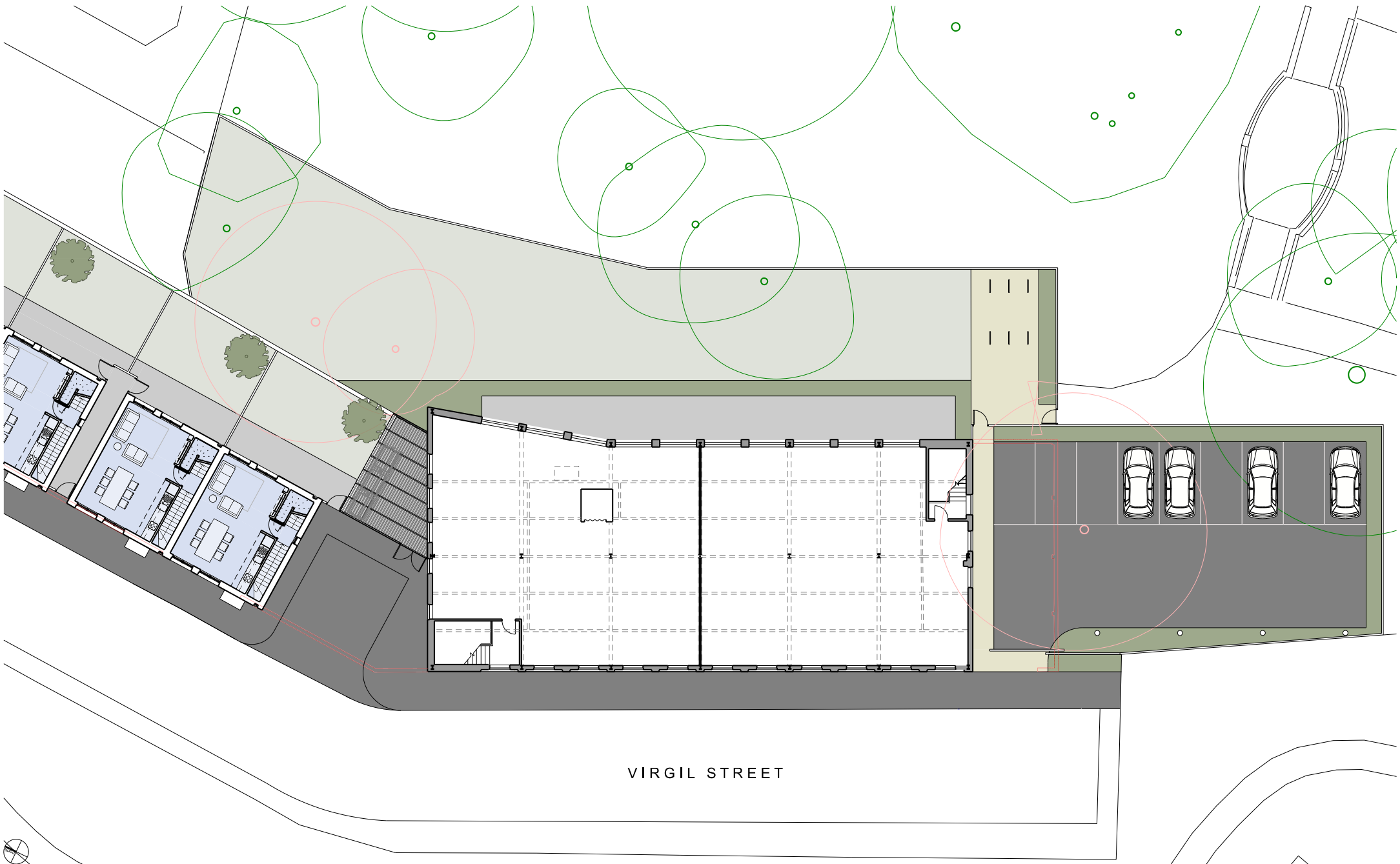
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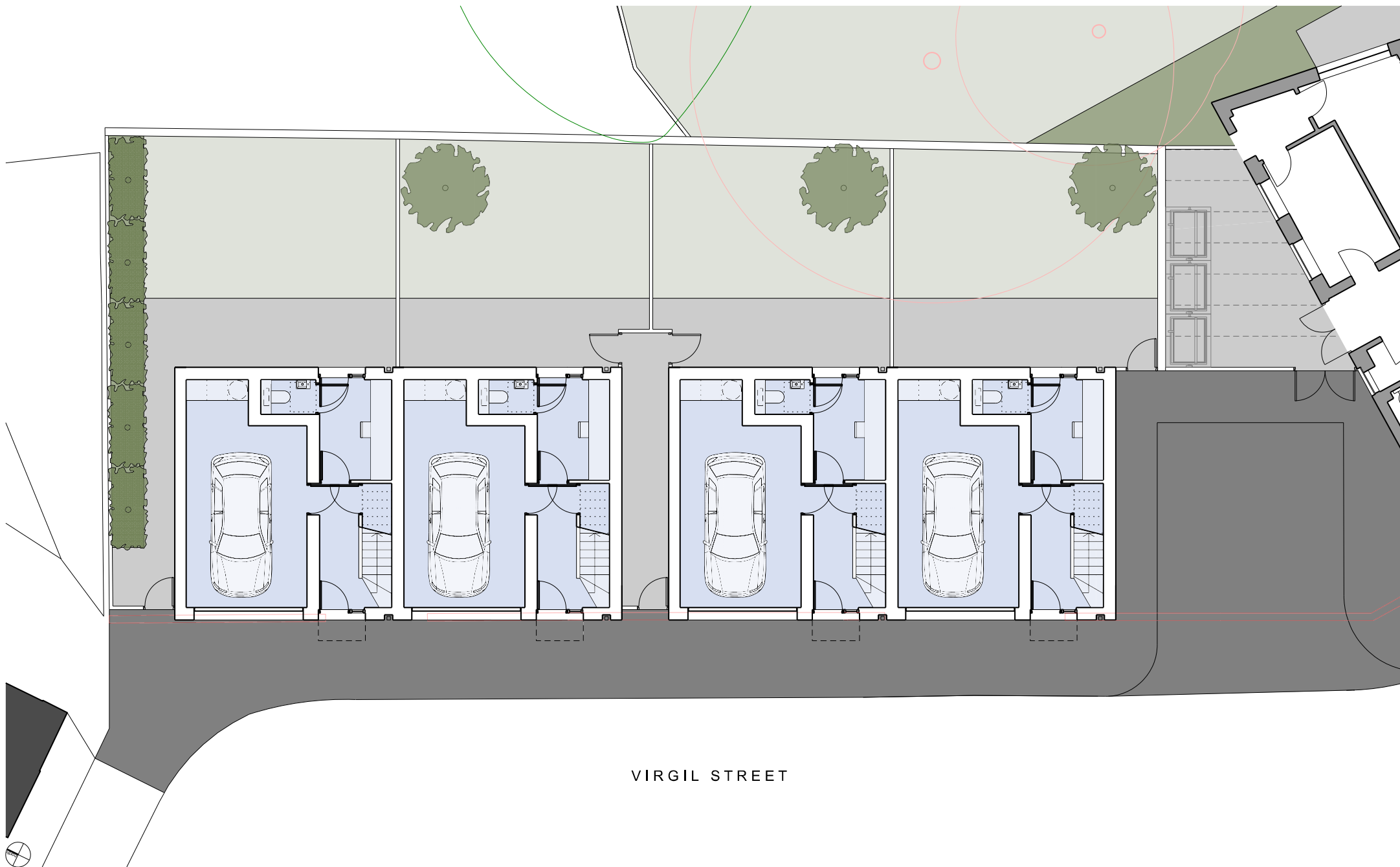
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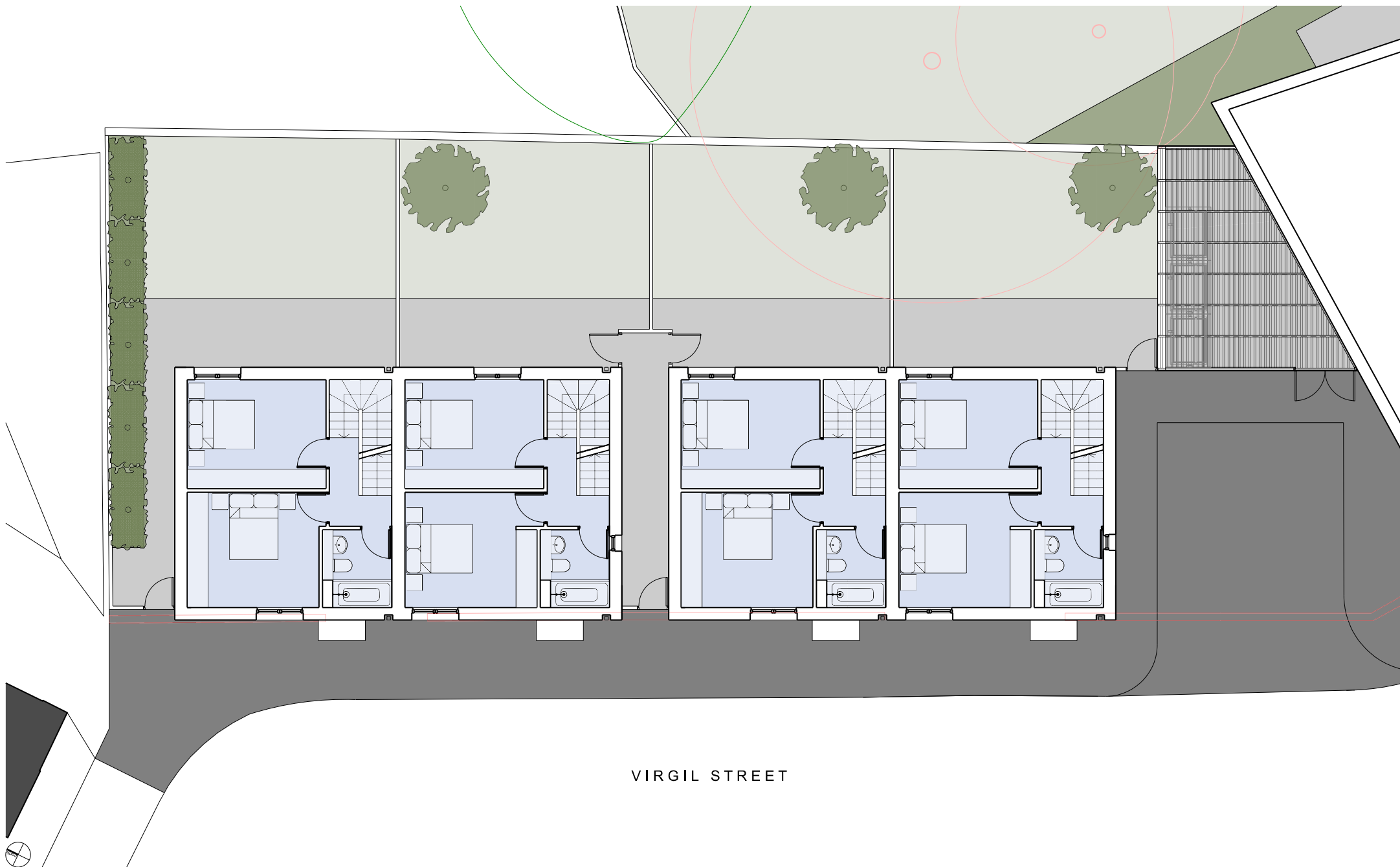
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GU11 1PW

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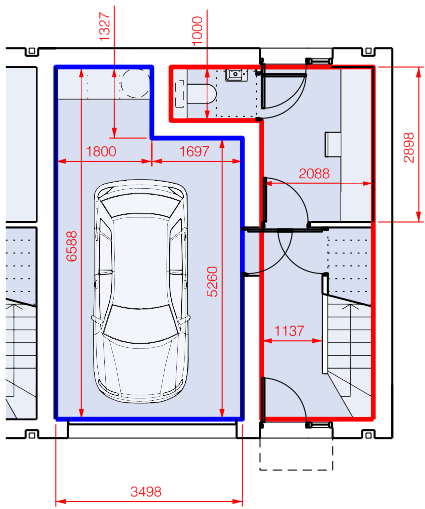
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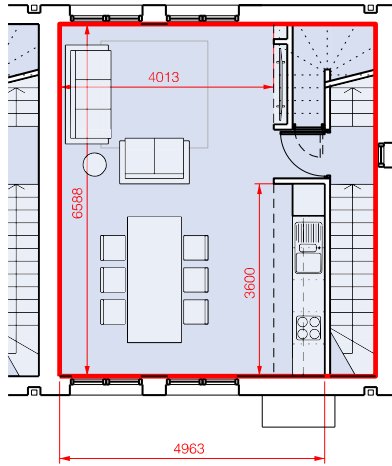
reductions = notes

VIRGIL STREET
0213
PROPOSED FOURTH FLOOR PLAN
1:100 @ A3
INFORMATION

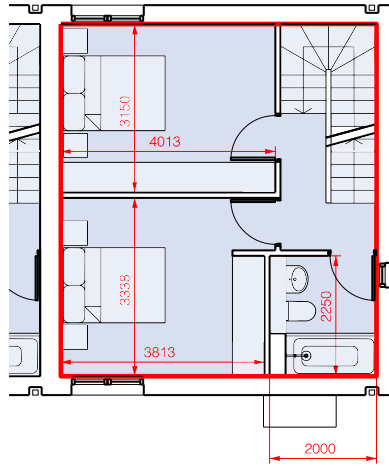
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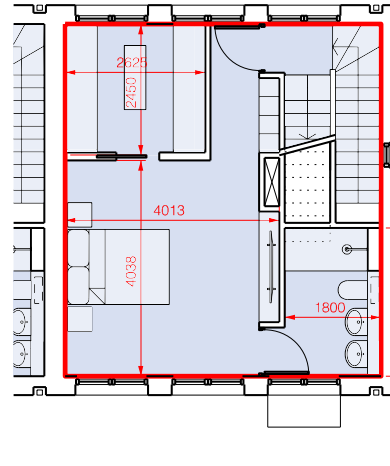
GROUND FLOOR PLAN



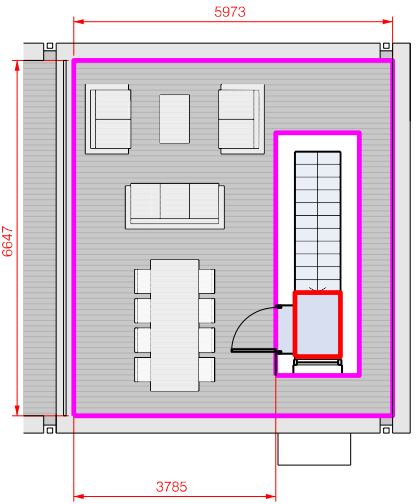
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

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(reductions + notes)

FLOOR	AREA	
GROUND	15.45	20.79 (Garage + Utility)
FIRST	38.95	
SECOND	38.95	
THIRD	38.95	
FOURTH	1.02	32.59 (Terrace)
TOTAL	133.31 m²	(NOT INCL GARAGE or TERRACE)

Project:
VIRGL STREET
Reference:
0213
Date:
PLAN SUMMARY
Scale:
1:100 @ A3
Drawing:
INFORMATION
Drawing:
Sheet:

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reductions - notes:

VIRGIL STREET
PROPOSED VIRGIL STREET CONTEXT ELEVATION
1:250 @ A3
INFORMATION

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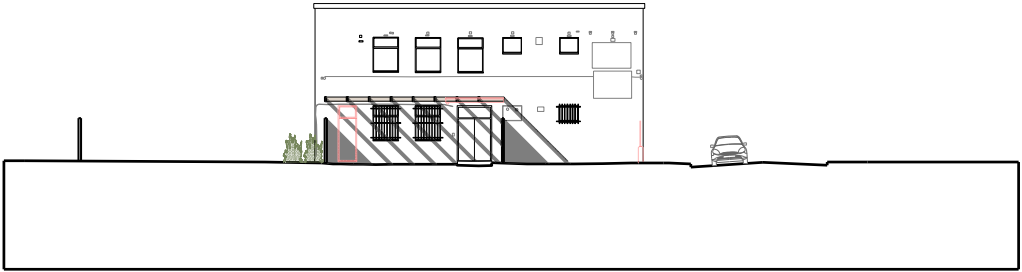
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VIRGL STREET
MANCHESTER
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PROPOSED REAR ELEVATION
1:250 @ A3
INFORMATION

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PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

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reductions = notes;

VIRGL STREET
0213
EXISTING BUILDING; PROPOSED SIDE ELEVATIONS
1:250 @ A3
INFORMATION

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reductions + notes:

- | | | | |
|---|-------------------------------------|---|------------------------------------|
| ① | Red brick | ⑥ | Powder coated aluminium capping |
| ② | Powder coated aluminium window | ⑦ | Timber lattice bin store roof |
| ③ | Powder coated aluminium door | ⑧ | Timber fencing |
| ④ | Powder coated aluminium garage door | ⑨ | Powder coated aluminium planter |
| ⑤ | Powder coated aluminium cladding | ⑩ | Hit and miss brickwork over window |

Project:
VIRGL STREET
Reference:
0213
Date:
PROPOSED ELEVATIONS
Scale:
1:100 @ A3
Drawing:
INFORMATION
Drawing number:
Sheet:

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reductions + notes:

- | | |
|---------------------------------------|--------------------------------------|
| ① Red brick | ⑥ Powder coated aluminium capping |
| ② Powder coated aluminium window | ⑦ Timber lattice bin store roof |
| ③ Powder coated aluminium door | ⑧ Timber fencing |
| ④ Powder coated aluminium garage door | ⑨ Powder coated aluminium planter |
| ⑤ Powder coated aluminium cladding | ⑩ Hit and miss brickwork over window |

VIRGL STREET
PROPOSED ELEVATIONS
1:100 @ A3
INFORMATION
drawing number:

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redskins + notes

- | | |
|---------------------------------------|--------------------------------------|
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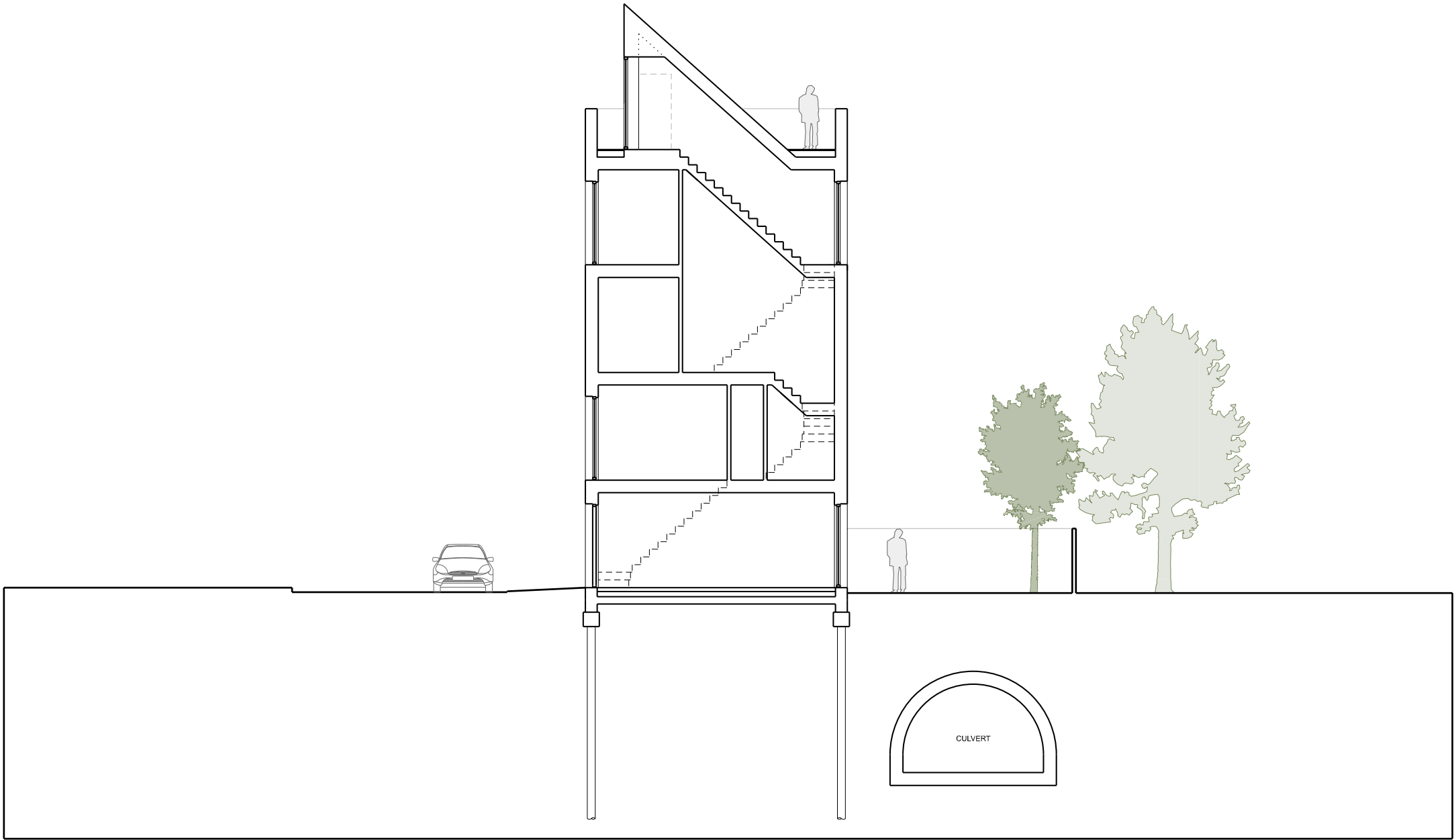
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PROPOSED SIDE ELEVATIONS

1:100 @ A3

INFORMATION
drawing number: 0213

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VIRGL STREET
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 PROPOSED SECTION A-A
 1:100 @ A3
 INFORMATION

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