

Flood Risk Assessment

Application Reference: 135953/F/2023

Site Address: 3 Wald Avenue, Manchester, M14 6TW

Statement

In this assessment we would like to highlight a few points which we feel are essential in ascertaining the likely flood impact on this existing and occupied HMO property.

- The existing building is an established and habitable HMO property with 3 bedrooms over ground and first floors.
- We understand that the existing property has not been subject to any flood damage in the past.
- The existing main entrance point appears to have a level from the adjacent road no lower than 250mm.
- The proposed rear extension simply looks to replace the existing rear extensions with a more suitably size projection that maintains the existing finished floor level
- No finished floor level will be lower than the established and existing levels.
- We feel that the proposal helps to enhance the living standards of this existing property in this very low risk area.
- The ordinary Survey data has a datum level indicated +42.2m at the junction of Wald Avenue and Talbot Road. The property itself sits a minimum of 250mm higher than this point giving an approximate level of +42.45m. As the modelled flood depths for a 1 in 100 year storm show no increase in level no direct mitigation should be required.
- When looking at available flood risk information we note that Manchester City Councils Level 2 Hybrid SFRA Maps illustrate a 1 in 100 year model as well as Current and Future surface Water Scenarios (see map extracts overleaf).
- When looking at available flood risk information we note that the Environmental Agency Map shows the site location is position within Flood Zone 2 (appendix A).
- Whilst we understand the site is technically classed as 'at risk', the proposed works are simply replacing an existing rear projection with a slightly larger rear projection for the betterment of existing habitable use.
- This proposed will not be at more risk and will not increase any further risk of flooding.



Susceptibility to Surface Water Flooding – Current Scenario



Susceptibility to Surface Water Flooding – Future Scenario

- The above images show close-up's of Manchester City Council's Level 2 Hybrid SFRA Maps illustrating Susceptibility to Surface Water Flooding – Current and Future Scenarios (full map available in appendix C). The site location is highlighted with a yellow circle and shows that the property footprint itself misses any expected flood water.



- The above image is a close-up image of Manchester City Councils Level 2 Hybrid SFRA Map illustrating 1 in 100 year depths (full map available in appendix B). The site location is highlighted with a yellow circle and shows that no increase to depths are expected.
- In the examples of flood information available it appears that the property is only at a low risk of surface water, with modelled future levels not increasing against that of current levels.
- We believe that self-managing mitigation measures can be agreed in whatever reasonable form, but as the proposal is an established residential property, and this is a small rear extension the risk from flooding is negligible and manageable protocols could easily be in place for the protection of water ingress.
- Suggested self-managing mitigation measure of installing demountable flood guards to a height of 600mm above ground level on all doors.

Summary

We hope you agree that the proposed application does not require any further FRA due to its established and continued habitable use, with no reasonable suggestion of an increase in flood risk.

Whilst we understand the site is technically classed as 'at risk', the proposed works are simply replacing an existing rear projection with a slightly larger rear projection for the betterment of existing habitable use.

As previously mentioned, in the examples of flood information available it appears that the property is only at a low risk of surface water, with modelled future levels not increasing against that of current levels. Therefore, we believe that self-managing mitigation measures can be agreed in whatever reasonable form, but as the proposal is an established residential property and this is a small rear extension, the risk from flooding is negligible and manageable protocols could easily be in place for the protection of water ingress.

We call upon the local authority to support this planning application.





