

**Land on the south side of
6 Whitworth Street
Openshaw**

**Manchester
M11 2GR**

Flood risk and mitigation Statement

Updated December 2025 revC

Dec 2019

By **TL Architects**

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Flood risk and mitigation Statement compliance with TAN 15 for:

Land on south side of 6 Whitworth Street

December 25 rev C

1. Project Description:

The application site lies within Whitworth Street and Clayton lane south. It covers approx.2000 sqm. Its boundary to the North (Whitworth Street) frontage of the site comprises brick walls (approx. 4 metres high) and to the east, west and the south are palisade fencing.

The site is presently operated as a self and business storage. It constitutes previously used land (brownfield) and is located within the urban area of Openshaw next to A635 Ashton old Rd; It is within an area which accommodates a mix of industrial, manufacturing.

The site is not within a conservation area, its development for storage purposes would be in keeping with the character of this primarily employment areas.

The site is located near Manchester College and Bridge College. It is about 2.3 miles to Manchester city centre. The nearest railway station is Ashburys station 5 minutes from the site. The nearest bus station is in Pottery lane/Ashton Road. Access to M60 is approx. 10 mins.

The application seeks consent for continuing to use for self and business storage (total 39 numbers) with a mix of 20 & 40 ft. length on existing area of hard standing.

2. Flood risk assessment:

The land lies adjacent to Flood zone 2 - land assessed as having a 1 in 100 or and 1 in 1000 annual probability of river flooding (1%-0.1 %), or between a 1 in 200 and 1 in 1000 annual probability of flooding from the sea (0.5%- 0.1%) in any year as defined by Environment Agency.

Please refer to Appendix (2) the Flood zone mapping. It is anticipated that the building could potentially be affected should a major flood event occur. However any comprehensible damage that could be imposed on the building can be controlled with mitigation measures that will be incorporated into the development during the construction.

Please refer to Appendix (1) Planning and Flood risk.

3. Proposed Flood Mitigation Measures:

Implementation of the following measures will ensure the protection of the ship containers against the potential or future flood water entering the container storage

- **Soakaway – use the field along the east and south of the site-** soakaway the surface water and reduce water building up within the site. Please refer Flood risk Measure plan drawing no:50
- **Wall** –Existing solid wall 4 metre situated at the north side of the site boundary to stop surface water entering the site, please refer to Flood risk measure plan drawing no: 50.
- **Installation of electrical works-** The installation of all electrical components will be above the anticipated water flood level. The worst case is 600mm above site datum level. This includes shifting the existing incoming electrical meter and fuses box etc. For the purposes of installation all fixed electrical components, fittings and cable installation are to be set at 600mm above the finished ground floor datum. Cable feeds to sockets etc. will be run to ground floor from high level. All installation will be in accordance with the current edition of IEE regulations.
- **Protection Measures to ship container:** Construct a concrete base plinth for ship containers with a minimum 300 mm high.(Based on the flood data very low chance of flooding to 200mm by Environment Agency)
Please refer to Appendix (3) the Chance of flooding to 20cm.
- **Foul drains:** Installation of non-return valves on foul drains at final manhole position.
- **Replacement or installation of double sealed screwed down lids on manhole and Inspection chambers.**
- **Rainwater collection:** the owner is intended to incorporated rain water collection system. All rainwater falls on to the containers will be collected and store in the barrels located within one of the containers.
- **Service penetration at Ground floor level-**All service penetrations will be provided with adequate sealant. Service entries such as around incoming cables and small diameter pipe penetrations such as incoming water, waste pipes will all be sealed against potential rising water

4. Evacuation and Flood Alert Plan:

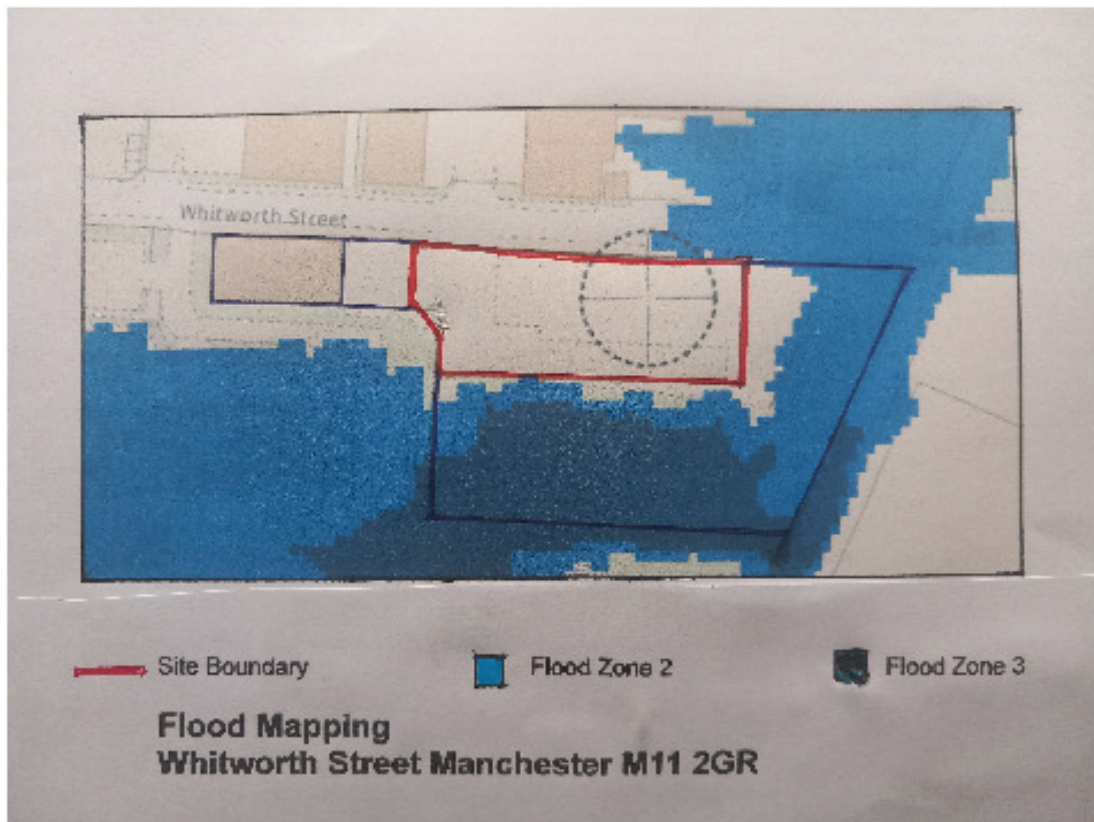
In addition to the above building measures, which will be implemented for flood mitigation, a flood evacuation and alert plan will be produced as part of the completion and handover operational manual for the staff. The document will be prepared to explain building management and proceedings to follow in the event of a flood warning, this will include all product information and fitting instructions.

Arrangements will be put in place with the EA to provide flood alerts to the staff via automated and email alerts of any impending event and guidance to the staff; this will be included in recommendation for site evacuation and measures that should be taken to mitigate the effect of the flooding.

5. Current review plan:

Check and obtained the updated data from Environment Agency and review the Action plan as required.

The owner stated that there was no flooding or surface water rising occurred on site for the past 5 years.



Appendix (2)

Flood Zone mapping

The application site is situated adjacent to the Flood Zone 2 indicating with light blue colour



Appendix (3) Surface water mapping

Your selected location: Brada Catering Fabrication Ltd, 6, Whitworth Street, Openshaw, Manchester, M11 2GR

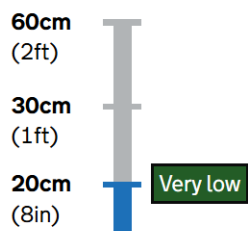
This information tells you the flood risk of the land around a building, not the building itself.

Flooding is hard to predict and there is always a chance any flood water could be deeper than what we show.

► [What the flood risk ratings mean](#)

Chance of flooding to 20cm

Present day



2040 – 2060

