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Flood Risk Assessment for Proposed detached dwelling on land next to 40 Cambrian Street, Manchester, M40 7EG.

Prepared for:

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1. Introduction

1.1. Martin Environmental Solutions has been commissioned to undertake a flood risk assessment to support a planning application for the erection of a detached dwelling on land next to 40 Cambrian Road, Manchester, M40 7EG.

Site Location and Context

1.2. The development site is situated to the north of Cambrian Street, on the corner of Cambrian Street and Upper Cyprus Street. To the southeast are existing terrace housing, to the south open land west more residential housing and to the north along Upper Cyprus Street and number of industrial units. The nearest behind the site a large car sales business, beyond which are old industrial mills with various car maintenance businesses.

1.3. An aerial Photograph is enclosed in Figure 1, together with a proposed layout drawing in Figure 2.

1.4. A flood risk assessment has been requested by the planning authority.

2. Policy and Guidance

2.1. The Government's publication of the National Planning Policy Framework (NPPF), updated in December 2023, states that planning policies and decisions should take full account of flood risks, avoiding inappropriate development in areas at risk from flooding, and developments should be made safe for its lifetime.

2.2. The NPPF advocates a risk-based approach to management of flood risk. This approach comprises the following steps;

Figure 4-1: Sequential Approach to Flood Risk Management

Step	Flood Risk Management Measure / Action	Description
1	Avoidance / Prevention	Allocate developments to areas of least flood risk and apportion development types vulnerable to the impact of flooding to areas of least risk
2	Substitution	Substitute less vulnerable development types for those incompatible with the degree of flood risk
3	Control and Mitigation	Implement measures to reduce flood frequency to existing developments. Appropriate design of new developments. Implement measures to mitigate residual risks.

2.3. In addition, Manchester City Council planning website directs developers to the Environment Agency (EA) Website for information on the risk of flooding in any particular area.

2.4. As part of the planning appropriate flood risk needs to be consider for all developments to ensure they fulfil the requirements of the NPPF and are will remain safe and prevent additional flooding elsewhere.

3. The Assessment

Proposed Development

3.1 The development site is level square piece of land adjoining existing residential properties.

3.2 The proposal is to erect a single detached property on the site with car parking to the rear.

3.3 The floor to the site will be solid and slightly elevated from the surrounding footpath and car parking by 250mm. the site in turn is elevated above the surrounding road way.

Assessment of the risk.

3.4 The development is located with a flood zone 1, see Appendix A, as identified by the Environment Agency. The EA's website states that the site is at very low risk of surface water flooding, rivers and sea flooding and not within a groundwater flood alert area.

3.5 UK government guidance provides a steer on when a flood risk assessment is required. It confirms that a flood risk assessment is only required when a development falls within Flood Zone 2, 3 or 3B or if over an area of 1 ha in flood zone 1, or the site is at an increased risk of surface water flooding, has critical drainage problems or is identified by the LPA as being at an increased risk of flooding. The first stage f this is a sequential test

3.6 The site in question is 0.01ha in size and located within a flood Zone 1. It has not been identified by the LPA as being at an increased risk from flooding and the flood maps confirm it is at a very low risk from surface, river or sea flooding.

3.7 However the Councils Strategic Flood Risk Assessment has identified the area as being a critical drainage area, this area covers most of the city.

3.8 As such a flood risk assessment is required for this development.

3.9 The National Planning Policy Framework (NPPF) requires each development to considered the potential flood risk and where relevant undertake a sequential test the aim is to steer development to low risk areas. The development site is already located within a low flood risk area and given the size of the critical drainage area determined by the council there is no more suitable location for it.

3.10 The flood risk is dependent on several factors including the magnitude of the event, point of breach and its extent as well as the timing of the emergency services. It should be noted that the likelihood of such an event affecting the site is extremely low given the above factors. However inherent design features are to be included within the development to assist with the flood mitigation;

- The floor to the property will be a minimum of 250mm above the surrounding ground level and higher still than the surrounding road network (~150mm).
- Electrical services to be positioned at a minimum height of 400mm above the finished floor level on the ground floor. Where practicable services will feed from the roof void. Silicone gel around openings for cables etc.
- A separate drainage plan will be produced for the site, public drainage in the area is combined and so it is recommended that in line with the drainage hierarchy methods to restrict surface water entering the combined sewer are included within the design.

4 Conclusion

4.1 Research has identified that the risk of flooding from surface water, rivers or sea for the site is considered to be very low, both now and in the future.

4.2 However, it is located within area identified as a critical drainage area by the council.

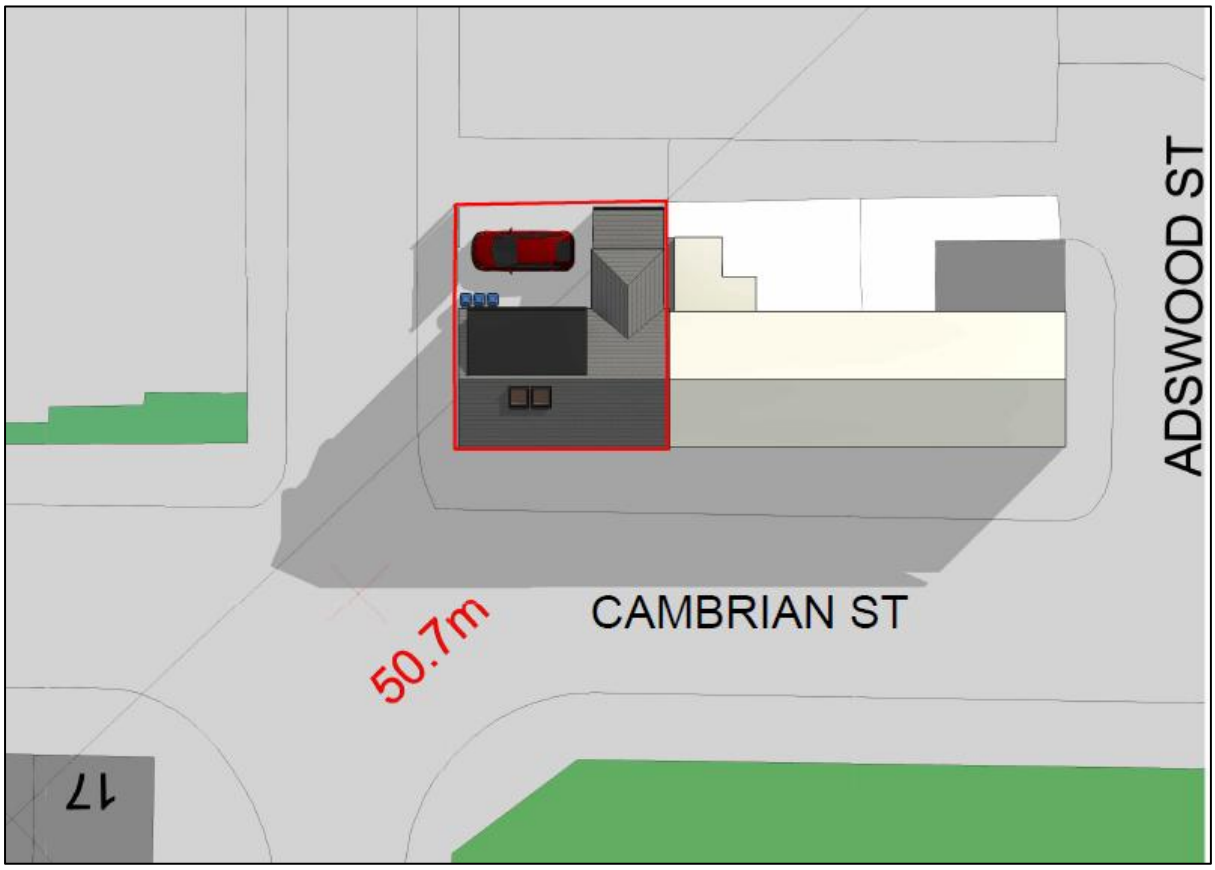
4.3 As such the above mitigation measures have been included within the design of the property to minimise any potential impact from any unlikely flooding events.

4.4 These will ensure that the property is unlikely to suffer from any future flooding events or result in any increase of flooding risk elsewhere.

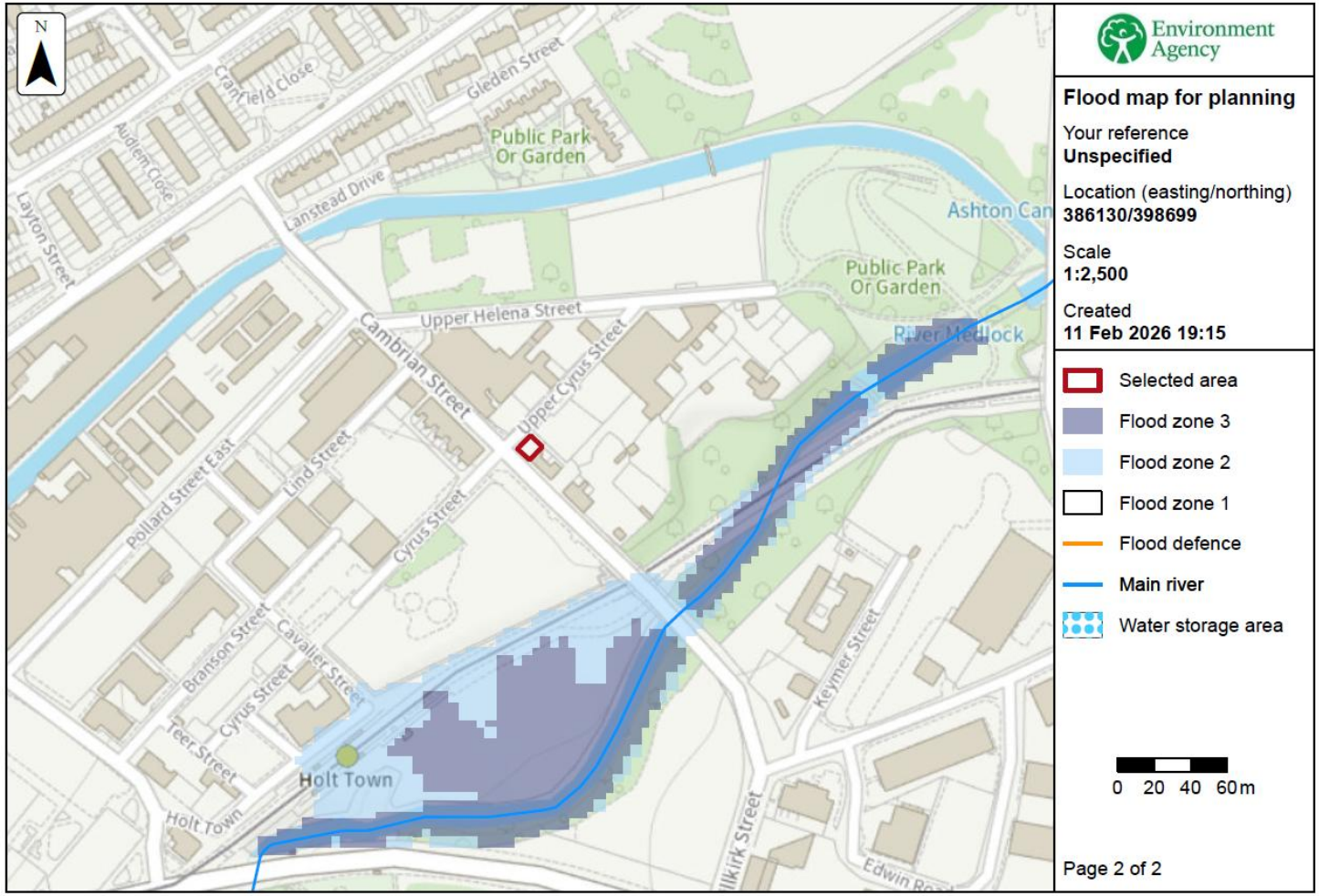
Figure 1 – Aerial Photograph



Figure 2 – Proposed Layout Plan



Appendix A – EA Flood Map – present day



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2070-2125

Get a boundary report

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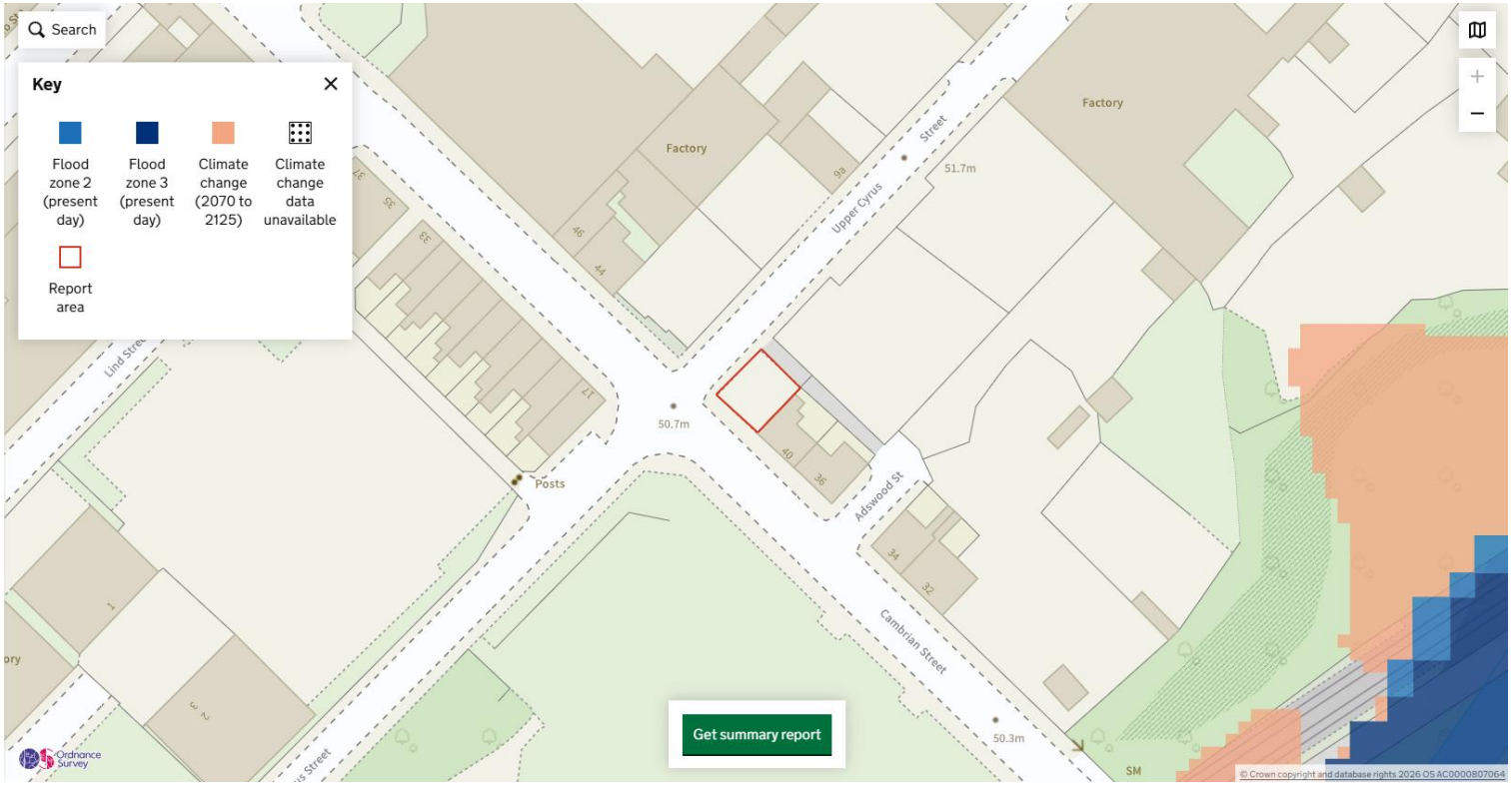
- (●) Flood zones 2 and 3
- ( ) Surface water
- ( ) None

Climate change

- ( ) Present day
- (●) 2070 to 2125

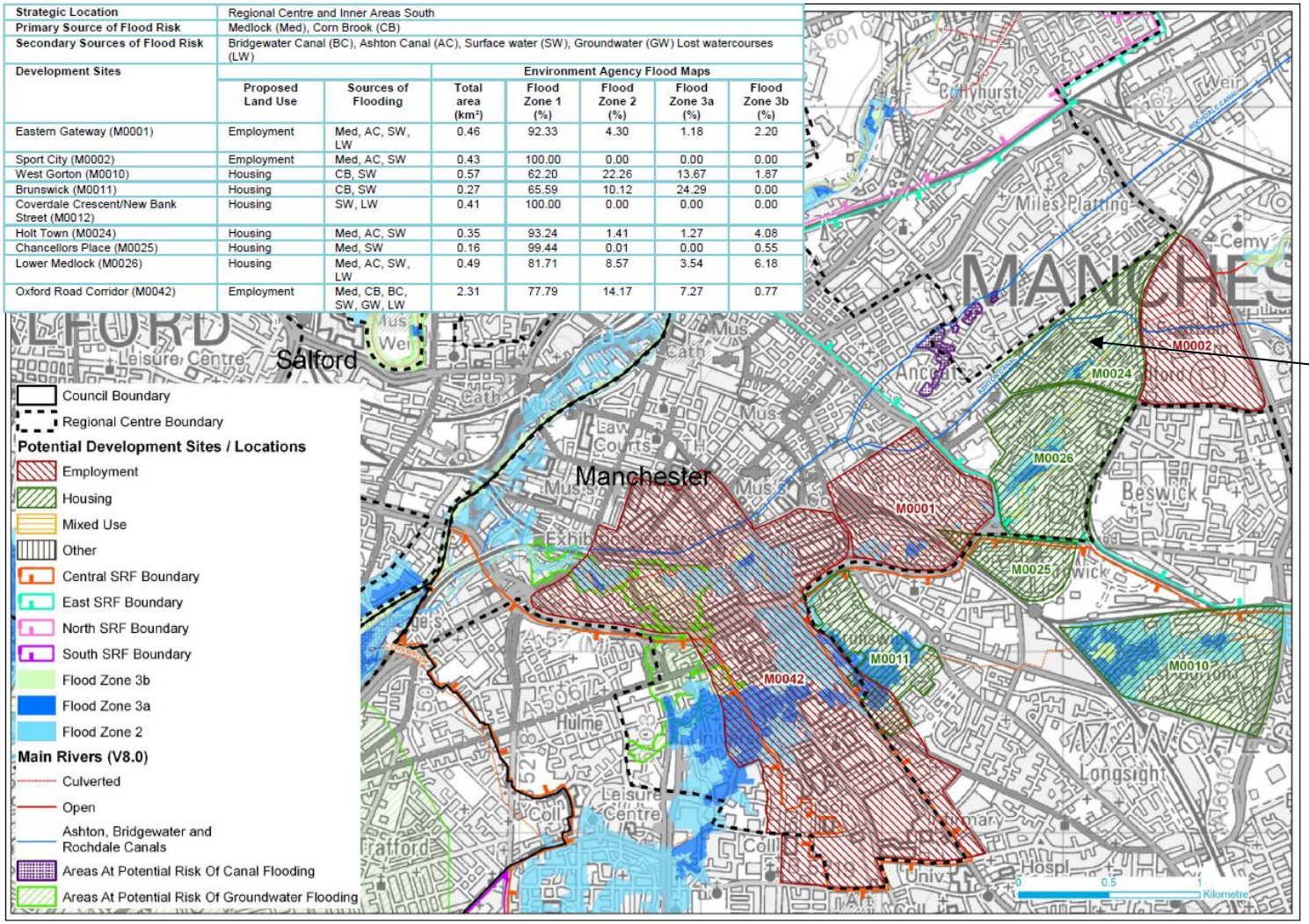
Map features

- [ ] Water storage
- [ ] Flood defence
- [ ] Main Rivers



Manchester Strategic Floor Risk Assessment map of area

Strategic Location	Regional Centre and Inner Areas South						
Primary Source of Flood Risk	Medlock (Med), Corn Brook (CB)						
Secondary Sources of Flood Risk	Bridgewater Canal (BC), Ashton Canal (AC), Surface water (SW), Groundwater (GW) Lost watercourses (LW)						
Development Sites			Environment Agency Flood Maps				
	Proposed Land Use	Sources of Flooding	Total area (km^2)	Flood Zone 1 (%)	Flood Zone 2 (%)	Flood Zone 3a (%)	Flood Zone 3b (%)
Eastern Gateway (M0001)	Employment	Med, AC, SW, LW	0.46	92.33	4.30	1.18	2.20
Sport City (M0002)	Employment	Med, AC, SW	0.43	100.00	0.00	0.00	0.00
West Gorton (M0010)	Housing	CB, SW	0.57	62.20	22.26	13.67	1.87
Brunswick (M0011)	Housing	CB, SW	0.27	65.59	10.12	24.29	0.00
Coverdale Crescent/New Bank Street (M0012)	Housing	SW, LW	0.41	100.00	0.00	0.00	0.00
Holt Town (M0024)	Housing	Med, AC, SW	0.35	93.24	1.41	1.27	4.08
Chancellors Place (M0025)	Housing	Med, SW	0.16	99.44	0.01	0.00	0.55
Lower Medlock (M0026)	Housing	Med, AC, SW, LW	0.49	81.71	8.57	3.54	6.18
Oxford Road Corridor (M0042)	Employment	Med, CB, BC, SW, GW, LW	2.31	77.79	14.17	7.27	0.77



Critical Drainage areas

