

FLOOD RISK ASSESSMENT

DATE	05 March 2026	CONFIDENTIALITY	Public
SUBJECT	Arch No 121, Woollam Place, Manchester, M3 4JJ		

INTRODUCTION

The aim of this report is to provide an assessment of flood risk for the proposed construction of a kitchen extraction unit at Arch No 121, Woollam Place, Manchester, M3 4JJ. The National Planning Policy Framework (NPPF) (2024) states in Footnote 63 that ‘A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. Given that the proposed site falls within Flood zone 2, according to the national flood risk map for planning, a Flood Risk Assessment (FRA) is required as part of this application.

SITE DETAILS

The site is shown in Figure 1 below. The site boundary comprises: to the south-west, a cleared strip of land belonging to Network Rail, which borders the site of Big Yellow Self Storage Manchester; to the north-east, a shared space at the front of arches No. 121, 122, 124 & 123 Water St, owned by The Arch Co, beyond which is the dividing wall at the south of the residents car park at Woollam Place; to the south-east, Woollam Place car park; to the north-west, the site of 122 Water Street.

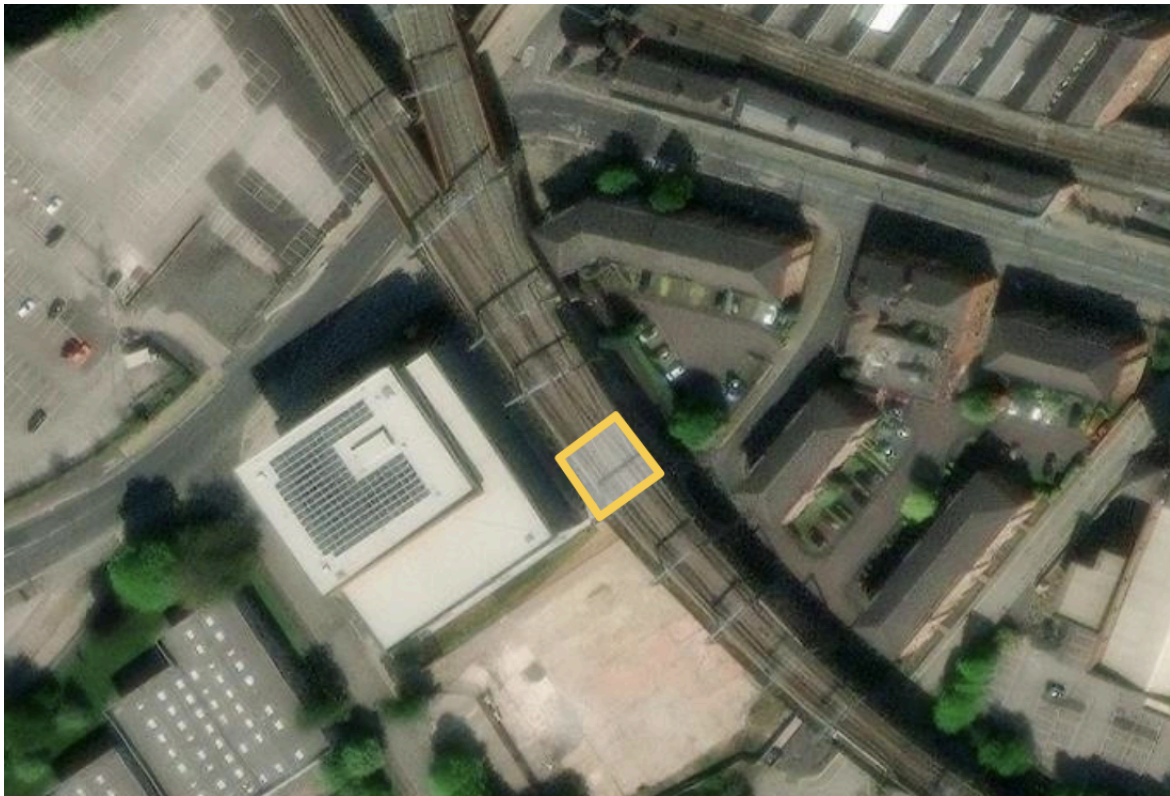


Figure 1: Site Location

The flood risk map for Planning is shown in Appendix 1 of this report (page 3). It shows that the site is located within Flood zone 2 with the River Irwell located approximately 140m to the north-west of the site.



PROPOSALS

The proposal is for the installation of a kitchen extraction unit at the south-west side of the site and for a change of use class (Class E (B)), for use as a premises serving hot food and drink for takeaway or consumption on premises. The proposal will have no impact on the footprint of the site and can be considered a minor development.

PLANNING POLICY

The NPPF states in Paragraph 181 that “When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.’.

Paragraph 176 states that “Applications for some minor development and changes of use should not be subject to the [flood risk] sequential or exception tests but should still meet the requirements for site specific flood risk assessments set out in footnote 63.’.

In terms of Local Planning Policy, Policy LPD 3 of the Gedling Local Plan Part 2 states that ‘an FRA is required for all proposals including minor development in either Flood Zone 2 or 3’. The policy also states that permission will be granted where the development is for minor development including: ‘a commercial extension of less than 250sqm’ and where the ‘development does not increase the risk of flooding on the site or elsewhere’.

FLOOD RISK ASSESSMENT

The location for installation of the extraction unit is within an area of existing hardstanding associated with the existing arch. The proposals would not introduce new development onto the site or increase the existing footprint. The proposed installation is fixed a minimum of 2.5m above the existing floor and will not detrimentally affect the surface water discharge of the site.

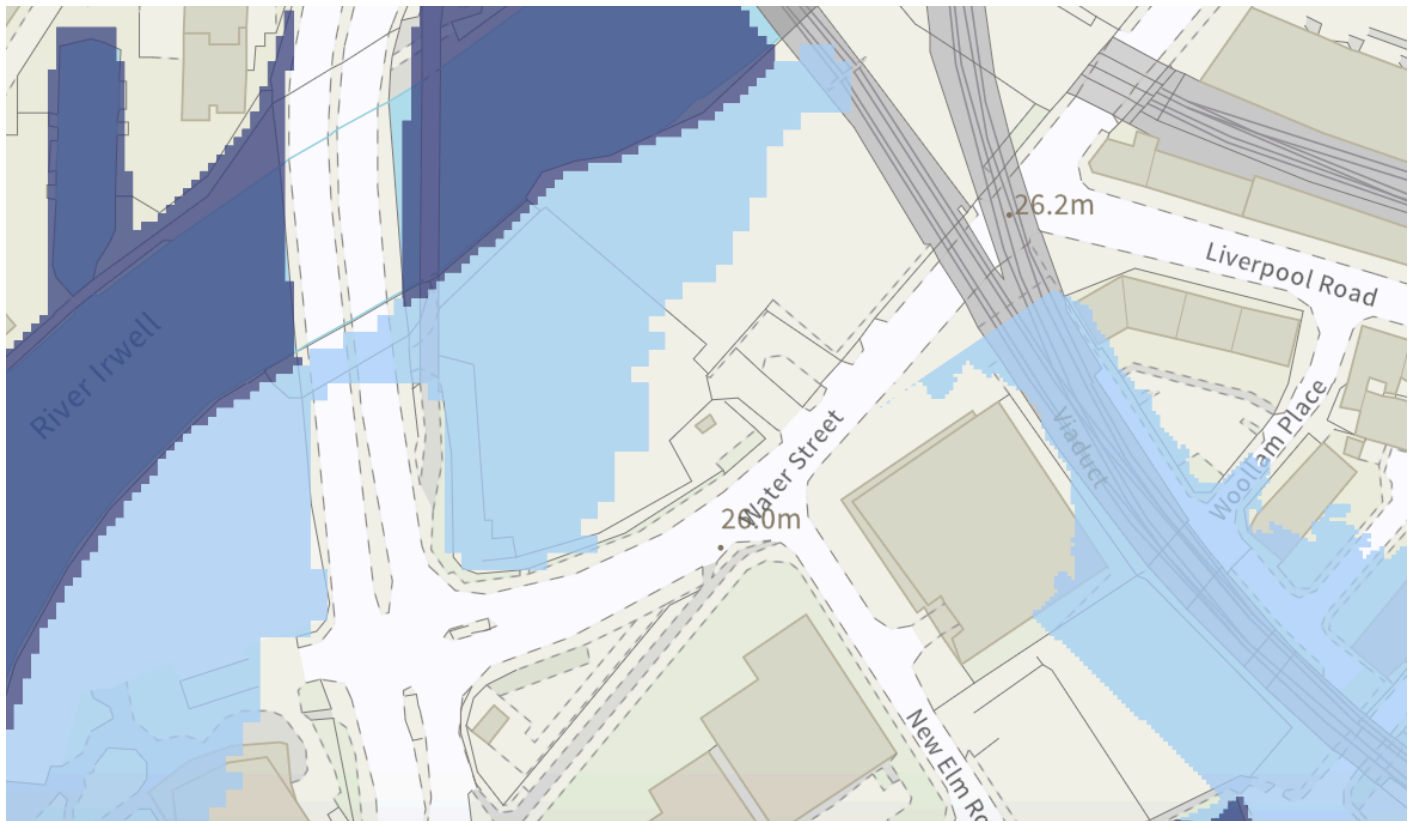
The restaurant fit will not require any alteration to existing concrete floor nor to the surface drains in it or those in the road shared by the other arches in the row on Water Street, nor will it cause obstruction of any kind. The outdoor surface drains span the length of the front of the premises and all drains, indoor and out, have been cleaned professionally and a report is pending for the drainage and manholes to the rear. Upon completion of the report any additional cleaning required will be carried out by the same company. All drains will be used for the sole purpose of clearing surface water resulting from wet weather.

CONCLUSIONS

In light of the above, the proposals do not contribute to an increase in the flood risk anywhere on the site or the surrounding area, in accordance with paragraph 181 of the NPPF. The proposals do not trigger the requirement for a flood risk sequential test or an exception test in accordance with Paragraph 176. Accordingly, the proposals are compliant with Paragraph 176 and 181 of the NPPF.



APPENDIX 1 – FLOOD RISK MAP



Key



Flood zone 2



Flood zone 3