Flood Risk Assessment

127 Oswald Road, Manchester, M21 9GE
Date: 01/12/2025

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1. Introduction

- The site lies within Flood Zone 2, as identified by the flood-risk mapping used by Manchester City Council (MCC) / the Environment Agency (EA).
- MCC requires a site-specific Flood Risk Assessment for all developments within Flood Zones 2 and 3.
- This assessment demonstrates that the development will be safe, not increase flood risk elsewhere, and will incorporate appropriate mitigation.

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2. Site and Proposal Description

Site Description:

- Existing dwelling type: **Two-storey mid-terrace dwelling, together with single storey structure to rear where proposal is to be erected.**
- Current use: **Studio**
- Approximate site area: **84 m^2**
- Existing ground level at threshold (AOD): **29M**

Proposal:

- Proposed development: **Apartment Building**
- Will the proposal increase footprint? **Yes**
- Proposed Finished Floor Level (FFL): **29.4M**
- Change in impermeable area: **40M2**

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3. Flood Risk Context & Sources of Flooding

The site is located in Flood Zone 2 and may be affected by:

- River flooding
- Surface water flooding
- Sewer / drainage flooding
- Groundwater flooding (low likelihood but considered)

If any site-specific data is available (survey, local knowledge), include it here:

No history of flooding at the property according to the owner

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4. Sequential & Exception Tests

Sequential Test:
This is satisfied because the proposal is an extension to an existing residential property. No alternative site is reasonably available.

Exception Test:

The development provides improved living space and can be made safe through suitable mitigation

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5. Assessment of Flood Risk / Impact of Proposal

Insert any site-specific knowledge or survey information here:

- **Ground investigation shows clay soil with limited infiltration potential.**
- **Site survey confirms garden slopes gently towards the rear.**

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6. Proposed Mitigation Measures

All required mitigation is listed below. Add any project-specific detail where indicated:

1. Surface Water Management Strategy:
    - Proposed SuDS measures: **Permeable patio + 150L water butt + soakaway if feasible.**
2. Finished Floor Levels:
    - Proposed FFL: 29.4
3. Flood-resilient construction elements:
    - **Moisture-resistant insulation for new walls.**
4. Safe access & egress route:
    - **Dry pedestrian access to Oswald Road is maintained.**
5. No increase in runoff:
    - **Draining to be tied into existing**

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7. Conclusion

The development can be made safe through appropriate design and mitigation.