

ZONE 3 : DOMESTIC EXTENSION – FLOOD RISK STATEMENT

27 TUSCAN ROAD, EAST DIDSBURY, MANCHESTER M20 5GS

Introduction

This statement has been prepared in response to a planning condition imposed on a householder planning consent for:

“Erection of a part single part two storey side extension and associated elevational alterations to rear to provide additional living accommodation”

Location: 27 Tuscan Road, Manchester, M20 5GS

Date of application: 23 March 2023, approved 18 May 2023

Application number: 136555/FH/2023

The planning condition states:

4) 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#extraflood-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-riskassessment-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.

The Flood Risk Statement has been prepared in accordance with Environment Agency's National Planning Policy Framework (NPPF).

1. DESCRIPTION OF PROPOSED DEVELOPMENT

27 Tuscan Road East Didsbury is a 3 bed semi detached dwelling built circa 1930.

The dwelling has been previously extended to the rear at ground floor level to create an enlarged kitchen/dining area. The extension blocked the end of the drive effectively isolating the garage to the rear which became a store.

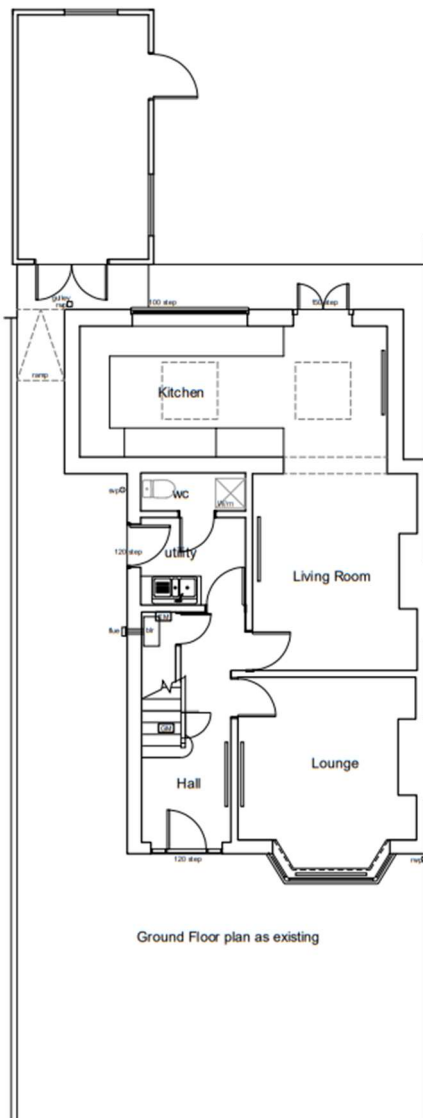
The original house had a gross external area of 97.4m² over 2 floors, and garage of 14.4m².

The kitchen extension added 20.4m² to the ground floor under a previous consent.

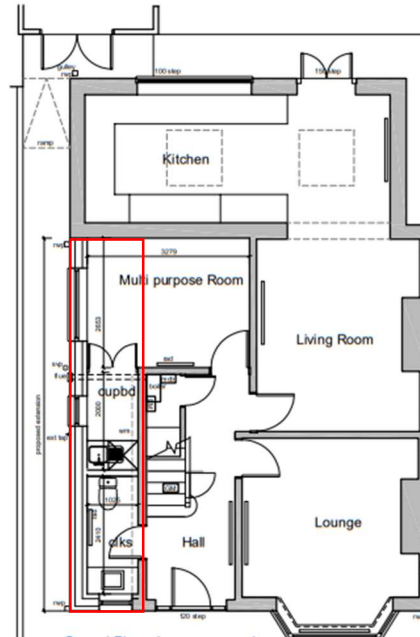
The current proposal is to add a small two storey side extension, creating a further 8.4m² at ground floor and 7.5m² at first floor level.

This 8.4m² addition at ground floor level represents an increase of 10% to the footprint of the building on the site.





Ground floor plan as existing



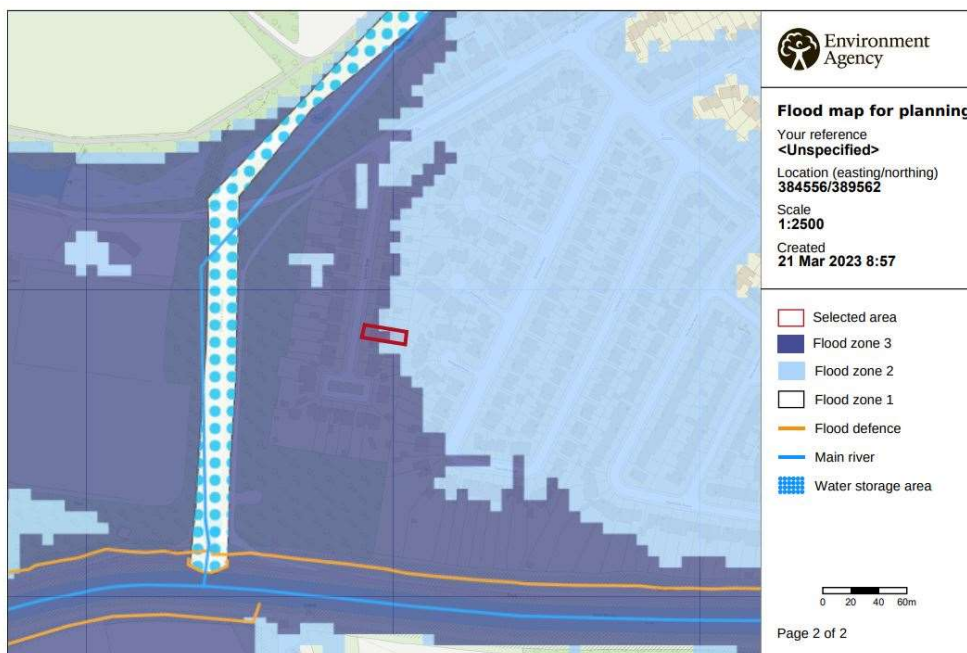
Ground floor plan as proposed

The Environment Agency define a minor extension as a household or non-domestic extension with a floor space of no more than 250 square metres.

On the basis, the extension is considered to be a minor extension and the Environment Agency guide for minor extensions should be applied.

2. Assessment of flood risk

The site is within Flood zone 3 as noted in the plan below from the Environment Agency
(as identified on Fig1 EA Flood Map below)



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There are flood defences protecting the immediate adjacent area as noted on the hatched area on the map above. The historic flood map incidence from 1964 shows no flooding history to the property, **see fig 2 below**



Surface water flood risk:

Surface water

Very low risk

More information about your level of flood risk from surface water

This flood risk summary reports the highest risk from surface water within a 15 metre radius of this property.

Very low risk means that this area has a chance of flooding of less than 0.1% **each year**.

This information is suitable for identifying:

- which parts of towns or streets are at risk, or have the most risk
- the approximate extent and depth of flooding

It's likely to be reliable for a local area but not for identifying individual properties at risk.

Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground. Surface water flooding is sometimes known as flash flooding. It can:

- be difficult to predict as it depends on rainfall volume and location
- happen up hills and away from rivers and other bodies of water
- affect areas with harder surfaces, like concrete, more severely

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Manchester council**.

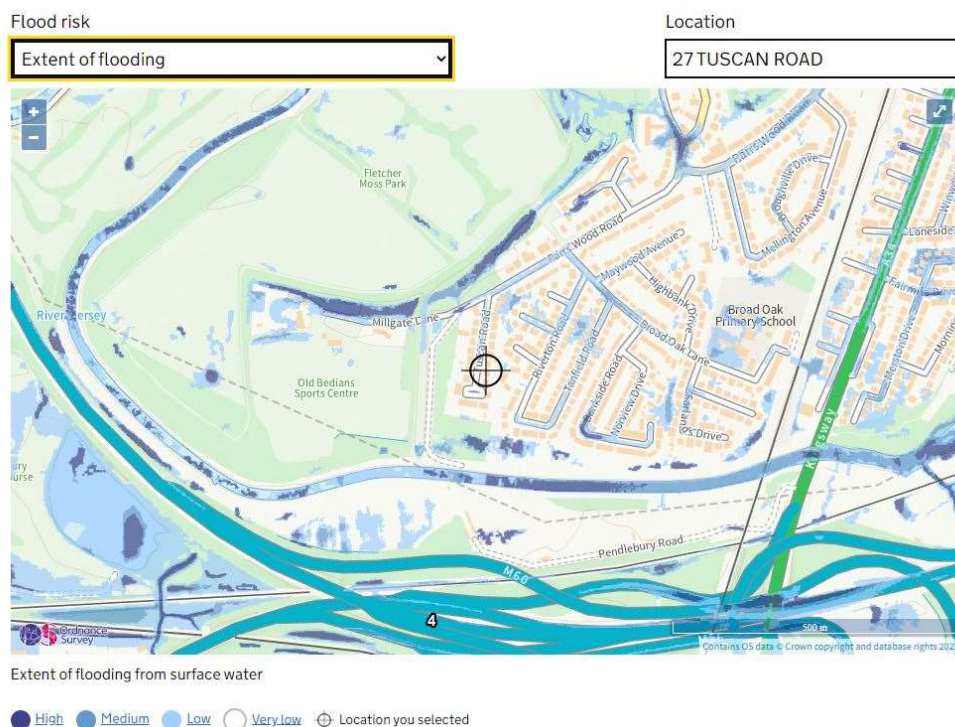


Fig 3 illustrates the likely (low) risk from surface water sources.

River and sea flood risk:

Flood risk summary for the area around:

27, TUSCAN ROAD, MANCHESTER, M20 5GS

Rivers and the sea

Low risk

▼ [More information about your level of flood risk from rivers and the sea](#)

This flood risk summary is not property specific.

Low risk means that this area has a chance of flooding of between 0.1% and 1% **each year**.

This information is suitable for identifying:

- which parts of towns or streets are at risk, or have the most risk
- the approximate extent and depth of flooding

It's likely to be reliable for a local area but not for identifying individual properties at risk.

This service takes into account any flood defences.

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

▼ [What you can do](#)

- This area is covered by the flood warning service [Sign up to receive warnings by phone, text or email](#)
- What you can do to [protect your property from flooding](#)
- Make a [personal flood plan](#)

Select the type of flood risk information you're interested in. The map will then update.

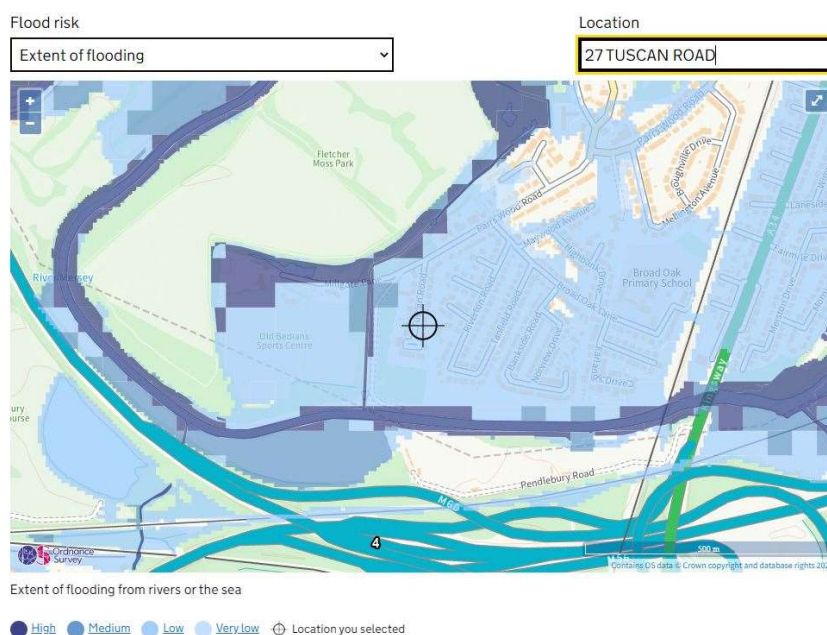


Fig.4 - risk of flood from rivers

27 Tuscan Road Didsbury— Proposed side extension –
Flood Risk Statement to discharge Planning Condition 04 consent ref 136555/FH/2023

Flood risk from reservoirs and ground water:

Other flood risks

Reservoirs

There is a risk of flooding from reservoirs in this area

▼ [What a reservoir is and how we check an area's risk](#)

A reservoir is a large natural or artificial lake that is designed to collect and store water.

We use predicted scenarios to understand the risk of flooding from reservoirs.

Flooding from reservoirs is extremely unlikely. An area is considered at risk if peoples' lives could be threatened in the event of a dam or reservoir failure.

[View a map of the risk of flooding from reservoirs](#)

► [Reservoirs that could affect this area](#)

Groundwater

Flooding from groundwater is unlikely in this area

▼ [What groundwater flooding is and how we can check an area's risk](#)

Flooding caused by groundwater happens when water underground that is usually held in the rocks and soil (known as the water table) gets so high that it flows above the surface.

We use flood alert data to check the risk of flooding from groundwater.

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Extent of flooding

Location

27 Tuscan Road

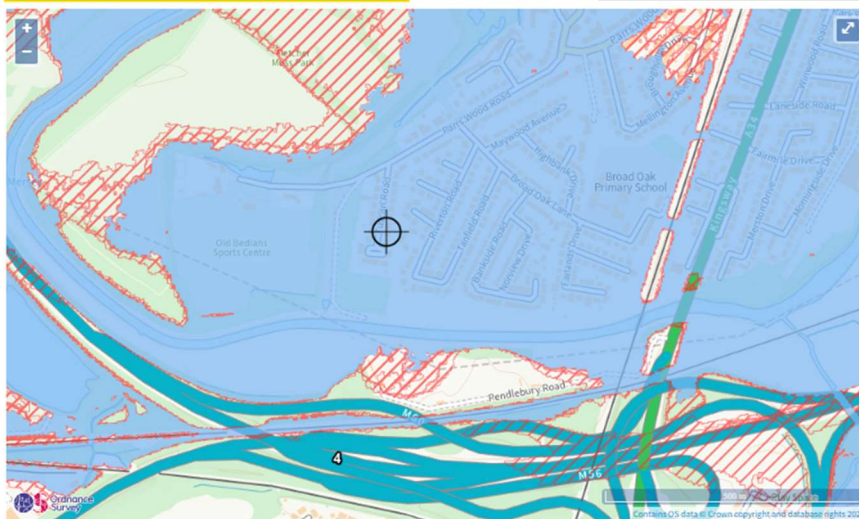


Fig 5 - flood risk from reservoirs

Historic Flood data.

Further to previous consultation with the Environment Agency there are no records of any historic flooding to this area. see email below.

srsmilesarchitect@gmail.com

From: GMMC Info Requests <InfoRequests.GMMC@environment-agency.gov.uk>
Sent: 19 November 2021 11:42
To: 'srsmilesarchitect@gmail.com'
Subject: GMMC241021SW Response attached from the Environment Agency

Dear Simon,

Thank you for your enquiry which was received on 13/11/21.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

We have no records of flooding affecting the site. However, this does not mean flooding has not occurred in the past or that it will not flood in future. We recommend that you also contact United Utilities and Manchester District Authority who may hold additional information (the former especially in relation to sewer flooding).

However, whilst we are not aware of the property itself being flooded we believe that part of the garden flooded in January 1964.

The Environment Agency offers an Insurance Related Letter, which outlines the risk of flooding from rivers and the sea and surface water. This may help when obtaining suitable insurance. If you would like to receive an Insurance Related Letter, please request this in your reply to this enquiry.

For further information on your property's flood risk, visit:

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

Flood Map for Planning: <https://flood-map-for-planning.service.gov.uk/>

For additional flood risk information, advice and support in your area, please visit: <https://thefloodhub.co.uk/>

The National Flood Forum also offers advice on obtaining insurance, particularly for those properties deemed at high risk. This is helped by the government-backed scheme 'Flood Re' which enables those at risk to shop around for affordable insurance. They also offer advice on property resilience, flood prevention and mitigation measures which we hope you will find useful. For this information please visit: <http://www.nationalfloodforum.org.uk/>

Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

Please get in touch if you have any further queries or contact us within two months if you'd like us to review the information we have sent.

Kind regards,

Sarah

Sarah Walters | Customer and Engagement Officer
Greater Manchester, Merseyside and Cheshire

Direct email: InfoRequests.GMMC@environment-agency.gov.uk

Office address: Richard Fairclough House, Knutsford Road, Latchford, Warrington, WA4 1HT

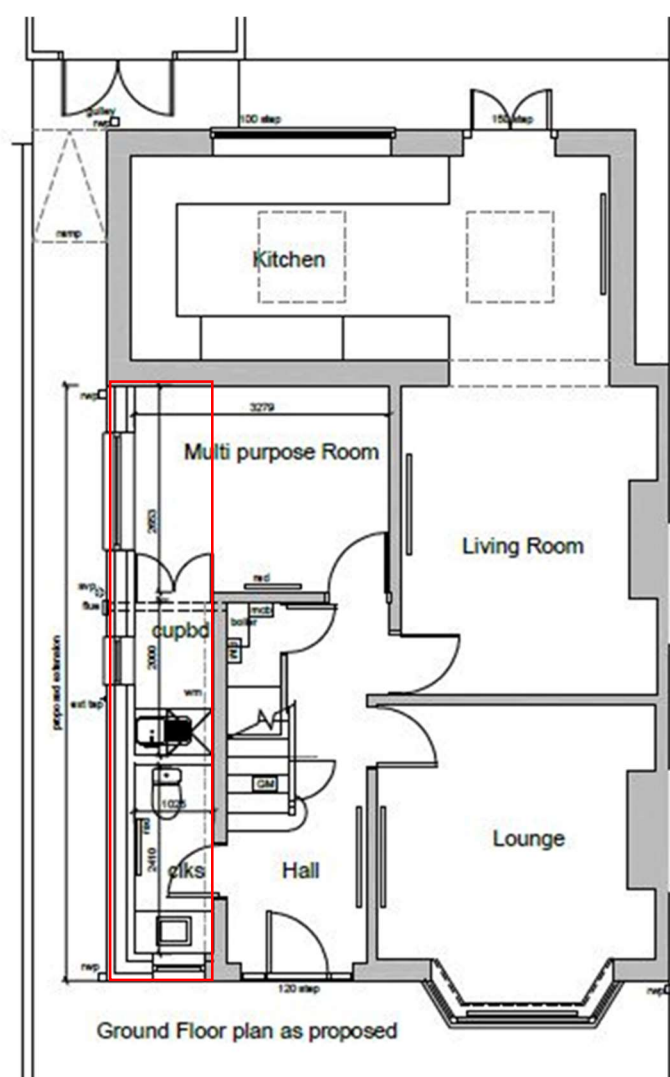
Design Mitigation

The elevation of the external road level adjacent to the building is 31.7 mAOD .

The finished floor levels of the building are 32.019. mAOD (e.g. 300mm above ground).

The area surrounding 27 Tuscan Road are protected by a flood defence system, and no flooding has been recorded in the area since 1964.

The minor extension to the house will have floor levels set at the same level as the main ground floor of the existing dwelling. It is not practical to raise the floor levels in the extension for reasons of access.



With no estimated flood levels being available, due to a lack of historic flooding data, it is proposed to follow the Environment Agency recommendation that floor levels are no lower than existing floor levels. Currently the existing floor level is 300mm above adjacent external ground level.

It is considered that the flood defence works below will mitigate the risks of surface water flooding.

While the ground floor levels of the building and proposed extension are 300mm above ground level, the homeowner will install additional flood resistance measures. These are in line with the Environment Agency and Community and Local Government guide Improving the Flood Performance of New Buildings Flood Resilient Construction (2007).

These will be provided as part of the Building Regulations application submission and RIBA Stage 3 design.

No sleeping accommodation is proposed on ground floor level to minimize the risk to life.

The residents subscribe to the Environment Agency flood alert system and already have a flood emergency plan which they have used during a previous flood warning (Storm Christoph - 2021).

Surface water will be discharged to the existing mains drainage arrangement as for the existing dwelling. All areas of hardstanding will fall away from the property as is good practice. Final drainage design is to be agreed with building control.

Additional measures to be in place;

- Proposed external materials are to be resilient and have low porosity.
- Internal hard surfaces to reduce the damage and repair time in the event of a flood occurring.
- The proposed floor should be constructed of concrete to facilitate cleaning & drying.
- Any existing airbricks should be fitted with manually operated removable covers.
- Any new airbricks should be anti-flood airbricks
- Sealant should be applied around all pipe/cable/Services entry points.
- Any new sockets in the new extension to be located 1.0 metre above the floor level.

The above measure will provide protection to the property against the probability of flooding from rivers at 0.1% AEP (1 in 1000 year event) when defences are removed and will also protect in the event of 1.0% AEP (1 in 100 year event) plus 30% for climate change when defences are removed.

Escape in the event of flood.

The premises are a two storey semi- detached dwelling.

In the event of flooding the Flood Risk early warning system would offer advance notice, and escape via front/rear doors at ground level would be feasible.

If a situation developed where occupants were unable to escape, then refuge could be taken at first floor level, until emergency services were able to assist.

Escape via first floor windows is possible from front and rear of the premises.

Issues addressed as part of a Personal flood plan include:

- Move furniture and electrical items to safety
- Put flood boards, polythene and sandbags in place
- List what you can move away from the risk
- Turn off electricity, water and gas supplies
- Roll up carpets and rugs
- Remove or hang curtains over rods
- Move sentimental items to safety
- Put important documents in polythene bags and move to safety

Garden and outside

- Move vehicles out of the flood risk area
- Move any large or loose items or weigh them down

Evacuation - Prepare a flood kit in advance

- Inform family or friends of the need to leave home
- Prepare a flood kit -include a torch, warm and waterproof clothing, water, food, medication, toys for children and pets, rubber gloves and wellingtons