

SJM Surveyors

Bronllan

Llansilin, Oswestry,
Shropshire, SY10 7QA**Tel:** 01691898560**Email:** info@sjmsurveyors.co.uk**Web:** www.sjmsurveyors.co.uk

Flood Risk Assessment

307 & 307a Palatine Road, Manchester, M22 4HH

1. The Proposal

- 1.1. Our client proposes to comprehensively refurbish the existing ground floor retail/ office with first-floor accommodation and extend into the rear land. The proposed overall development with encompass 5 residential flats and commercial office space.

2. Flood Data

- 2.1. The site is 100 meters to the east of the River Mersey and lies within Flood Zone 2 which has a medium probability of flooding. A copy of Environment Agency Flood Map data is included in the Appendix of this document.
- 2.2. The flood data from the Northenden monitoring station (ID5101) to the East of the site indicates the water level generally has a typical range of 0.27m to 1.80m and with the maximum recorded level at 3.27m in January 2021. A copy of the data is included in the Appendix.
- 2.3. The site datum is 26.36m above ordnance datum (AOD) and therefore its typical height of 1.80m indicates a 28.16m height above sea level and with the maximum ever recorded at 29.63m
- 2.4. The Ordnance Survey indicates a level of 29.6m on Palatine Road outside of the premises and from this the ground floor is 29.85m. The first floor proposed living accommodation is at 32.45m and the second floor accommodation is at 35.06m.
- 2.5. A plan showing the current floor levels is included in the Appendix.

3. Summary

- 3.1. As the ground floor lies approximately 0.25m above the highest recorded level of the River Mersey there is a low probability of flooding. The property is 1.69meters above the typical river height of 28.16meters.

FLOOD LEVEL LINES

Scale:	1/50@A1
Project No.:	2431/224/23112022
Drawn Date:	18 November 2022
Drawn By:	RJM
Checked By:	SJM

Rev No	Rev Date
1	12/11/22

Notes

The designer takes no responsibility for checking any building works on site. All necessary local authority inspections must be requested at the appropriate stages of construction.

All details and dimensions are to be confirmed on site prior to works commencing or any ordering of materials.

All dimensions in millimeter and to structural faces. All dimensions must be checked on site and not scaled from this drawing.

This drawing and associated details and the works shown are the copyright of the designer and may not be reproduced except with written permission.

SECOND FLOOR LEVEL
35.06meters

FIRST FLOOR LEVEL
32.45meters

GROUND FLOOR LEVEL
29.85meters
PALATINE ROAD DATUM HEIGHT
29.6meters

TYPICAL RIVER HEIGHT
28.16meters

RIVER DATUM HEIGHT
26.36meters

SITE LEVELS RELATIVE TO NORTHENDEN MONITORING STATION - RIVER MERSEY

SCALE: 1/50

PROPOSED
REFURBISHMENT
& EXTENSION

A1.6

Flood map for planning

Your reference	Location (easting/northing)	Created
307&307a Palatine Road	383063/390297	23 Nov 2022 13:13

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

Your reference
307&307a Palatine Road

Location (easting/northing)
383063/390297

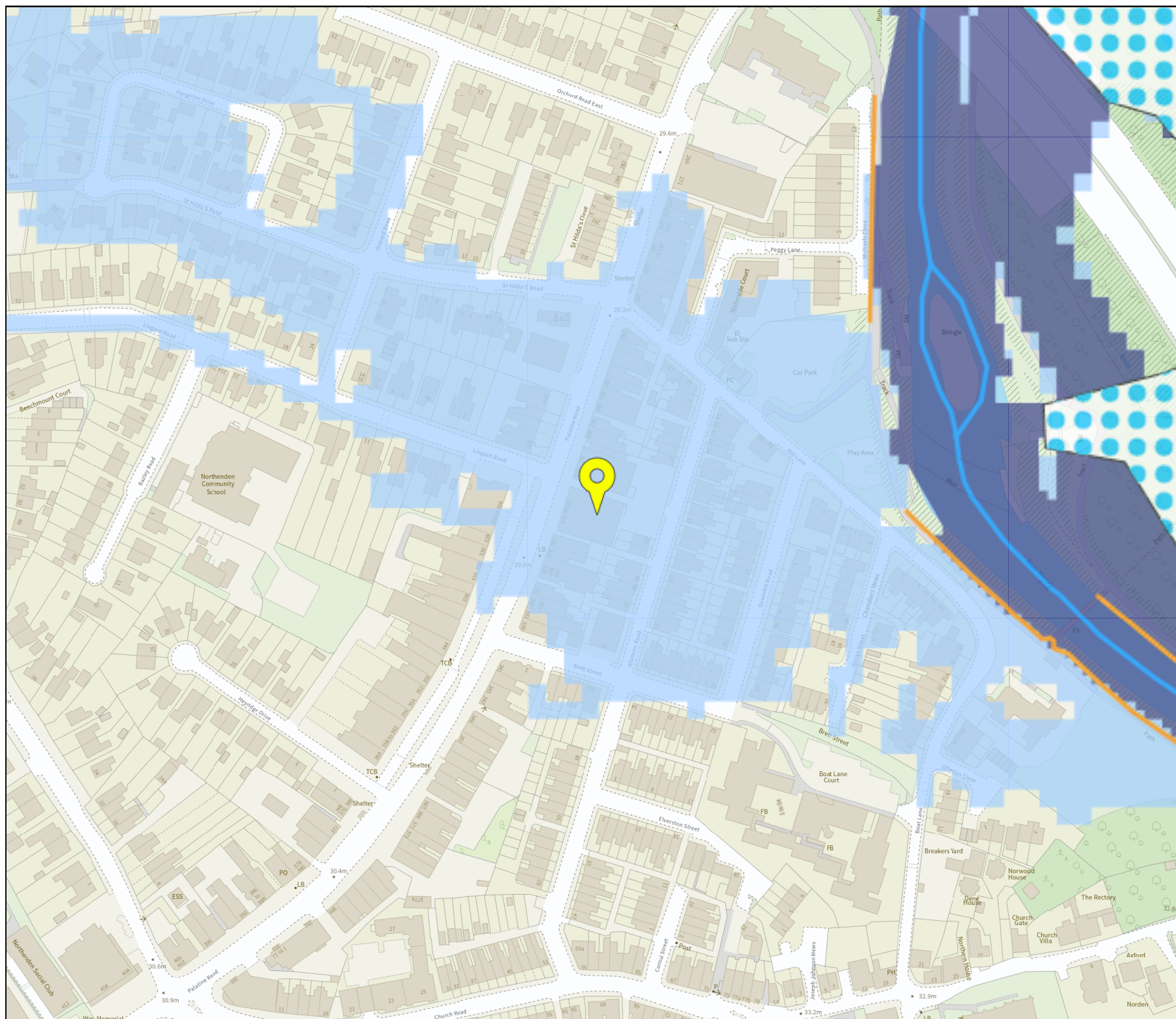
Scale
1:2500

Created
23 Nov 2022 13:13

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m

Page 2 of 2





Check for flooding

BETA This is a new service – your [feedback \(https://defragroup.eu.qualtrics.com/jfe/form/SV_8uMAuaH3kbJI965?Source=https://check-for-flooding.service.gov.uk/station/5101\)](https://defragroup.eu.qualtrics.com/jfe/form/SV_8uMAuaH3kbJI965?Source=https://check-for-flooding.service.gov.uk/station/5101) will help us to improve it.

River Mersey level at Northenden

State

Normal

0.27m to 1.80m

Height

0.84m

at 1:30pm today

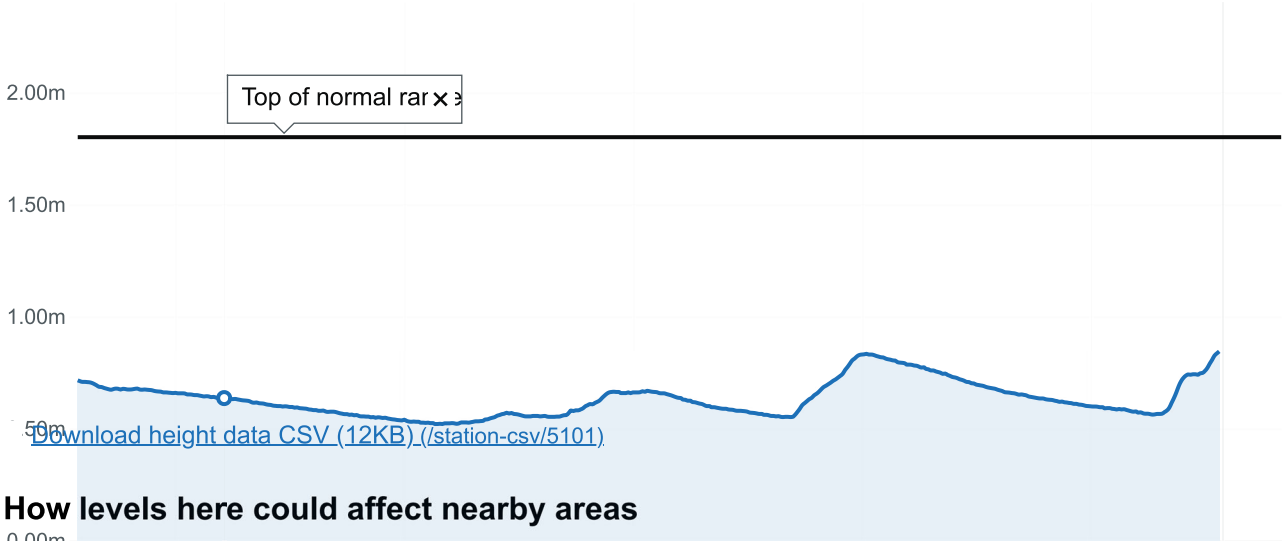
[View map](#)

[Upstream \(/station/5021\)](/station/5021)

[Downstream \(/station/5008\)](/station/5008)

[Nearby levels \(/river-and-sea-levels?rloi-id=5101\)](/river-and-sea-levels?rloi-id=5101)

Height over the last 5 days



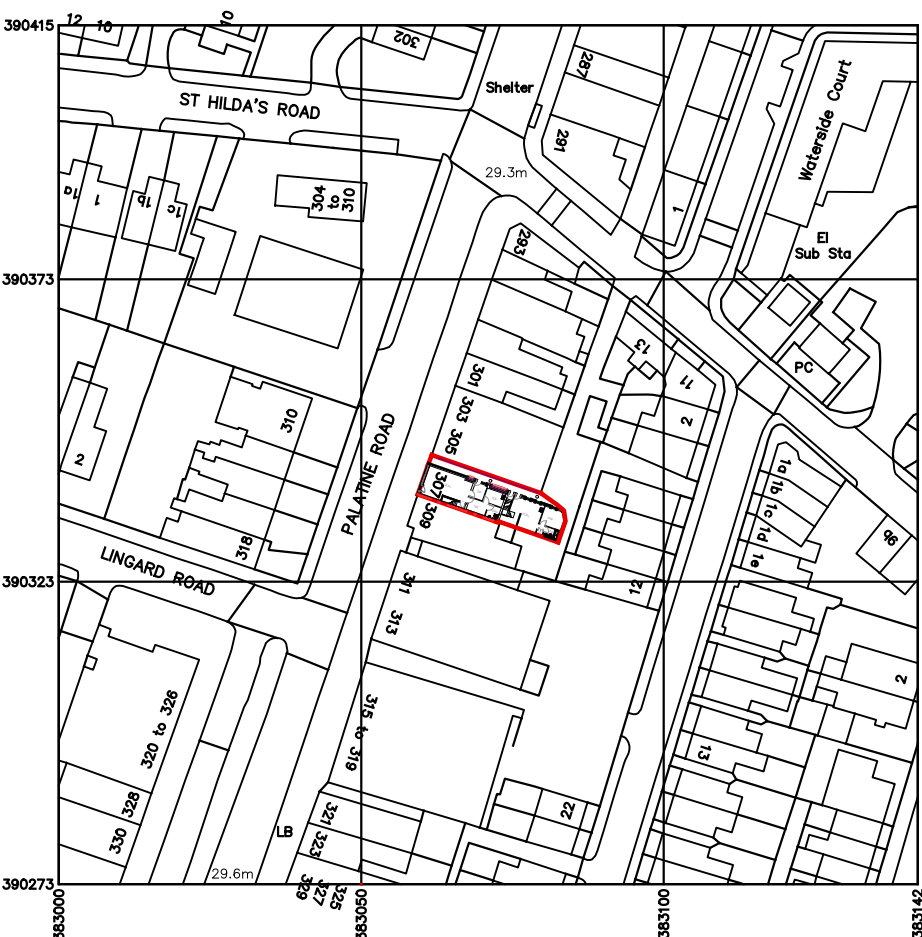
How levels here could affect nearby areas

3.27m	Sat, 10 Nov	Water reaches the highest level recorded at this measuring station (recorded on 21:59pm 21 January 2021)
1.80m		This is the top of the normal range
0.84m		Latest level

No two flood events are the same. Flooding might not happen again at the same historical levels if, for example, flood defences are now in place.

[View technical information for this measuring station](#)

Site datum	26.36m (Above Ordnance Datum)
Station name	Northenden
Normal range	0.27m to 1.80m



PALETINE ROAD
307 & 307A PALETINE ROAD,
MANCHESTER, M22 4HH

SITE PLAN PROPOSED

Scale: 1/12508A4
Project No.: 2431/224/23112022
Drawn Date: 23 November 2022
Drawn By: RJM
Checked By: SJM

Rev No	Rev Date

Notes

The designer takes no responsibility for checking any building works on site. All necessary local authority inspections must be requested at the appropriate stages of construction.

All details and dimensions are to be confirmed on site prior to works commencing or any ordering of materials.

All dimensions in millimeter and to structural faces. All dimensions must be checked on site and not scaled from this drawing.

This drawing and associated details and the works shown are the copyright of the designer and may not be reproduced except with written permission.

Produced on 23 November 2022 from the Ordnance Survey National Geographic Database and incorporating subsequent revision available at this date.

This map shows the area bounded by 383000 390273, 383142 390415, 383000 390415, 383000 390273

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Crown copyright 2022. Supplied by mapbox ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (100004130).

Data licence expires 23 November 2023. Unique plan reference: v20/078449/118434

**PROPOSED
REFURBISHMENT
& EXTENSION**

STP1.2

PROPOSED FLOOR PLANS

Scale: 1/50@A1

Project No.: 2431/224/23112022

Drawn Date: 18 November 2022

Drawn By: RJM

Checked By: SJM

Rev No	Rev Date
1	12/12/21
2	19/01/22
3	15/03/22
4	29/05/22
5	22/06/22
6	21/07/22

Notes
The designer takes no responsibility for checking any building works on site. All necessary local authority inspections must be requested at the appropriate stages of construction.

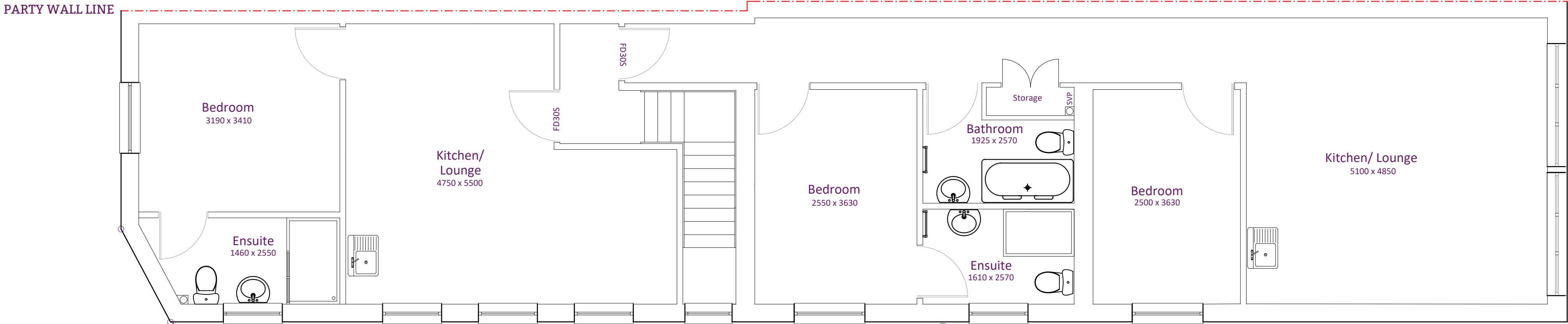
All details and dimensions are to be confirmed on site prior to works commencing or any ordering of materials.

All dimensions in millimeter and to structural faces. All dimensions must be checked on site and not scaled from this drawing.

This drawing and associated details and the works shown are the copyright of the designer and may not be reproduced except with written permission.

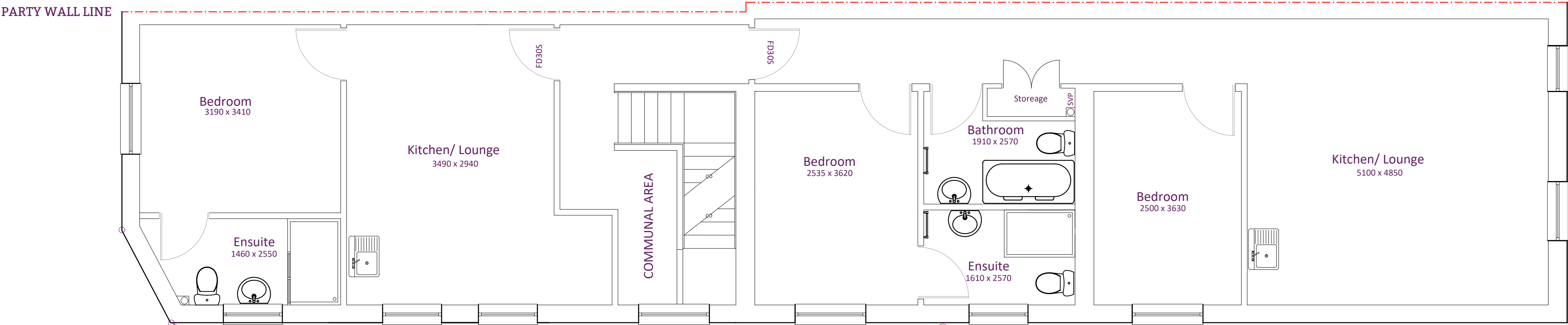
PROPOSED
REFURBISHMENT
& EXTENSION

A1.4



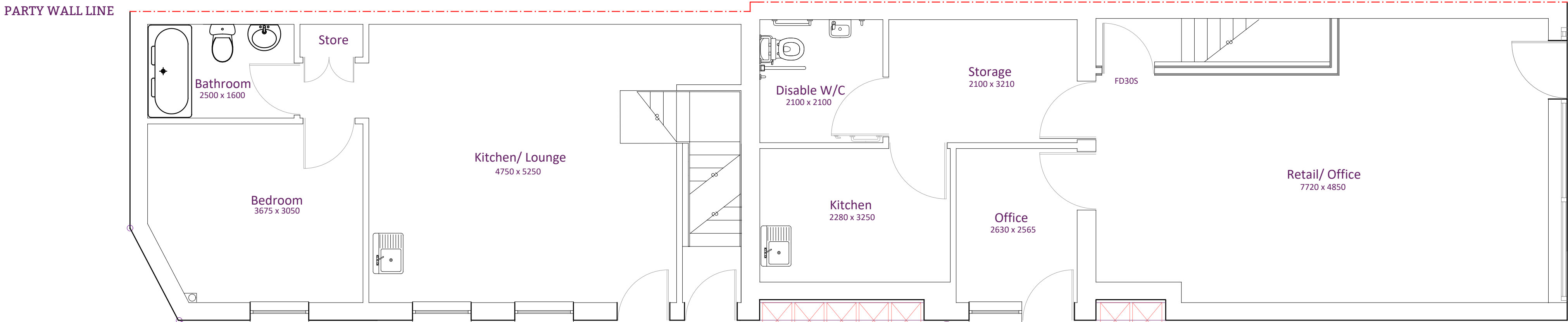
PROPOSED SECOND FLOOR

SCALE: 1/50



PROPOSED FIRST FLOOR

SCALE: 1/50



PROPOSED GROUND FLOOR

SCALE: 1/50