

Planning Amendment 123969/FO/2019

Location:

117-119 Slack Road, Manchester, M9 8AZ

Planning:

123969/FO/2019

Date issued:

07/07/2022

Developed by:

Kilo Construction Services Ltd 27 Old Gloucester Street , London, WC1N 3AX

Email: info@kiloconstruction.co.uk

Planning Amendment 123969/FO/2019

Dear Town & Country Planning

Background Manchester City Council approved a planning application (123969/ FO/ 20) for the construction of 2 terraced dwellings with associated landscaping and boundary protection at 117-119 Slack Road, Manchester.

Condition 4 of the Decision Notice stated: 4) Prior to the commencement of the development, a flood risk assessment for the site detailing proposed flood mitigation measures shall be submitted for approval in writing by the City Council as the Local Planning Authority.

In order to discharge Condition 4, Base Energy prepared a Flood Risk and Surface Water Assessment (see attached Flood Risk Assessment Addendum Rev1 by Base Energy). The report concluded: Flood Risk and Mitigation

- The site is shown to be located within Flood Zone 3 and is therefore considered to be at high risk of fluvial flooding.
- At the time of writing, no topographic survey of the site has been carried out and therefore it is not possible to compare site levels with modelled flood levels to ascertain the potential depths of flooding at the site.
- The Environmental Agency has confirmed that they do not hold any historic records of flooding at the site location. • Based on the desktop study of underlying ground conditions, there may be a risk of groundwater flooding at the site and surrounding areas.

Planning Amendment 123969/FO/2019

- The Environmental Agency provide maps on their website which illustrate the risk of surface water flooding along with potential depths and velocities; these show that the site is at very low risk of surface water flooding.

Slack Road is at high risk of surface water flooding, with potential depths ranging up to 900mm.

In order to mitigate the risks of flooding, the following measures should be considered: -

1. Finished floor levels to be set above existing ground levels.
2. Flood resilient construction techniques to be incorporated into the ground floor, in line with best practice guidance.

Given that planning permission was granted further clarification has been sought from Manchester City Council.

An email sent to Kilo Construction from the council on the 22nd January, stated

“the need to raise the building 300mm above the 1 in 100 year flood level should remain (note this is 100mm higher than shown), to ensure that the ground floor levels stay dry during high level flood events.

Please could you therefore submit a Non Material Amendment application to show the floor levels raised and satisfy the planning condition”

As planning has been approved for the existing layout , to extinguish the condition 4, Manchester City council has agreed only on successful *submission* of the new flood mitigation layout.

It has been requested a variation of condition 3 (specified plans) be submitted to amend the planning condition to allow for the raised floor level plans and new layout as a result.

Therefore Kilo Construction Services is submitting an amendment of variation in condition 3 to allow for these points in planning:

- Amended the buildings design to take into account a raised ground floor that complies with the 300mm above the 1 in 100 year flood risk level. There is a noticeably a 2 stepped recessed entrance into the building and raised roof of approximate 300mm.
- A recessed entrance to accommodate the raised ground floor and modern building regulations on staircases as led to minor internal layout changes
- The construction of the build will be of ICF (Insulated Concrete Forms) this will provide a water and airtight reliance design to minimise flood risk damage and as promoted by the Environmental Agency for buildings within flood risk zones.

Planning Amendment 123969/FO/2019

Itemised material changes as show in the plans are as follows:

No.	Plan Pages	Plan Code	Room	Change	Reason
1	A-3, A-6,A-7,A-8	GF0	Ground Floor Rooms	Floor increase 240mm	Recommended level above 1 in 100 year flood risk.
2	A-3, A-6	GF1	Entrance	Floor increase 240mm. Double step entrance.	To gain access to entrance at new floor height.
3	A-3,A-4,A-5,A-6,A-7,A-8	W1	Exterior Walls	Insulated concrete form construction.	Robust flood resilient construction. Higher standard of airtightness and insulation levels over standard brick and cavity construction.
4	A-3, A-4,A-5	GF2	Living/Dining	Stairs layout	To meet building regulations
5	A-3	GF3	Living	Open plan	Layout change due to recessed entrance (gf1)
6	A-4	1F1	Bedroom1	Larger room & ensuite	Optimal layout change from staircase design (gf2)
7	A-4	1F2	Bedroom2	Ensuite Bathroom	Optimal layout change from staircase design (gf2)

Planning Amendment 123969/FO/2019

8	A-4	1F3	Bedroom 2	Additional Window	Increased natural light.
9	A-5,A-7	2F1	Bedroom 3	Window orientation swap & ensuite layout	Due to ensuite change to other side of bedroom, due to new staircase layout (gf2)
10	A-5	2F2	Bedroom 4	Ensuite added	Due to new staircase layout, bathroom is optimally located within the room.

Kind regards

Miles Annon

KCS Ltd