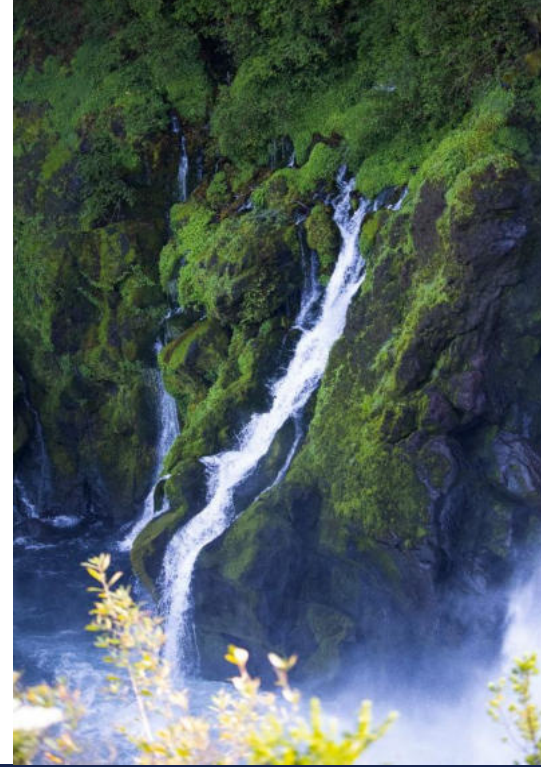




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Flood Risk Assessment AEG9325_M18_Manchester_01

Site Address: 49 Reddish Lane
Manchester
M187JH

UK Experts in Flood Modelling, Flood Risk
Assessments, and Surface Water Drainage Strategies

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water, civils and environment

Document Issue Record

Project: Flood Risk Assessment

Prepared for: Wahab Shahbaz

Reference: AEG9325_M18_Manchester_01

Site Location: 49 Reddish Lane, Manchester, M187JH

Issue	Date	Author	Check	Auth.	Comments
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Summary

Development Description	Existing	Proposed
Development Type	A single residential dwelling.	The proposed development includes the conversion of the single existing dwelling to form two separate apartments.
EA Vulnerability Classification	More Vulnerable	More Vulnerable
Ground Floor Level	Based on EA LiDAR data, ground levels on site range from approximately 76.15m AOD (metres Above Ordnance Datum) in the west and 76.5mAOD in the east.	No change to the existing ground-floor level or building footprint is proposed. The site is in Flood Zone 1 and overall fluvial/other flood risk is low. Pluvial risk is low–moderate. Property Flood Resilience measures are recommended (Section 5).
Level of Sleeping Accommodation	N/A ¹	The proposed development includes a bedroom in the ground floor flat. The site lies within Flood Zone 1, indicating a low probability of fluvial flooding. Although surface water risk is low to moderate, appropriate Property Flood Resilience is recommended to mitigate potential shallow ingress (Section 5).
Surface Water Drainage	N/A ¹	The proposed development will not change the building footprint or introduce new impermeable area. As such, the proposal will not alter the existing drainage regime of the site, and a full drainage strategy is not required. The site lies within a Critical Drainage Area (CDA). However, there is no proposed increase in built footprint and existing drainage infrastructure that serves existing building is to be reused Small scale SuDS are recommended such as rainwater harvesting butts and SuDS planters retrofitted to existing rainwater downpipes, to provide a betterment over existing rates.
Site Size	Approximately 110m ²	No change
Development Size	N/A	Approximately 76m ²
Risk to Development	Summary	Comment
EA Flood Zone	Flood Zone 1	

Flood Source	Pluvial	Pluvial flood risk is assessed as low to moderate, with depths exceeding 0.2 m and 0.3 m expected during medium and low probability flood events under both present-day and future climate change scenarios. The site lies within a Critical Drainage Area (CDA). However, no there is no proposed increase in built footprint and existing drainage infrastructure that serves existing building is to be reused
	SFRA Available	Level 1 Strategic Flood Risk Assessment for Greater Manchester - Update (Greater Manchester Combined Authority, 2019) and Manchester City, Salford City and Trafford Councils Level 1 Hybrid SFRA (Manchester, Salford and Trafford, 2010)
Management Measures	Summary	Comment
Ground floor level above extreme flood levels	Yes	The site lies within Flood Zone 1. Pluvial mapping indicates shallow ponding may occur at the site during extreme rainfall events, with potential for limited ingress at door thresholds. Residual pluvial risk will be managed through the inclusion of appropriate Property Flood Resilience measures (Section 5).
Safe Access/Egress Route	Yes	Safe access and egress can be maintained during all present-day and climate change scenarios for both fluvial and pluvial flooding.
Flood Resilient Design	Flood resilience and resistance measures are recommended.	See details in section 5.
Site Drainage Plan	N/A ¹	The proposal will not alter the existing drainage regime of the site; however, the site lies within CDA. However, no there is no proposed increase in built footprint and existing drainage infrastructure that serves existing building is to be reused Small scale SuDS are recommended such as rainwater harvesting butts and SuDS planters retrofitted to existing rainwater downpipes, to provide a betterment over existing rates.
Flood Warning and Evacuation Plan	Yes	Recommended that occupier monitor Met Office Weather Warnings for extreme weather events.
Offsite Impacts	Summary	Comment

Displacement of floodwater	Negligible	The site is located in Flood Zone 1, and the proposed development will not change the building footprint or introduce new impermeable area.
Increase in surface run-off generation	Negligible	The proposed development will not change the building footprint or introduce new impermeable area. As such, the proposal will not increase surface water runoff from the site.
Impact on hydraulic performance of channels	Negligible	The nearest watercourse is approximately 540m from the proposed building footprint.

¹ not required for this assessment ² data not available.

1. Introduction

- 1.1. Aegaea were commissioned by Wahab Shahbaz to undertake a Flood Risk Assessment (FRA) to facilitate a planning application for the proposed development. This FRA has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.
- 1.2. This FRA is intended to support a full planning application and as such the level of detail included is commensurate and subject to the nature of the proposals.

Site Overview

- 1.3. The site of the proposed development is 49 Reddish Lane, Manchester, M187JH (Figure 1). The site currently comprises a terraced two storey residential dwelling with associated garden. It is understood that the proposed development includes the conversion of the single existing dwelling to form two separate apartments.

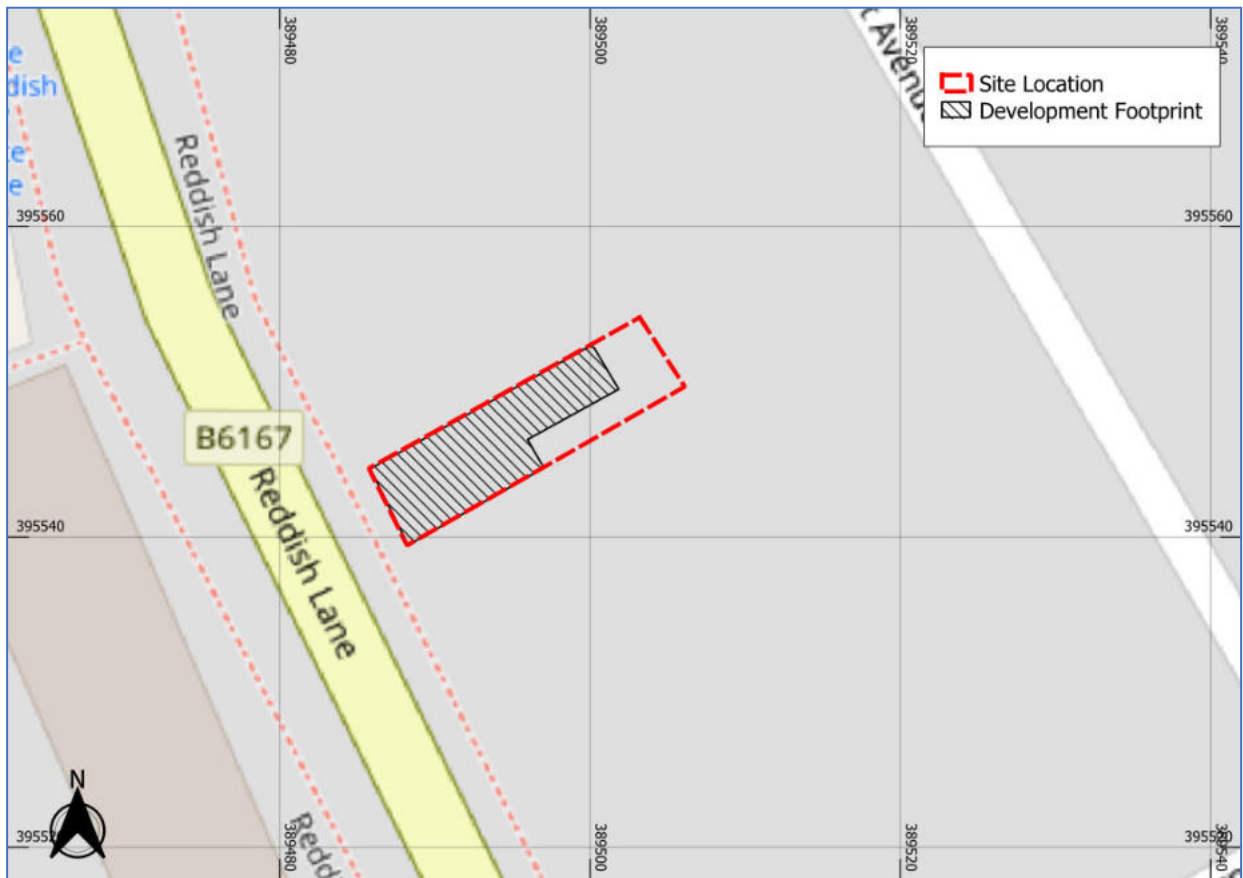


Figure 1: Site Location (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

- 1.4. In the absence of a topographical survey, Environment Agency Light Detection and Ranging (LiDAR) data Digital Terrain Model has been used to review the topography of the site. LiDAR data shows the ground

elevation of the site varies between approximately 76.15m AOD (metres Above Ordnance Datum) in the west and 76.5m AOD in the east. Analysis of topographic levels indicates that the site generally slopes with a fall to the west (Figure 2).

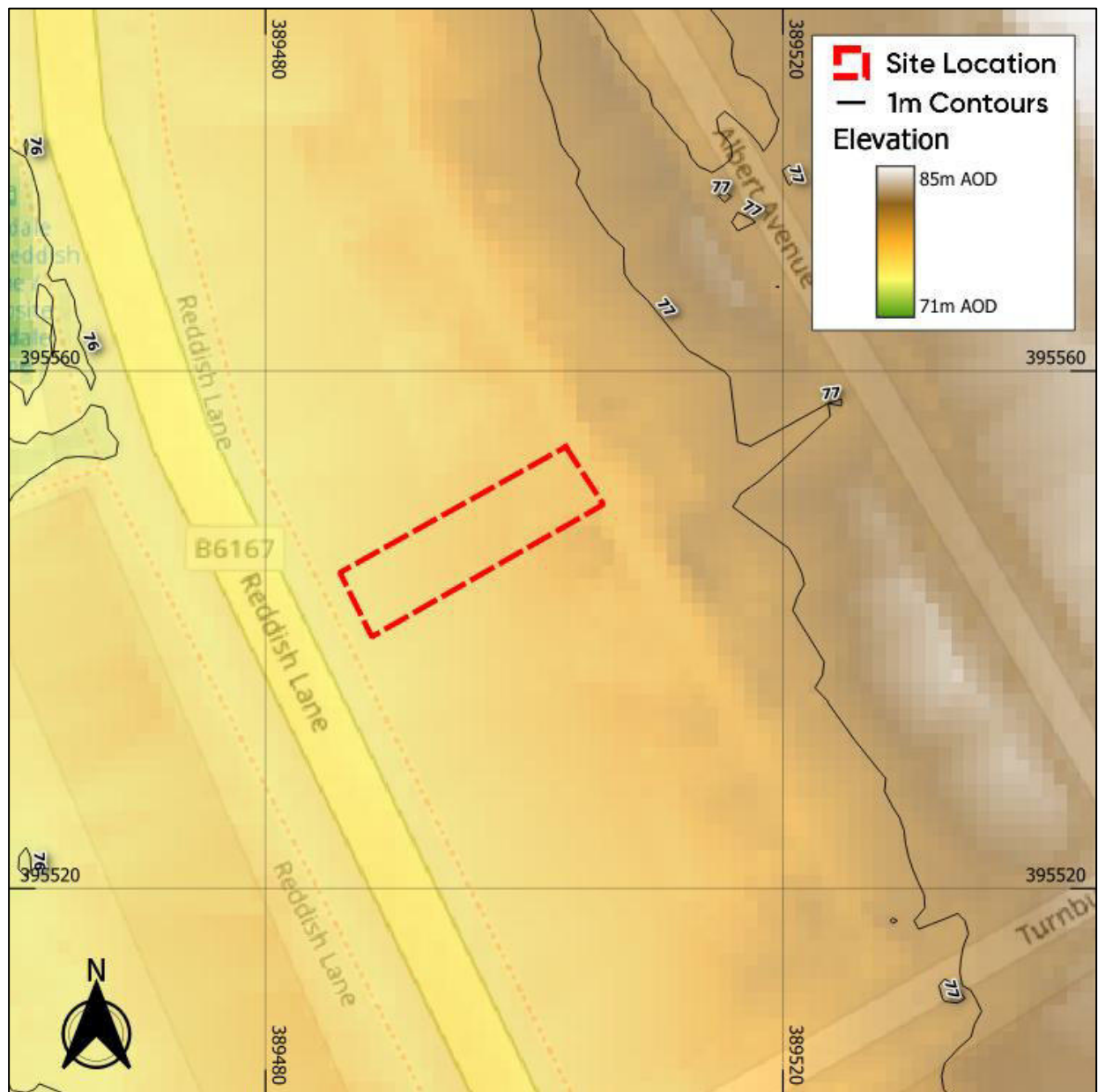


Figure 2: Site Topography (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 1.5. Manchester City Council is the Local Planning Authority (LPA) for the site and also the designated Lead Local Flood Authority (LLFA). The site sits within the Environment Agency's Greater Manchester Merseyside and Cheshire region.

Planning Policy and Guidance

1.6. UK government planning guidance states¹ that an FRA is required for developments which are:

- *in flood zones 2 or 3 including minor development and change of use*
- *more than 1 hectare (ha) in flood zone 1*
- ***less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)***
- ***in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency***

1.7. The site is located within Flood Zone 1 and is less than 1 hectare in size. Environment Agency Risk of Flooding from Surface Water (RoFSW) mapping identifies that the site lies within an area with a high chance of surface water flooding and is situated within a Critical Drainage Area (CDA). In accordance with the Planning Practice Guidance on Flood Risk and Coastal Change, a site-specific FRA is therefore required.

1.8. The objective of this FRA is to demonstrate that the proposals are acceptable in terms of flood risk. This report summarises the findings of the study and specifically addresses the following issues in the context of the current legislative regime:

- Fluvial/tidal flood risk
- Surface water flood risk
- Risk of flooding from other sources

¹ <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment>

2. Planning Policy

- 2.1. Inappropriate development in a flood risk area could pose significant risk in terms of personal safety and damage to property for the occupiers of the development or for people elsewhere. The approach taken in the assessment of flood risk at the planning stage is set out in national, regional, and local planning policy and associated guidance. This section summarises the key policies and guidance relevant to the proposed development.

National Planning Policy Framework (NPPF)

- 2.2. The National Planning Policy Framework² (NPPF) (MHCLG, 2024) which includes UK Government policy on development and flood risk states:

170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

- 2.3. Footnote 63 of the NPPF states:

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical

² <https://www.gov.uk/guidance/national-planning-policy-framework>, last updated Dec 2024

drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

2.4. Flood Zones in England are defined as follows:

Table 1: Flood Zone Definitions

Flood Zone	Definition
Zone 1 Low Probability	Land having less than 1 in 1,000 annual probability of river or sea flooding (all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

- 2.5. An FRA should be appropriate to the scale, nature, and location of the development. It should identify and assess the risk from all sources of flooding to and from the development and demonstrate how any flood risks will be managed over the lifetime of the development.
- 2.6. An assessment of hydrological impacts should be undertaken, including to surface water runoff and impacts to drainage networks in order to demonstrate how flood risk to others will be managed following development and taking climate change into account.

Local Plan

- 2.7. The Local Plan prepared by the Local Planning Authority, Manchester City Council, sets out the policies for development in the local area.
- 2.8. Policy JP-S4.1 Flood Risk and the Water Environment: Flood Risk outlines the requirements for new development within the area. It states:

An integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by:

- 1. Returning rivers to a more natural state, where practicable;*
- 2. Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants;*
- 3. Locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding;*

2.9. Policy EN 14 Flood Risk outlines the requirements for new development within the area. It states:

- In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).*
- In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA.*
- All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide.*
- In CDAs, evidence to justify the surface water run-off approach / rates will be required.*

Sequential and Exception Tests

- 2.10. The Sequential and Exception Tests are applied in specific cases defined by UK Government policy. Their purpose is to drive development to areas of low flood risk and to support developments which improve flood risk for developments in areas at risk of flooding.
- 2.11. The site is located within Flood Zone 1, which represents land at the lowest probability of fluvial and tidal flooding. The proposed development comprises the internal development of an existing two-storey residential dwelling to form two self-contained flats. The proposal does not increase the building footprint, does not alter the site's vulnerability classification (remaining as residential use, Class C3), and does not introduce any new built form outside the existing structure.
- 2.12. In accordance with Footnote 59 of the National Planning Policy Framework (NPPF, 2024):

The Sequential Test should not be applied to development in Flood Zone 1 or to a development proposal which has been allocated in the development plan.

2.13. Paragraph 175 of the NPPF further states:

The Sequential Test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

- 2.14. In this case, the site is located within Flood Zone 1, representing land at the lowest probability of fluvial and tidal flooding, but is within a Critical Drainage Area where surface water risk has been identified.
- 2.15. The proposed development involves no increase in building footprint and no change in vulnerability classification, remaining as residential (Class C3). In accordance with Paragraph 175, the accompanying Flood Risk Assessment demonstrates that the proposed internal works will be safe for their lifetime and will not increase flood risk elsewhere.
- 2.16. Paragraphs 033–036 of the Planning Practice Guidance confirms that the Sequential Test is not normally required for development that does not involve a new building, a change to a more vulnerable use, or small-scale works within the existing building footprint. The proposal therefore does not require the Sequential Test.
- 2.17. The Exception Test is also not applicable to this development. In accordance with NPPF paragraphs 163–168 and the Flood Risk Vulnerability and Flood Zone ‘Compatibility’ Table (PPG, Table 3), the Exception Test applies only to certain “more vulnerable” or “highly vulnerable” forms of development located within Flood Zones 2 or 3. As the proposal remains within Flood Zone 1 and retains the same residential vulnerability classification, the Exception Test does not apply.

Summary

- 2.18. This flood risk assessment has been prepared with due consideration to the above local and national policy.

3. Consultation and Review

Documents and Online Mapping

- 3.1. Local Governments and Lead Local Flood Authorities provide documents which contain data and policies on flood risk and new development in their areas. These documents are introduced and briefly summarised below. For the purposes of this FRA, these documents have been reviewed for relevant information, and any relevant data is discussed within the appropriate sub heading of this report.
- 3.2. The following sources of information have been reviewed for this assessment:
- Flood Map for Planning on the Environment Agency website <https://flood-map-for-planning.service.gov.uk/>
 - Long Term Flood Risk Information on the Environment Agency website <https://www.gov.uk/check-long-term-flood-risk>
 - National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2024)
 - Planning Practice Guidance - Flood Risk and Coastal Change (Ministry of Housing, Communities and Local Government, 2022)
 - Geoindex Onshore (British Geological Survey, 2024)
 - Places for Everyone Joint Development Plan 2022 to 2039³ (Greater Manchester Combined Authority, 2024) and Core Strategy 2012-2027⁴ (Manchester City Council, 2012)
 - Preliminary Flood Risk Assessment Addendum⁵ (Manchester City Council, 2017) and Preliminary Flood Risk Assessment⁶ (Manchester City Council, 2011)
 - Level 1 Strategic Flood Risk Assessment for Greater Manchester - Update⁷ (Greater Manchester Combined Authority, 2019) and Manchester City, Salford City and Trafford Councils Level 1 Hybrid SFRA⁸ (Manchester, Salford and Trafford, 2010)
 - Local Flood Risk Management Strategy⁹ (Manchester City Council, 2014)

³ <https://greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf>

⁴ https://www.manchester.gov.uk/directory_record/91171/core_strategy_20122027

⁵ https://assets.publishing.service.gov.uk/media/5acc8114ed915d5a9323b5df/PFRA_Manchester_City_Council_2017.pdf

⁶ https://www.manchester.gov.uk/egov_downloads/MCC_PFRA.pdf

⁷ https://www.manchester.gov.uk/info/200074/planning/6572/local_plan_consultation_display_2025/3

⁸ https://www.manchester.gov.uk/downloads/download/3871/strategic_flood_risk_assessment_sfra

⁹ https://www.manchester.gov.uk/download/downloads/id/21915/1_local_flood_risk_management_strategy_nt.pdf

Preliminary Flood Risk Assessment (PFRA)

- 3.3. The PFRA, published in 2011 and 2017, is a high-level appraisal of flood risk across Lead Local Flood Authority Manchester City Council. The flood risk from all sources, including fluvial, surface water, groundwater, and surcharged sewers is evaluated. It is the basis upon which the Local Flood Risk Management Strategy is produced.
- 3.4. The PFRA summarises historical flood incidents in Manchester City Council. The site is not recorded as having been affected by any flood event.

Strategic Flood Risk Assessment (SFRA)

- 3.5. The SFRA, published in 2010 and 2019, provides the evidence base for the Local Planning Authority Manchester City Council Local Plan and guidance for consideration when determining planning applications. The SFRA seeks to place new development into areas of lower flood risk taking into account current flood risk, future flood risk, and the effect a proposed development would have on the risk of flooding.
- 3.6. The SFRA mapping provided by Manchester City Council has been used throughout production of this report as a source of information, particularly pertaining to historical flood incidents.

Local Flood Risk Management Strategy (LFRMS)

- 3.7. The Local Flood Risk Management Strategy sets out roles and responsibilities for flood risk management, assesses the risk of flooding in the area, where funding can be found to manage flood risk, and the policies, objectives, and actions of the Lead Local Flood Authority.
- 3.8. The Manchester City Council LFRMS is used within this report to identify any flood management infrastructure and historical incidences of flooding.

4. Sources of Flood Risk

Fluvial and Tidal

- 4.1. The EA's Flood Map for Planning identifies areas at risk of flooding from both fluvial (river) and tidal (coastal) sources. Flooding from watercourses arises when flows exceed the capacity of the channel, or where a restrictive structure is encountered, resulting in water overtopping the banks into the floodplain.
- 4.2. Tidal flooding occurs when a high tide and high winds combine to elevate sea levels. An area behind coastal flood defences can still flood if waves overtop the defences or break through them. Tidal flooding can also occur a long way from the coast by raising river levels. Water may overtop the river bank or river defences when tide levels are high.

Main Rivers and Ordinary Watercourses

- 4.3. There are no main rivers in the vicinity of the site. The nearest main river to the site is the Gore Brook, which is located approximately 540m north-west of the site.
- 4.4. There are no ordinary watercourses within the vicinity of the site.
- 4.5. The site is a significant distance from any tidal source and above the anticipated extreme tidal levels, even when considering the impacts of climate change.
- 4.6. The site is located approximately 9.5km inland and lies at a minimum elevation of approximately 76.15m AOD. Therefore, the site is outside of anticipated extreme tidal levels, even when considering the impacts of climate change.

EA Flood Map for Planning

- 4.7. According to the EA Flood Map for Planning, the entire site is located within Flood Zone 1 (Figure 3). An area of Flood Zone 3 is situated approximately 390m to the north of the site. This area, associated with the floodplain of the Gore Brook, lies approximately 3-4m below the minimum on-site elevation.
- 4.8. According to the EA's Flood Zones plus Climate Change Allowance Extents dataset, the modelled climate change flood zones do not encroach any further towards the site, indicating that future fluvial flood risk to the site is not expected to increase under projected climate change conditions.

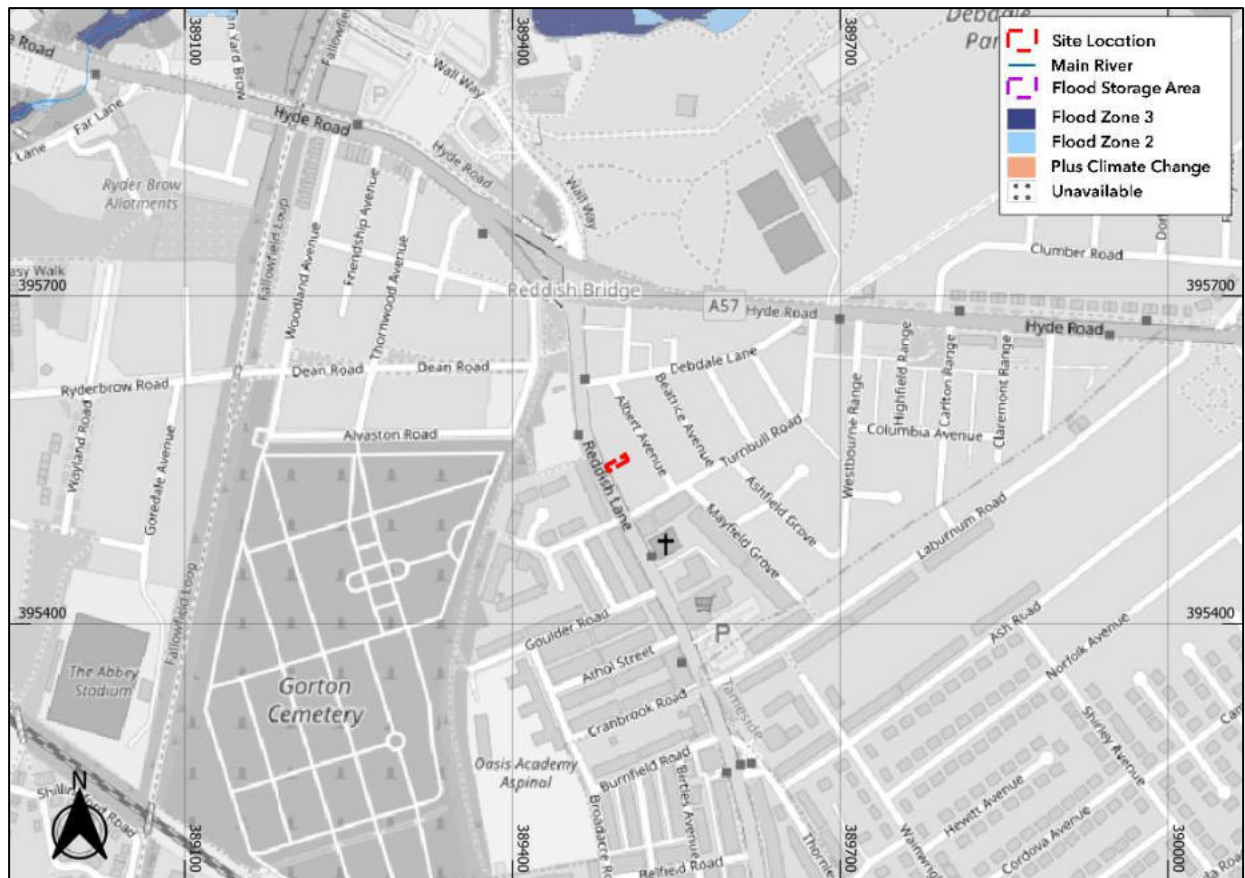


Figure 3: EA Flood Map for Planning (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Historical Fluvial and Tidal Flooding

- 4.9. According to the EA Recorded Flood outlines mapping, there is no record of historical fluvial or tidal flooding at the site (Figure 4). The closest historic flood event is located over 6km north-west of the site.

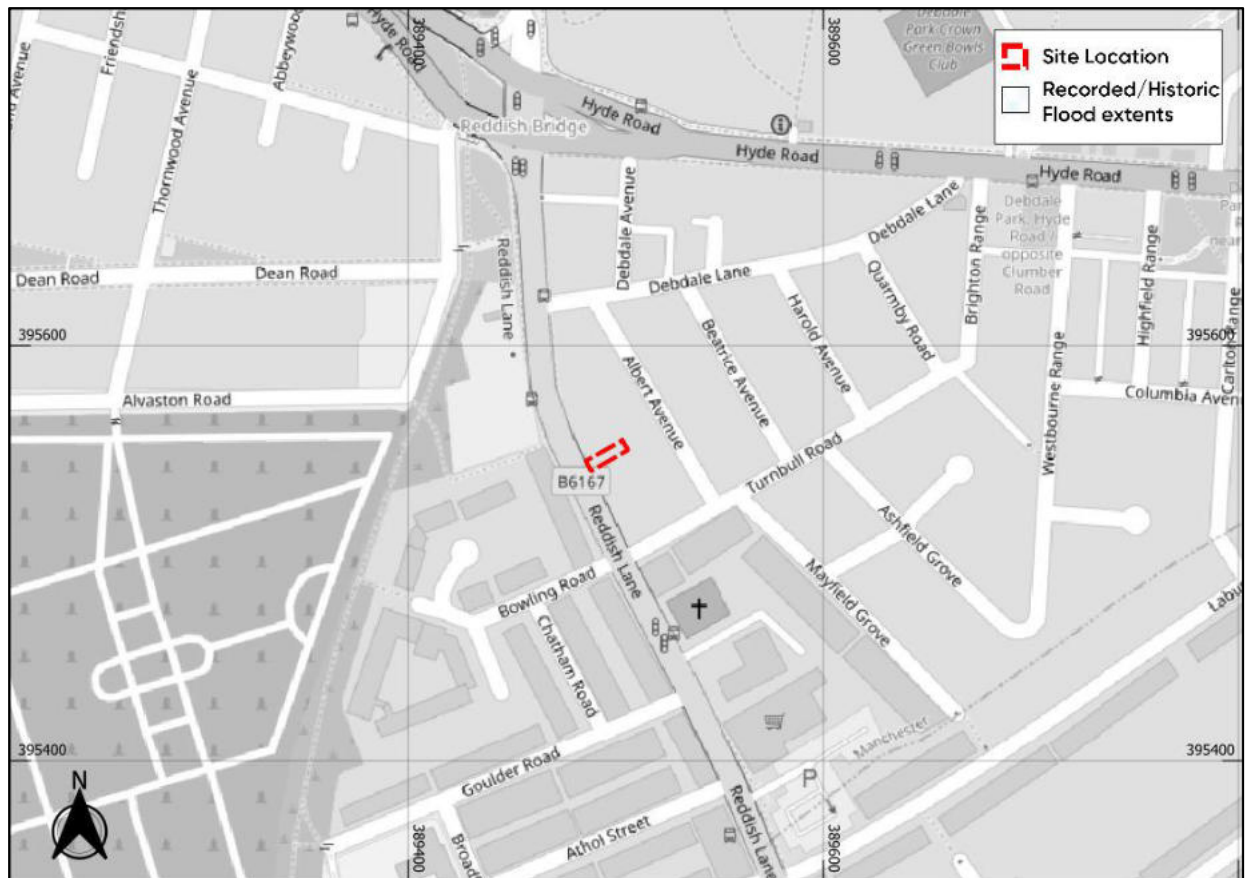


Figure 4: EA Historic Flood Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Fluvial and Tidal Flood Risk Summary

- 4.10. According to the Environment Agency's Flood Map for Planning, the site is entirely within Flood Zone 1, indicating a low probability of fluvial flooding. The nearest Flood Zone 3 area, associated with the Gore Brook floodplain, is approximately 390 m north of the site and lies several metres lower in elevation. Climate change modelling shows no encroachment of fluvial flood extents towards the site.
- 4.11. The site is located around 9.5 km inland at a minimum elevation of approximately 76.15 m AOD and is therefore well above anticipated extreme tidal levels, even when accounting for climate change.
- 4.12. There are no recorded incidents of historical fluvial or tidal flooding affecting the site, with the nearest recorded event located over 6 km to the north-west.
- 4.13. As such, the site is considered to be at low risk of fluvial and tidal flooding.

Canals

- 4.14. The Canal and River Trust (CRT) generally maintains canal levels using reservoirs, feeders, and boreholes and manages water levels by transferring it within the canal system.

4.15. According to UK CRT Network mapping¹⁰, there are no canals identified within 1km of the site.

4.16. Therefore, the risk of flooding to this site from canals is considered to be low.

Pluvial

4.17. Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.

4.18. The National Flood Risk Assessment (NaFRA2), published in January 2025, has updated the Risk of Flooding from Surface Water (RoFSW) products, which shows the chance of flooding from surface water to areas of land. The RoFSW products are an assessment of where surface water flooding may occur when rainwater does not drain away through normal drainage systems or soak into the ground, but lies in or flows over the ground instead. It includes information about flooding extents and depths, including the potential impact of climate change on flood risk based on the latest UK climate projections (UKCP18).

4.19. Risk is displayed as one of three likelihood categories:

- High - greater than or equal to 1 in 30 (3.3%) chance of flooding in any year.
- Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance of flooding in any given year.
- Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) chance of flooding in any given year.

4.20. The RoFSW depth mapping shows the annual chance of flooding (based on the three risk categories listed above) beyond a specific depth, for depths at the following intervals from 20cm to 120cm:

- 0.2m, 0.3m, 0.6m, 0.9m, 1.2m

RoFSW Present Day Scenarios

4.21. Examination of the EA's Flood Risk from Surface Water mapping for High Risk, Medium Risk, and Low Risk AEP flood events shows the site is at risk of flooding in 'High' surface water flood events. According to the Environment Agency's Flood Risk from Surface Water (RoFSW) mapping, the majority of the site is located within an area with a low chance of surface water flooding (Figure 5).

4.22. Small areas of the north and south-east of the site and the northern boundary have a high chance of flooding. The north and southern areas of the site have a medium chance of flooding from surface water. The majority of Reddish Lane, to the west of the site, is outside of all flood chance extents, however areas with a low chance of flooding and small areas with a medium chance of flooding are present adjacent to the site.

¹⁰ <https://canalrivertrust.org.uk/canals-and-rivers>

- 4.23. The surface water flood risk affecting the site is associated with an existing overland flow path that conveys runoff from an area of higher elevation along Debdale Lane, to the north of the site. During periods of intense rainfall, surface water is directed southwards along Reddish Lane, following the natural topography of the area.

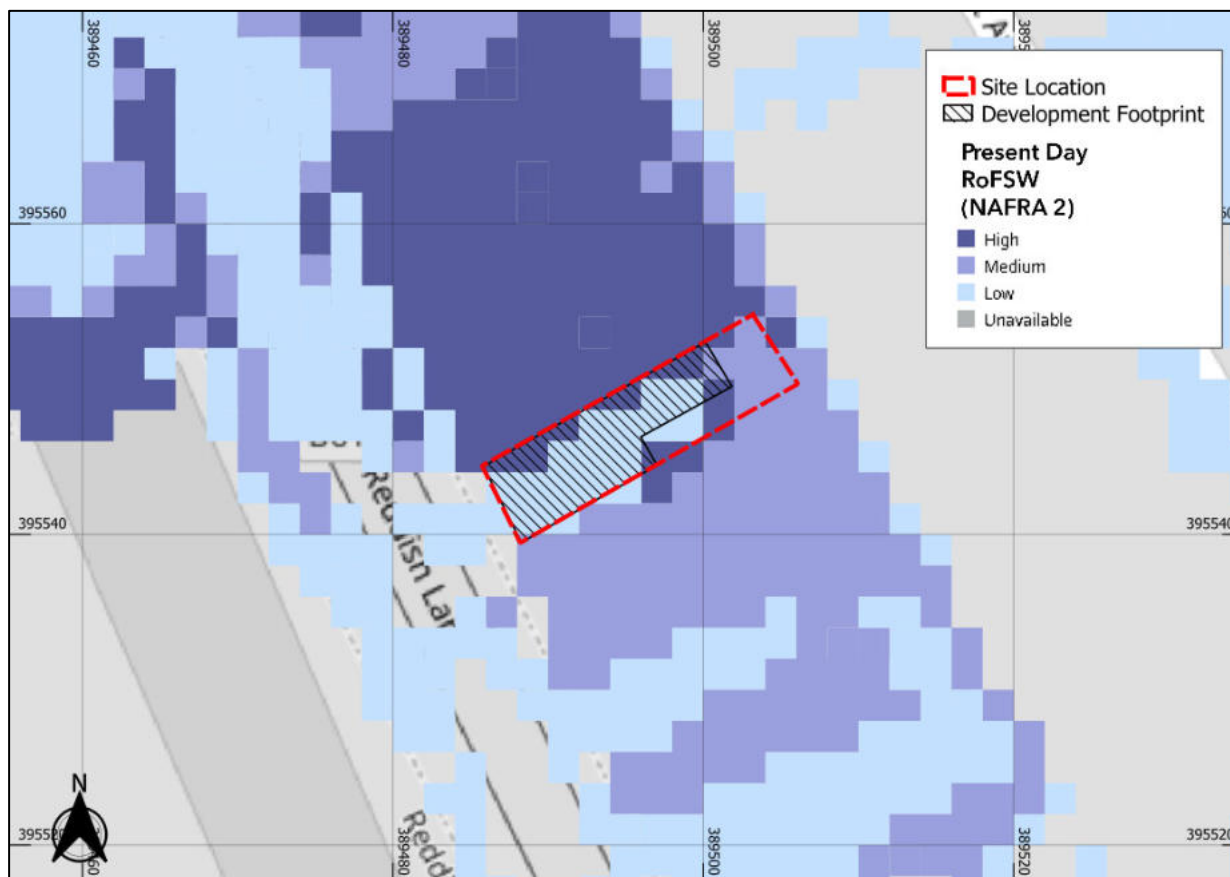


Figure 5: EA Surface Water Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

RoFSW Present Day Depth Analysis

- 4.24. Analysis of the 0.2 m flood depth interval mapping indicates that the majority of the site has a low chance of flood depths exceeding 0.2m, this includes the majority of the development footprint, as well as garden areas in the north-east of the site (Figure 6).

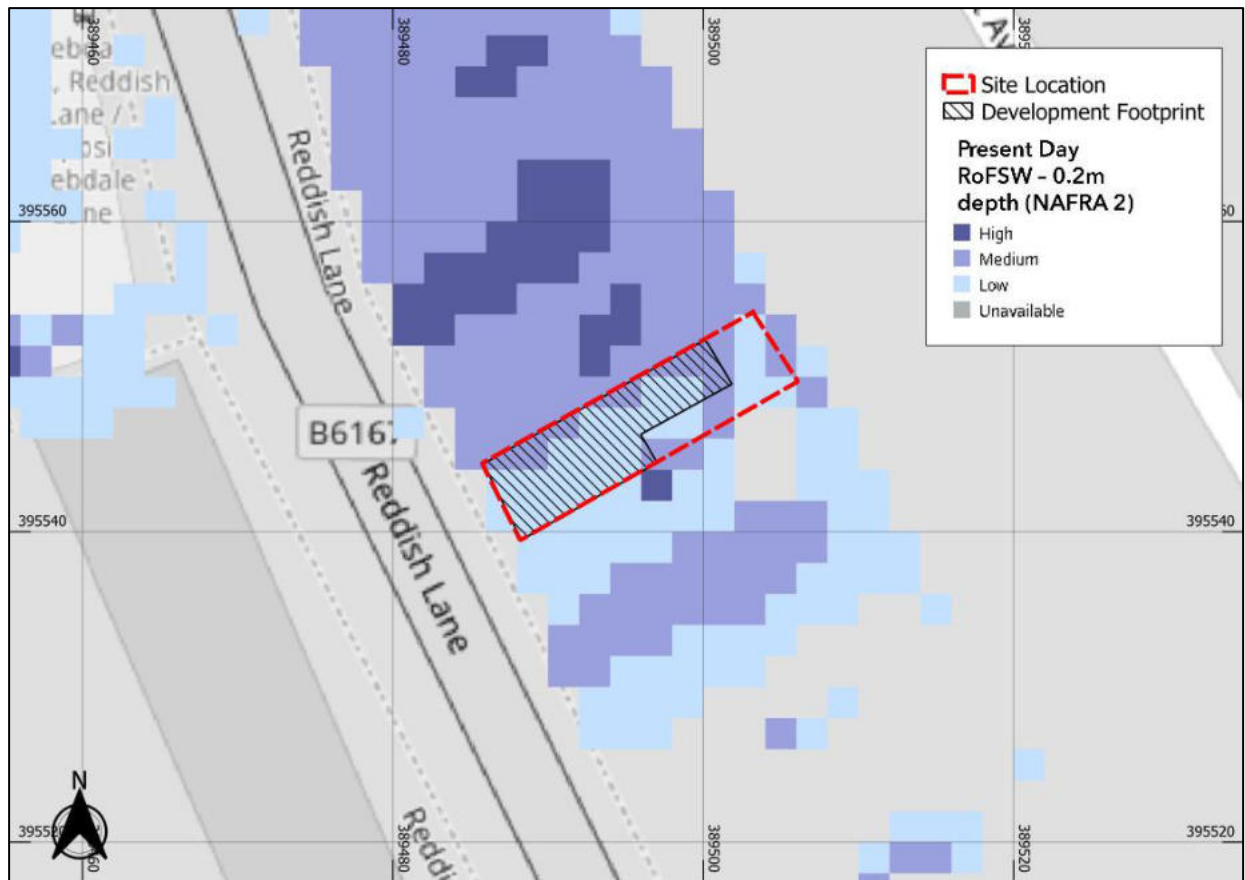


Figure 6: EA Present Day Surface Water Flood Risk Mapping of Likelihood of Depths >0.2m (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.25. Areas with a medium chance of flood depths exceeding 0.2m are located along the northern and eastern boundaries of the site and development footprint. A small, isolated area with a high chance of flooding is located along the southern boundary of the site.
- 4.26. Review of the higher flood depth intervals (0.3 m, 0.6 m, 0.9 m, and 1.2 m) indicates that most of the site remains outside all modelled low, medium, and high chance flood extents (Figure 7). Only a small area along the eastern boundary of the development footprint has a low chance of flood depths exceeding 0.3m. A small area along the eastern perimeter of the development has a medium chance of flood depths exceeding 0.3m.

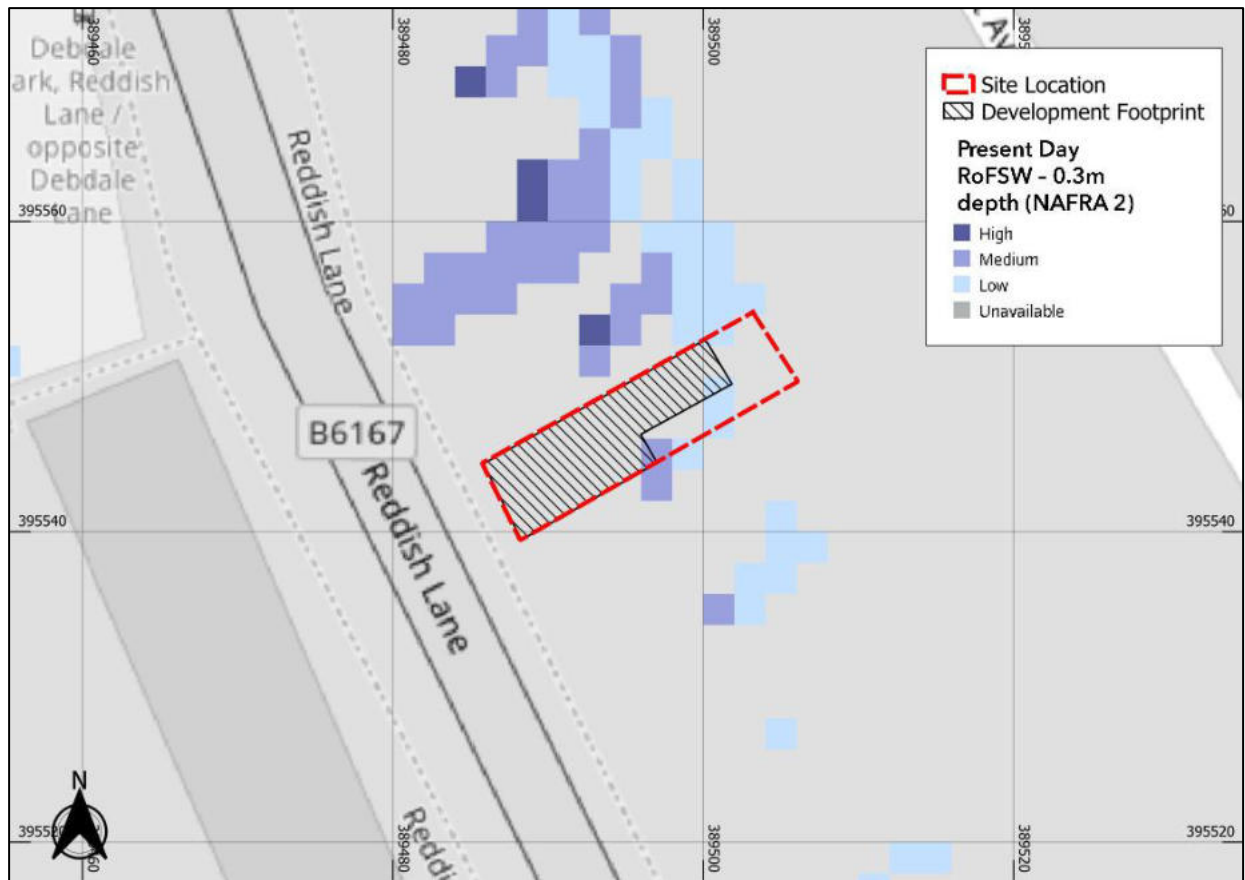
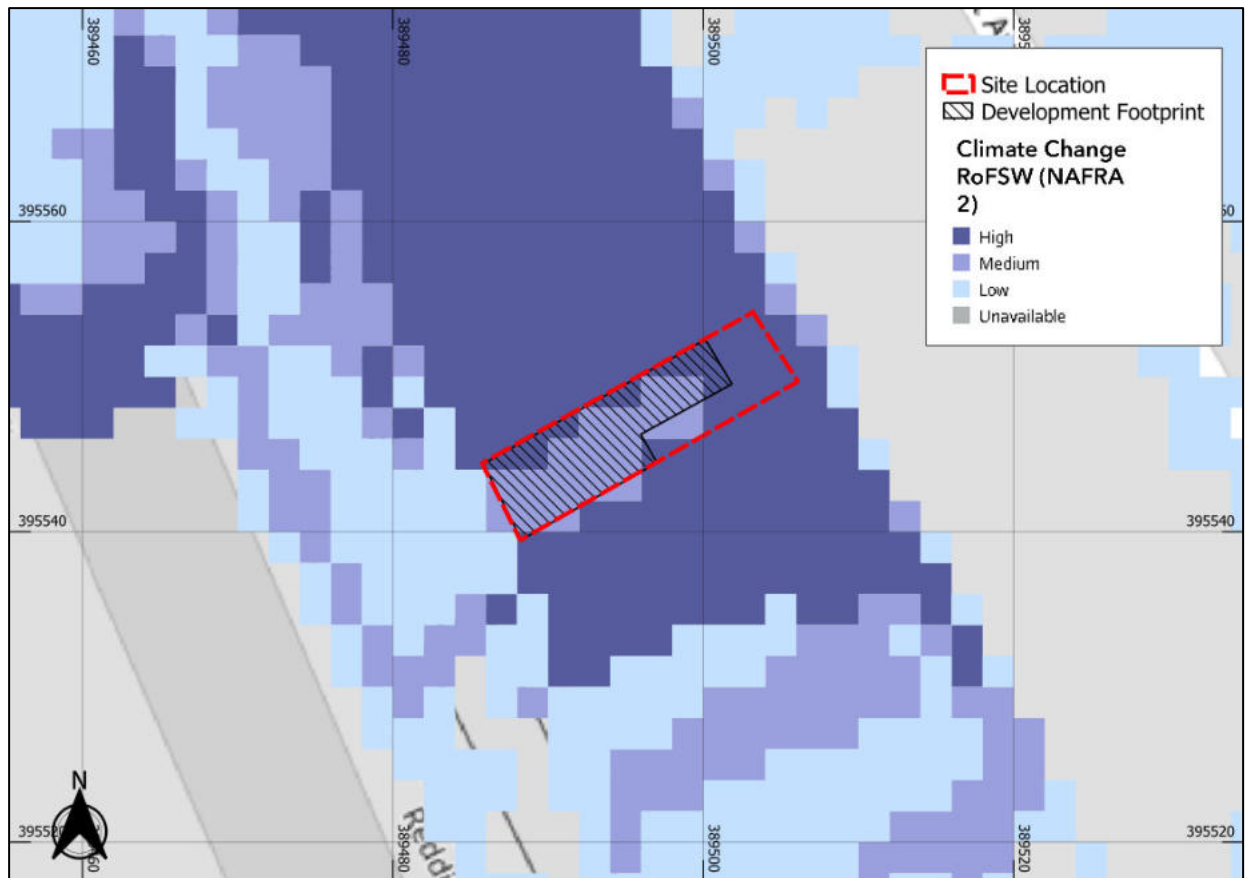


Figure 7: EA Present Day Surface Water Flood Risk Mapping of Likelihood of Depths >0.3m (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.27. It is also noted that Reddish Lane, which provides access and egress to the site, lies outside all modelled surface water flood extents, ensuring safe access and egress can be maintained.

Climate Change Surface Water Flood Risk

- 4.28. Analysis of the climate change RoFSW flood depth mapping indicates that flood extents and depths across the site are expected to remain broadly similar to present-day conditions under all modelled flood chance events, although the probability of flooding may increase slightly in some areas (Figure 8).
- 4.29. The majority of the site is expected to have a medium chance of flooding from surface water, with the northern, southern, and eastern areas and boundaries of the site having a high chance of flooding.

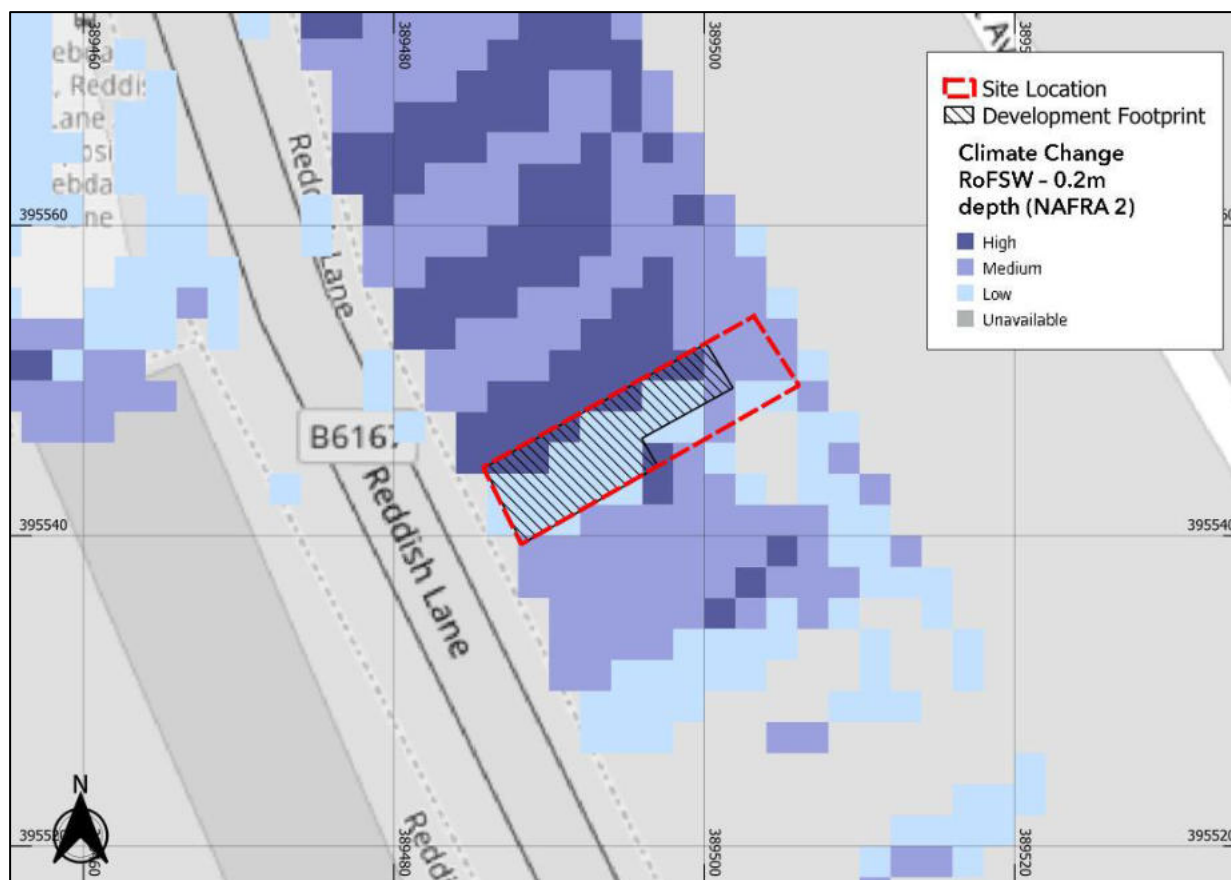


4.30.

Figure 8: EA Climate Change Surface Water Flood Risk Mapping Extents (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

RoFSW Climate Change Depth Analysis

- 4.31. Analysis of the 0.2 m flood depth interval mapping, incorporating climate change allowances, indicates that predicted flood depths across the site are generally comparable to present-day conditions.
- 4.32. The majority of the site is assessed as having a low probability of flood depths exceeding 0.2 m under future climate scenarios. However, the assessment identifies that the northern boundary of the proposed development footprint, together with a limited area along the eastern perimeter, is likely to experience an increased probability of surface water flood depths exceeding 0.2 m (Figure 9).



- 4.33. Analysis of the higher flood depth intervals (0.3 m, 0.6 m, 0.9 m, and 1.2 m) indicates that the site remains predominantly outside the low, medium, and high probability flood extents under both present-day and future climate conditions (Figure 10).
- 4.34. Flood depths exceeding 0.3 m are projected to remain broadly consistent with present day scenarios. Along the northern and eastern boundaries of the development footprint, there is a low chance of flood depths exceeding 0.3 m, while a limited area on the eastern perimeter of the development has a medium chance of flood depths exceeding this threshold.

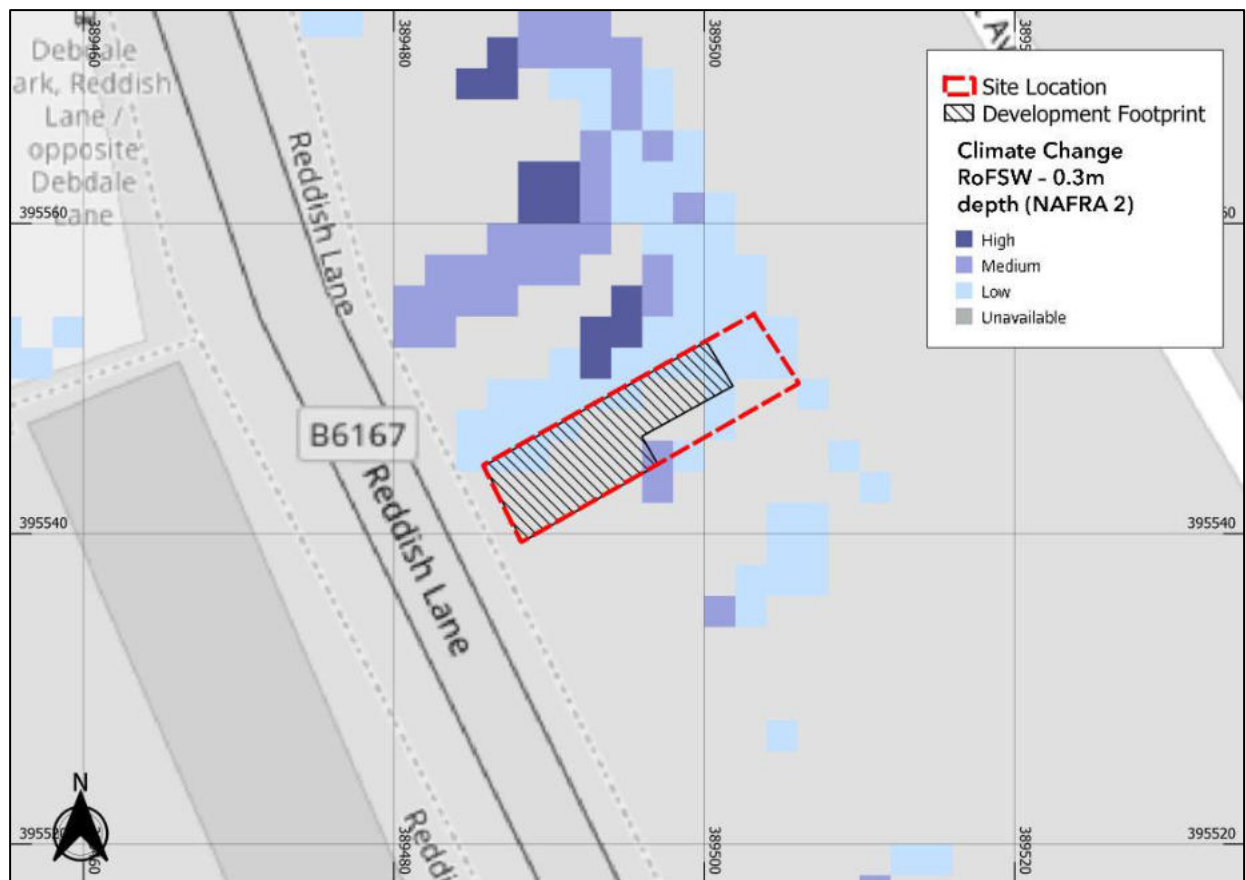


Figure 10: EA Climate Change Surface Water Flood Risk Mapping of Likelihood of Depths >0.3m (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.35. It is also noted that Reddish Lane, lies entirely outside all modelled surface water flood scenarios, ensuring safe access and egress can be maintained under climate change conditions.

Pluvial Flood Risk Summary

- 4.36. According to the EA's RoFSW mapping, the majority of the site is located within an area with a low chance of surface water flooding, with small areas along the northern, eastern, and south-eastern boundaries having a medium to high chance of flooding.
- 4.37. The surface water flood risk is associated with an existing overland flow path that conveys runoff from higher ground along Debda Lane to the north, directing water southwards along Reddish Lane in line with the local topography.
- 4.38. Analysis of the RoFSW flood depth mapping shows that most of the site, including the development footprint, has a low chance of flood depths exceeding 0.2 m, with areas along the northern and eastern boundaries showing a medium chance, and a small, isolated area along the southern boundary having a high chance of flooding.
- 4.39. For the higher depth intervals (0.3 m, 0.6 m, 0.9 m, and 1.2 m), the site remains largely outside all modelled low, medium, and high chance flood extents, with only small isolated areas on the eastern

perimeter showing a low to medium chance of flood depths exceeding 0.3 m. Under both present-day and climate change scenarios, shallow ingress of water could be likely in the low and medium chance flood events.

- 4.40. Under climate change conditions, flood extents and depths across the site are expected to remain broadly consistent with present-day scenarios, although the chance of flooding may increase slightly in some areas.
- 4.41. Under both present-day and climate change scenarios, shallow ingress of water could be likely through the front doorway and rear doorways during low and medium chance flood events.
- 4.42. Reddish Lane, which provides access and egress to the site, lies outside all modelled surface water flood chance extents, ensuring safe access and egress can be maintained during extreme rainfall events.
- 4.43. The 2019 SFRA provides mapping of historical surface water flood incident records kept by the local authority. According to the 2019 SFRA “the majority of urban Greater Manchester is at risk from surface water flooding”. However, the SFRA does not record any historic surface water flooding incidents on site or within the local area.
- 4.44. As such, the risk to the proposed development from pluvial flooding is considered low to moderate. Mitigation measures are proposed in Section 5.

Reservoirs

- 4.45. Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely the consequences would be significant, leading to rapid inundation of the downstream floodplain.
- 4.46. According to the EA's Flood Risk from Reservoirs mapping the site is at risk of flooding in the event of a breach at the Audenshaw No.1 reservoir (Figure 11). The worst reservoir failure model is a 'wet day' scenario. This scenario predicts how much worse the flooding might be if a river is already experiencing an extreme natural flood.

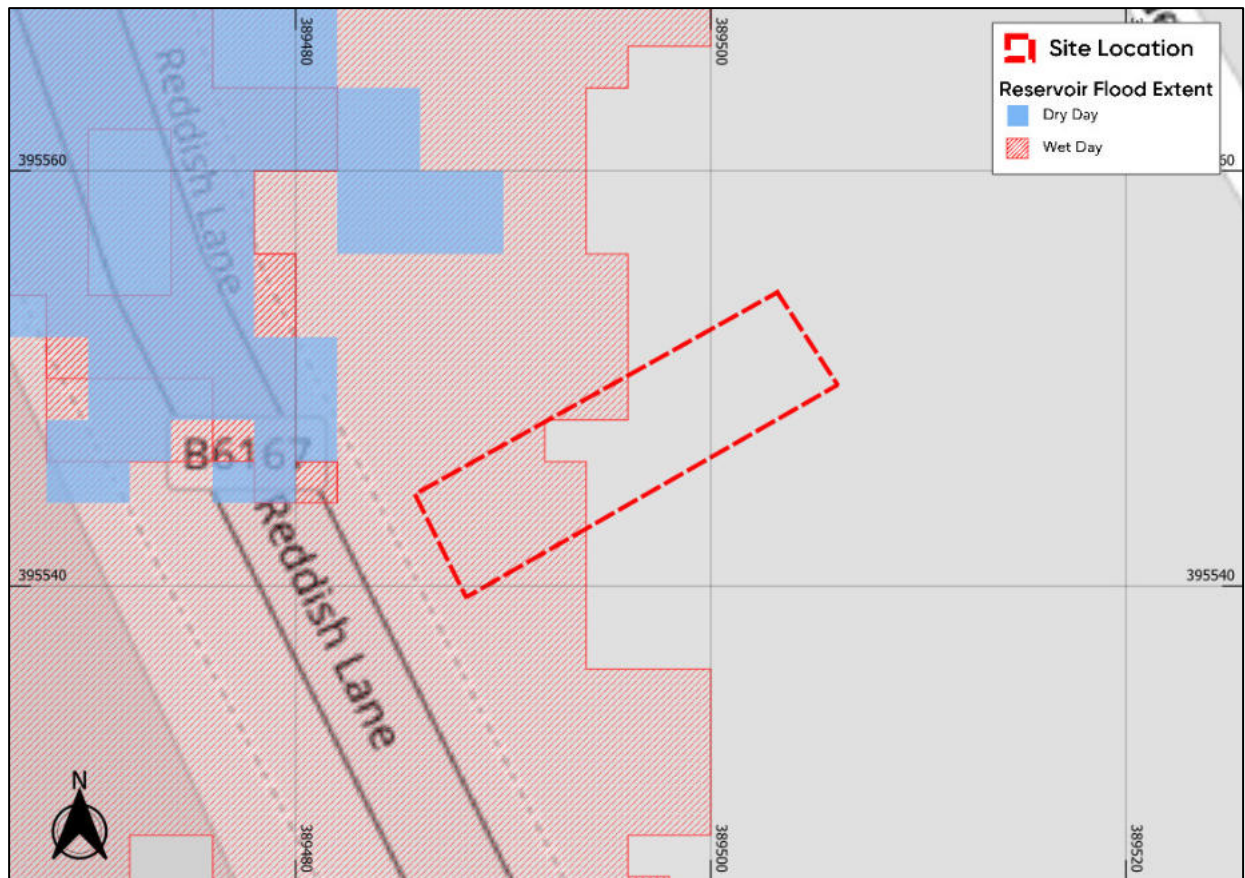


Figure 11: EA Reservoir Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). ©<https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.47. All large reservoirs must be inspected and supervised by reservoir panel engineers as detailed by the Reservoirs Act 1975 in England and Wales. The EA are responsible to ensure that reservoirs are regularly inspected, and essential safety work carried out. As reservoirs are highly managed the maximum flood extent provided in the EA Risk of Flooding from Reservoirs mapping is considered a worst-case scenario.
- 4.48. Based on the information above, flooding from reservoirs may be considered as low risk.

Groundwater

- 4.49. Groundwater flooding occurs in areas where underlying geology is permeable, and water can rise within the strata sufficiently to breach the surface.
- 4.50. The British Geological Survey's (BGS) mapping shows superficial deposits of Till, Devensian comprising diamicton underlying the site. The bedrock underlying the site is Chester Formation comprising Sandstone. The superficial glacial till is typically of low permeability, which tends to restrict groundwater movement near the surface. In contrast, the underlying sandstone is generally permeable, capable of storing and transmitting groundwater within its pore spaces. Where these contrasting materials meet, localised groundwater emergence or perched water tables may occur.

- 4.51. There are a number of British Geological Survey (BGS) boreholes located within approximately 200 metres of the site; however, these records are confidential, and the associated data is not publicly accessible.
- 4.52. The 2011 SFRA indicates that the Gorton area and Reddish Lane are not specifically identified as groundwater flooding hotspots, and no historical incidents are reported there. Overall, the SFRA concludes that groundwater flood risk is generally low across Manchester.
- 4.53. The 2019 SFRA presents “Groundwater Issue” mapping, which identifies several categories of potential groundwater related risk. “Groundwater issue” areas denote locations where groundwater problems have previously been recorded. “Areas at risk of ground flooding” represent zones where modelled groundwater levels are close to the surface, indicating possible flooding of basements or low-lying land during wet periods. “Areas of shallow groundwater” indicate where the water table typically lies within approximately 2 m of ground level, increasing the potential for emergence following heavy rainfall. “Areas at risk of groundwater rebound” are associated with former industrial or mining areas where historic dewatering or abstraction has ceased, and groundwater levels are rising towards their natural state.
- 4.54. According to the 2019 SFRA, the site is not located within any of these identified groundwater issue areas (Figure 12).

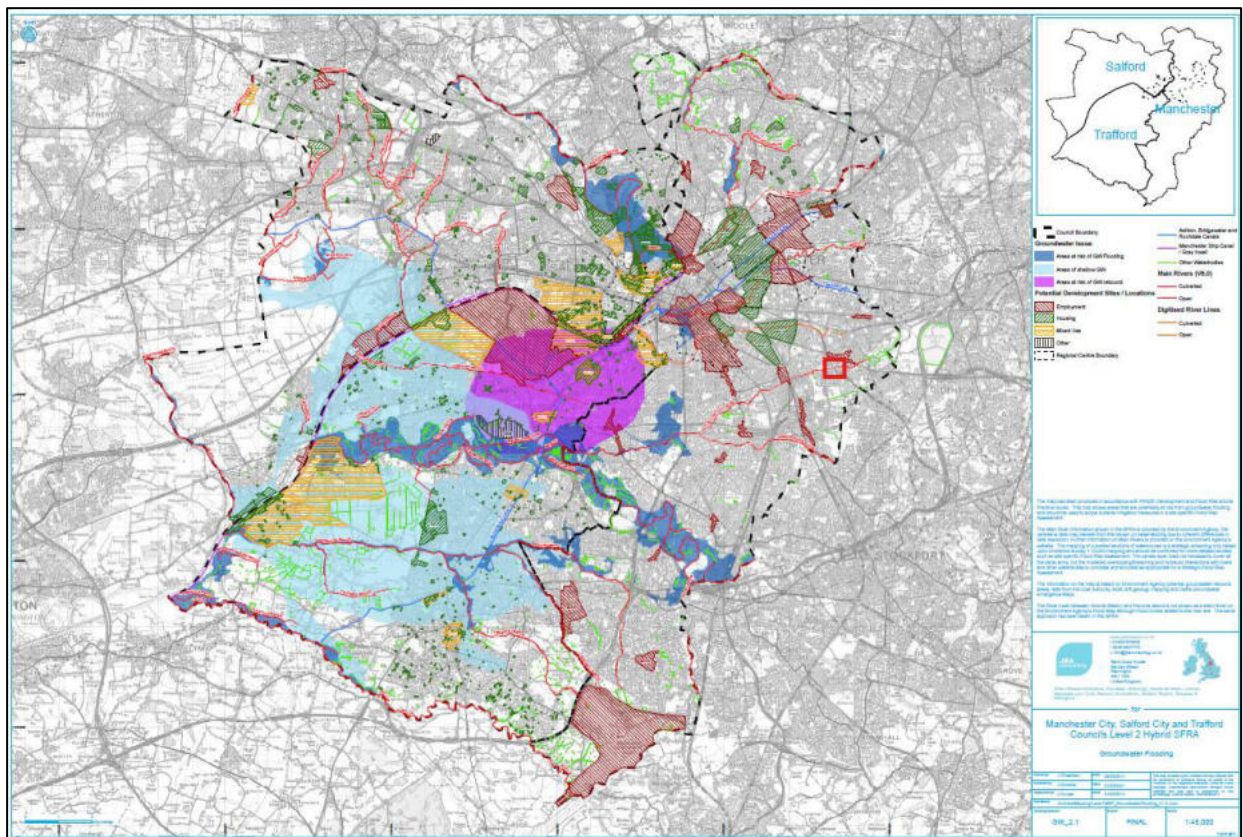


Figure 12: Groundwater issue mapping taken from the 2019 SFRA.

- 4.55. As the development proposals do not include any proposed basements, nor any change to the foundations or fabric of the existing building the risk from groundwater to the development is considered to be low.

Sewers

- 4.56. Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.
- 4.57. Both the 2011 and the 2019 SFRA acknowledge that sewer flooding occurs within parts of Manchester but do not include detailed mapping of recorded incidents. However, no specific sewer flood incidents are recorded within the Gorton area or along Reddish Lane, and no evidence of past flooding from the sewer network has been identified in either SFRA for the site.
- 4.58. Local policy documentation identifies the site as being in a Critical Drainage Area. This does not mean that the site is at risk of flooding, more that it could affect flooding elsewhere. Much of Manchester is covered by these designations due to the city's dense urban form and the limited capacity of its historic drainage infrastructure.
- 4.59. According to the 2011 SFRA, the site lies within a CDA (Figure 13). The SFRA defines these areas as "locations where the sewer and surface water drainage systems are known to be at, or close to, capacity and where additional development could exacerbate existing flooding problems." It advises that "development within a CDA should be accompanied by a site-specific Flood Risk Assessment which demonstrates that runoff rates will be controlled to greenfield rates where practicable and that Sustainable Drainage Systems (SuDS) have been considered to manage surface water at source."
- 4.60. The SFRA further states that "within CDAs, redevelopment proposals must ensure that flood risk is not increased elsewhere and, where possible, should contribute to reducing flood risk within the catchment."
- 4.61. The subsequent 2019 SFRA notes that "sites within existing CDAs should be supported by an appropriate Flood Risk Assessment that considers both on-site and off-site surface water interactions and identifies suitable mitigation through SuDS or other measures."

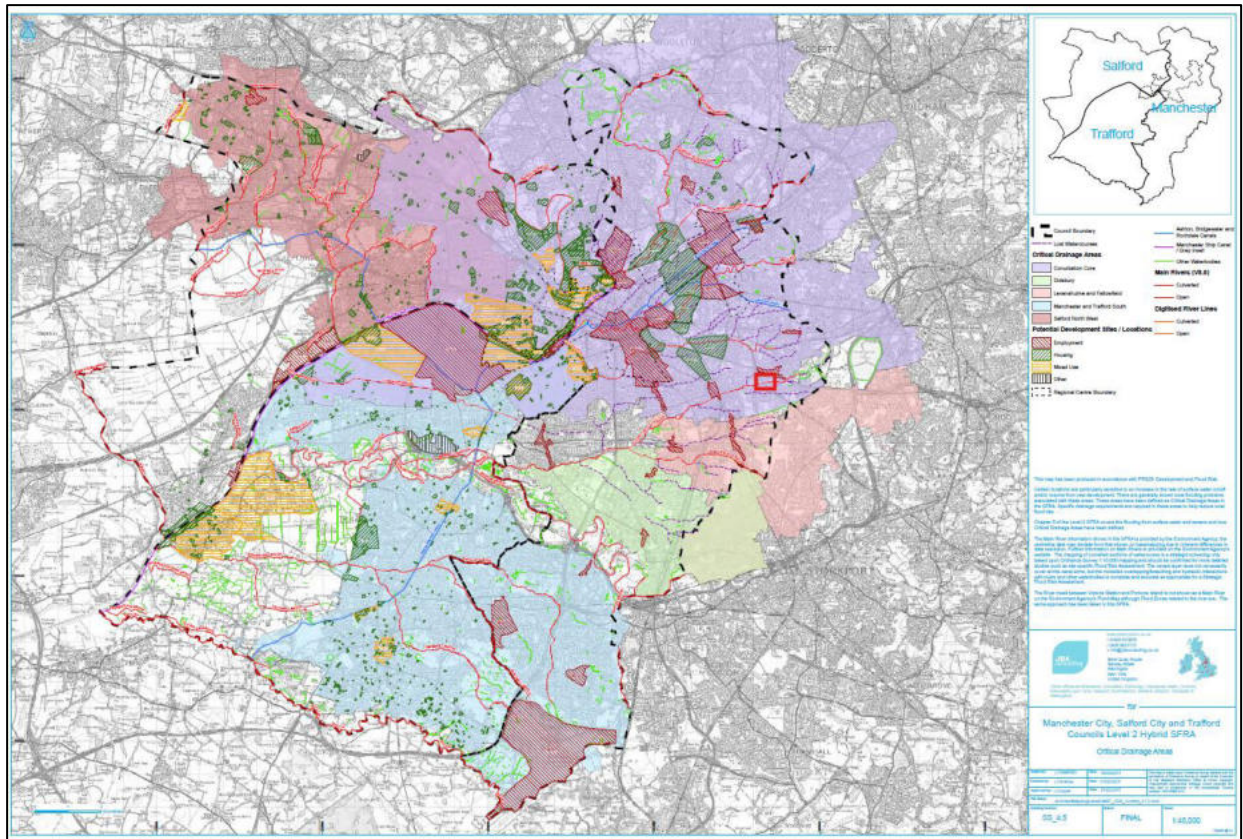


Figure 13: Critical Drainage Areas for Greater Manchester taken from the 2019 SFRA.

- 4.62. Although the site lies within a CDA, the proposed development involves only the internal conversion of the existing two-storey single dwelling into two self-contained flats, with no proposed increase in building footprint or impermeable area. As such, the proposal will not alter the existing drainage regime or surface water runoff characteristics of the site.
- 4.63. The 2014 LFRMS indicates that development within CDAs should demonstrate that surface water is appropriately managed and that flood risk is not increased elsewhere.
- 4.64. In this instance, no there is no proposed increase in built footprint on site and existing drainage infrastructure that serves existing building is to be reused.
- 4.65. Based on the above, the development is therefore considered to be at low risk of flooding from sewers.

5. Flood Risk Mitigation

Fluvial and Tidal

- 5.1. The development site is located within Flood Zone 1, indicating a low probability of flooding from fluvial sources. An area of Flood Zone 2 is situated approximately 390m to the north of the site. These areas lie approximately 3-4m below the minimum on-site elevation.
- 5.2. Based on the EA's Flood Map for Planning, there is no evidence of fluvial flood risk affecting the site, either under present-day or climate change scenarios.
- 5.3. The site is a significant distance from any tidal source and above the anticipated extreme tidal levels, even when considering the impacts of climate change.
- 5.4. As such, the risk of fluvial and tidal flooding to the site is low and no specific fluvial or tidal flood mitigation measures are required for the proposed development.

Pluvial

- 5.5. According to the EA's RoFSW mapping, the development footprint is at risk of depths exceeding 0.2m and 0.3m during the present day and climate change surface water flood events.
- 5.6. Under both present-day and climate change scenarios, shallow ingress of water could be likely through the front doorway and rear doorways during these events.

Flood Resilience and Resistance Measures

- 5.7. It is recommended that appropriate flood resilience and resistance measures should be incorporated as a part of the development proposal (where applicable), in accordance with the CLG Report, Improving the Flood Performance of New Buildings - Flood Resilient Construction (2007)¹¹ including measures such as the below:

- *Where practicable, external doorways should incorporate flood-resistant design features, such as sealed PVC or watertight composite flood doors, or demountable barrier systems, in order to minimise water ingress during flood events.*
- *Raised wiring and power outlets at ground floor level should be raised as high as possible above FFLs of the proposed development.*
- *Units within the proposed development to be raised on legs above plinth and not sit directly onto the flooring.*

¹¹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7730/flood_performance.pdf

- *Non-return valves should be installed on all new drainage. Maintenance of these valves is important to ensure their continued effectiveness so should be maintained in line with manufactures recommendations.*
- *All new plumbing insulation to be of closed cell design.*
- *Windows and doors on the northern elevation should be sealed or designed to resist minor water ingress; removable or temporary flood barriers may be installed for higher-risk events.*
- *External timber cladding and internal finishes should be water-resistant; sacrificial linings can be used where appropriate to minimize flood damage.*
- *Insulation to be low adsorption board or semi rigid self-draining wool bats.*

Reservoirs, Canals, Groundwater and Sewers

- 5.8. Flood risk from other sources is deemed to be low, therefore mitigation is not required.

Increase to Flood Risk Elsewhere

- 5.9. The existing site comprises a residential dwelling. The proposed development involves the construction of additional residential dwellings, representing an extension of the existing land use.
- 5.10. The proposed development is situated outside all modelled fluvial flood extents. The site has been demonstrated to be at low risk from groundwater, reservoir, canal, and sewer sources.
- 5.11. Although the site is subject to low to moderate pluvial flood risk, the footprint of the development remains unchanged, and accordingly no additional built area is being introduced that could alter overland flow paths or constrain floodplain storage.
- 5.12. Accordingly, the development does not increase flood risk elsewhere and aligns with the sequential, risk-based approach in Paragraph 161 of the NPPF to steer development to areas of lowest flood risk (taking into account all sources and future climate change), while managing any residual risk without adverse off-site consequences.
- 5.13. As the site lies within Flood Zone 1 and the proposed development will not increase flood risk elsewhere. This satisfies Paragraphs 170 and 181 of the NPPF, which require that development be located in areas of lowest flood risk and that it does not increase flood risk to others.
- 5.14. As such, the proposed development should have a negligible impact on flood risk elsewhere.

Flood Warnings

- 5.15. The site is not in an area where the EA provide specific flood alerts and warnings. The occupant of the dwelling should monitor Met Office Weather Warnings to be prepared for extreme weather events.
- 5.16. The Met Office issues weather warnings up to 5 days in advance, through the national Severe Weather Warning Service, when severe weather has the potential to bring impacts to the UK. It is also possible to

stay up to date with weather warnings through the Met Office app (available on both Apple or Android devices), social media e.g. X and Facebook or email alerts.

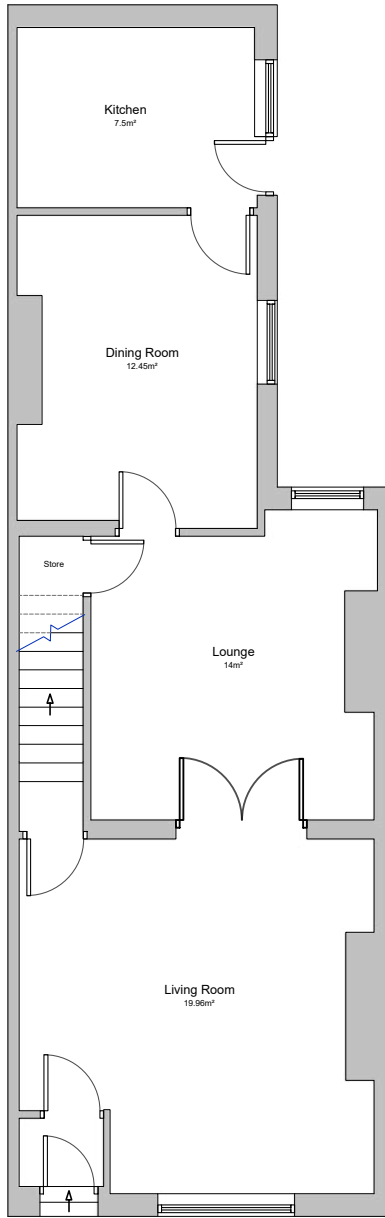
6. Conclusions

- 6.1. This FRA has been undertaken with reference to the requirements of NPPF and Planning Practice Guidance with respect to the development at 49 Reddish Lane, Manchester, M187JH. It has been written to support a planning application and prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.
- 6.2. An assessment of the risk of flooding from all sources has been undertaken and is summarised in the table below:

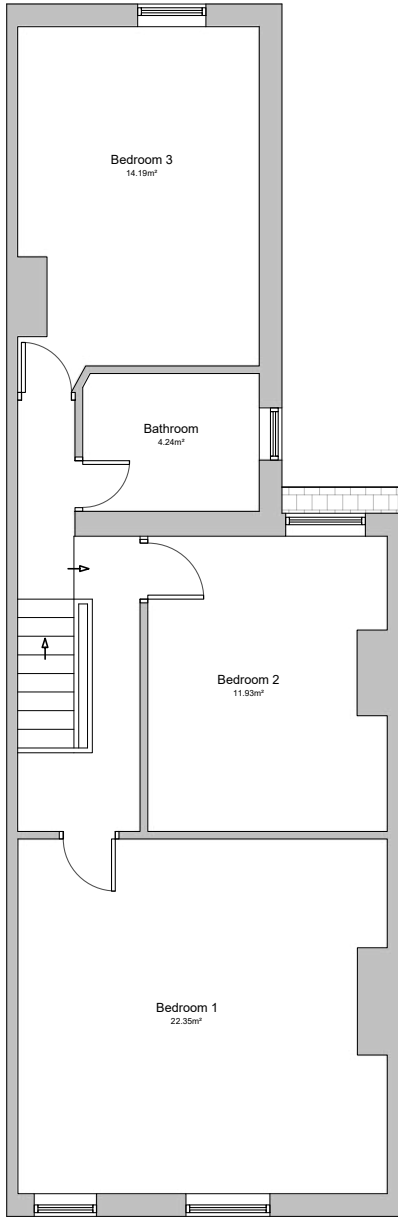
Source of Flooding	Flood Risk Summary
Fluvial	The site is located entirely within Flood Zone 1, indicating a low probability of fluvial flooding. The nearest Flood Zone 3 area, associated with the Gore Brook floodplain, is approximately 390 m north of the site and lies several metres lower in elevation. Climate change modelling shows no encroachment of fluvial flood extents towards the site. The site is located around 9.5 km inland at a minimum elevation of approximately 76.15 m AOD and is therefore well above anticipated extreme tidal levels, even when accounting for climate change. There are no recorded incidents of historical fluvial or tidal flooding affecting the site, with the nearest recorded event located over 6 km to the north-west. As such, the site is considered to be at low risk of fluvial and tidal flooding.
Pluvial	EA RoFSW mapping indicates that the majority of the site is at low risk of surface water flooding, with small areas along the northern, eastern, and south-eastern boundaries at medium to high risk. The flood risk arises from an overland flow path conveying runoff from higher ground along Debdale Lane to the north, flowing southwards along Reddish Lane. Modelled flood depths show that most of the site, including the development footprint, has a low and medium chance of flood depths exceeding 0.2 m, with depths of at least 0.3 m expected along the site boundaries. Under both present-day and climate change scenarios, shallow ingress of water may occur through the front and rear doorways during low and medium probability rainfall events. Access via Reddish Lane remains outside all modelled flood extents, ensuring safe access and egress during extreme rainfall. No historical surface water flooding incidents have been recorded at or near the site. Overall, the risk from surface water flooding is considered low to moderate. Property Flood Resilience measures are recommended to further reduce risk and limit potential ingress during pluvial flood events.
Tidal, Reservoirs, Groundwater, Sewers, Canals	The site is considered to be at low risk from other sources.

- 6.3. The FRA supports the planning application and demonstrates that there is an acceptable level of flood risk to the site if the mitigation strategies recommended are implemented in the scheme. The development does not increase flood risk off site or to the wider area.
- 6.4. This Flood Risk Assessment should be submitted as part of the planning application to satisfy the requirements under NPPF.

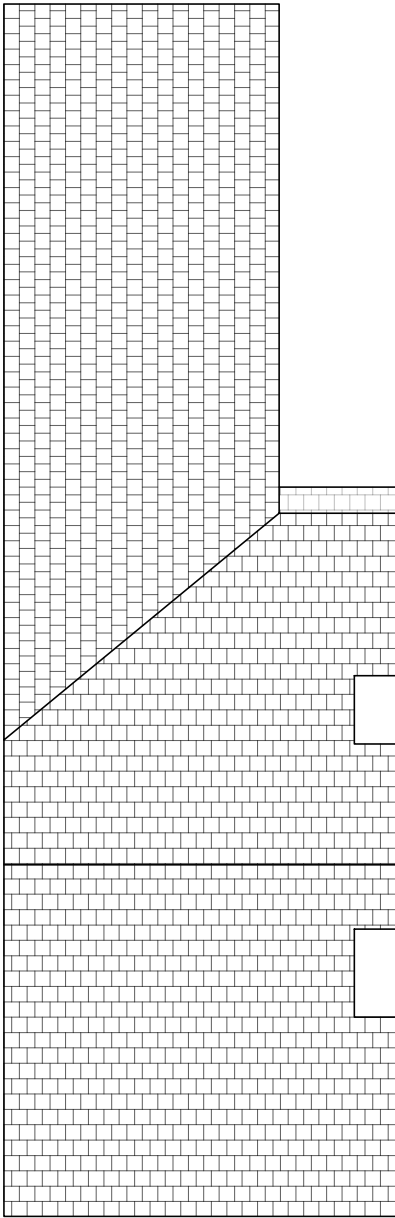
Appendix A - Development Proposals



Existing Ground Floor Plan
62.7m² GIA
1:100 @ A3



Existing First Floor Plan
62.14m² GIA



Existing Roof Plan

Total Floor Space = 124.84m²



Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation.
All dimensions are in millimetres unless where explicitly shown otherwise.
The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies.
Do not scale off the drawings, if in doubt ask.
HAD & Co. are not liable for any work undertaken prior to Full Planning Consent and/or Building Regulations Approval.
Any structural works should be checked and verified by a suitably qualified structural engineer before works commence.
All drainage is assumed and should be clarified on site by the contractor.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.
The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

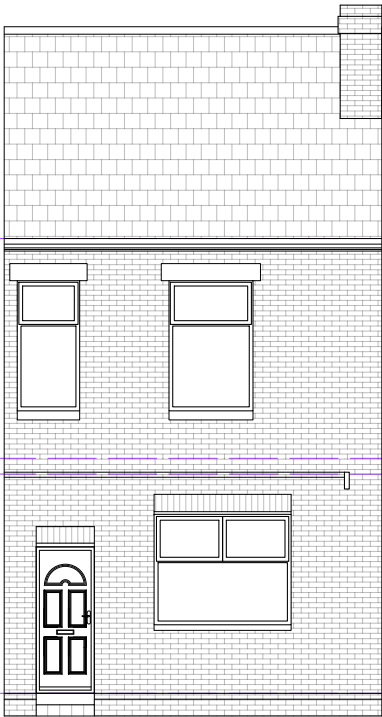
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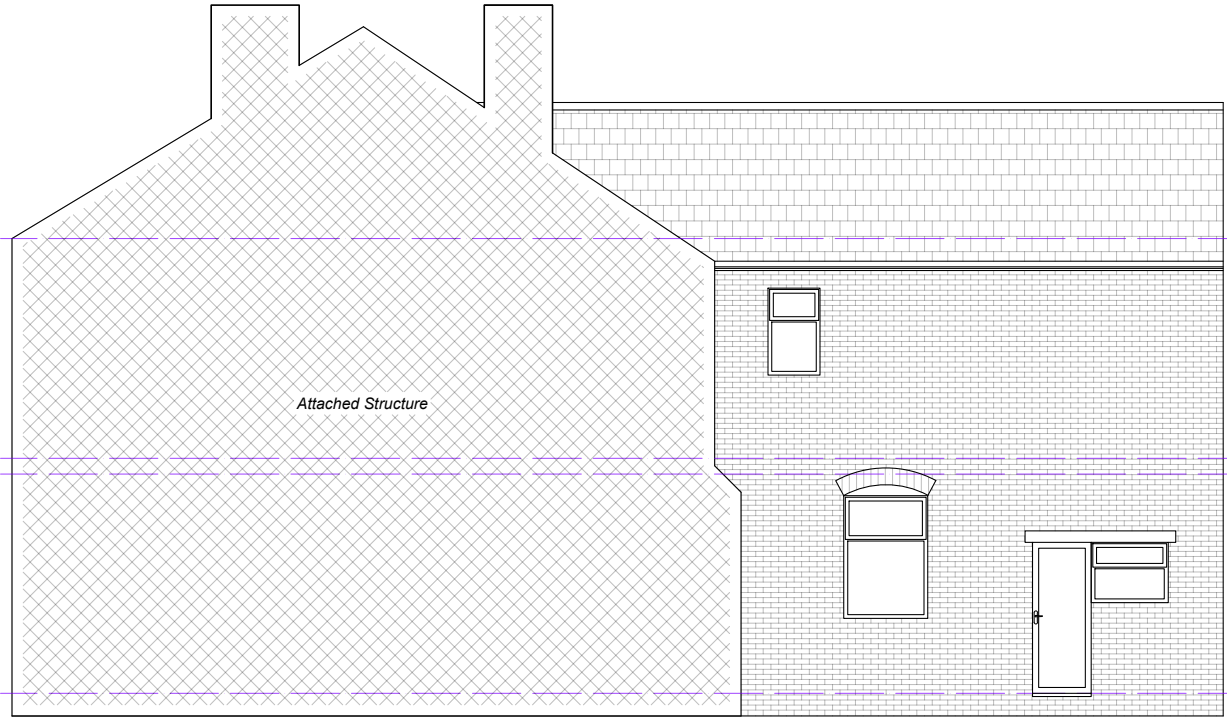
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Address: 49 Reddish Lane
Manchester
M18 7JH

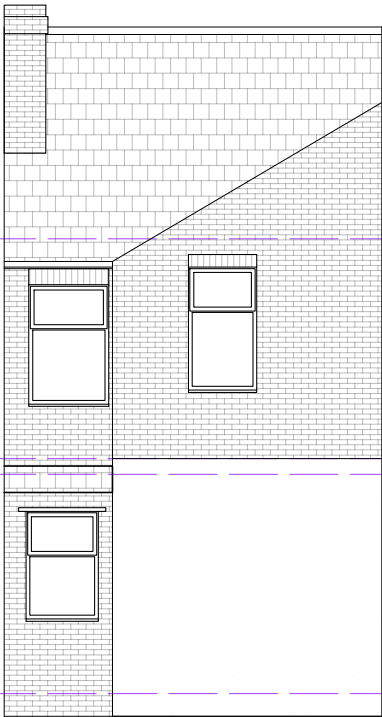
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Client: Wahab	Checked: SH
Date: 30-06-2025	Paper: A3
Drawing No: HAD3965-01	Scale: 1:100
Revision:	



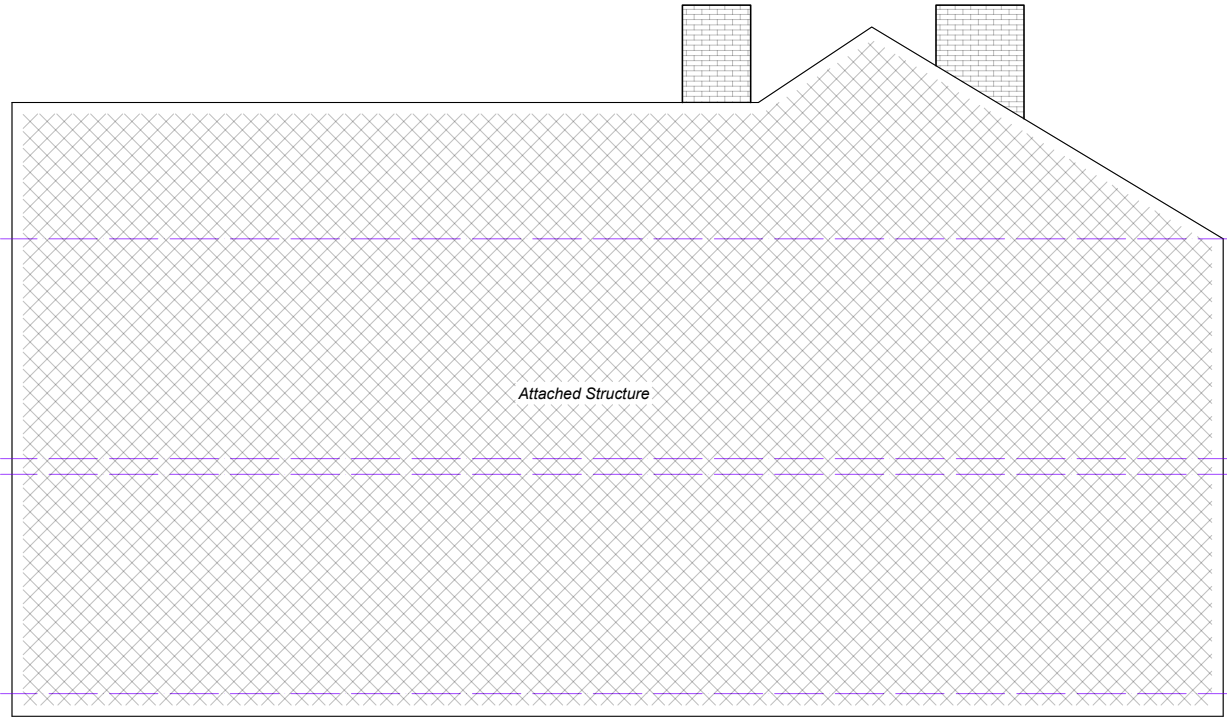
Existing Front Elevation
1:100 @ A3



Existing Side Elevation
1:100 @ A3



Existing Rear Elevation
1:100 @ A3



Existing Attached Elevation
1:100 @ A3



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Revisions List:



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Manchester
M18 7JH

Title: Existing Elevations

Drawn: NME

Client: Wahab

Checked: SH

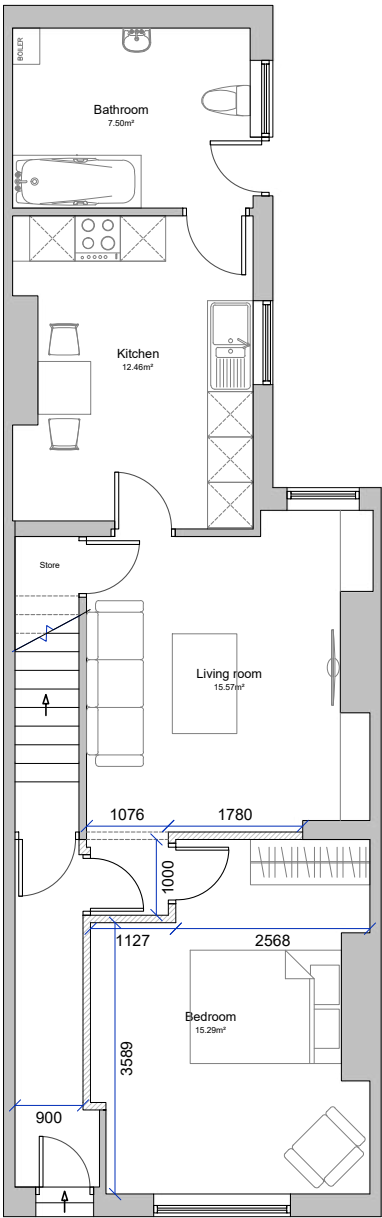
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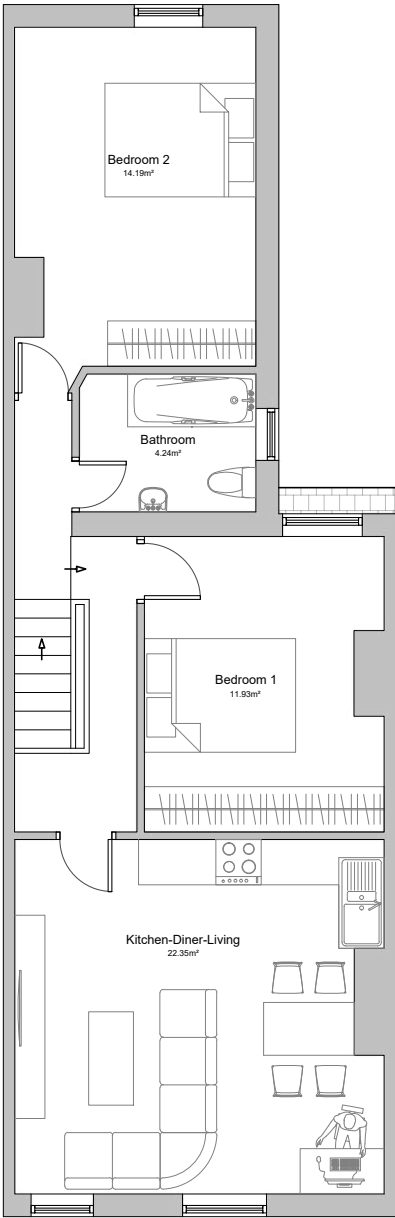
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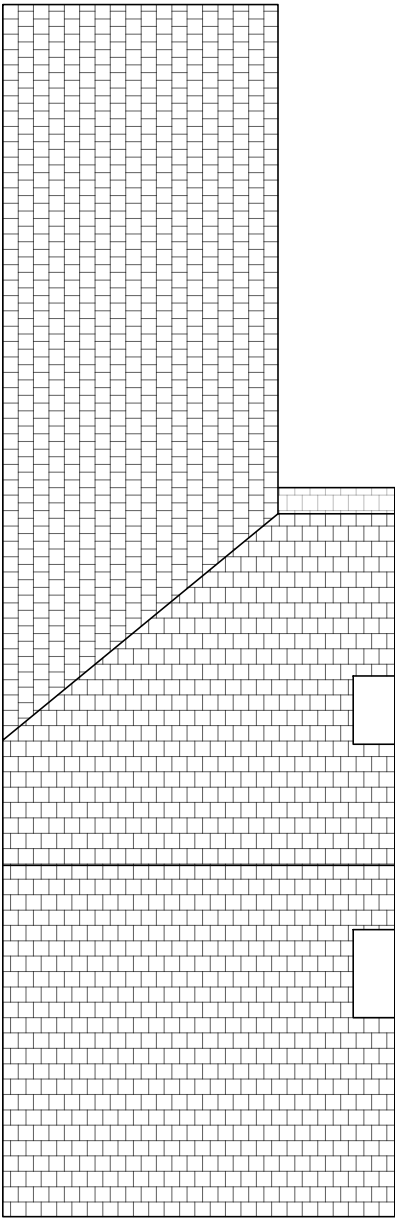
Revision:



Proposed Ground Floor Plan
FLAT 1 (49A) - 1b 2p
53.24m² GIA (50m² required)



Proposed First Floor Plan
FLAT 2 (49B) 2b 3p
62.14m² GIA (61m² required)



Proposed Roof Plan
(no changes)



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• Underpinning
• Insertion of lead flashings
• Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

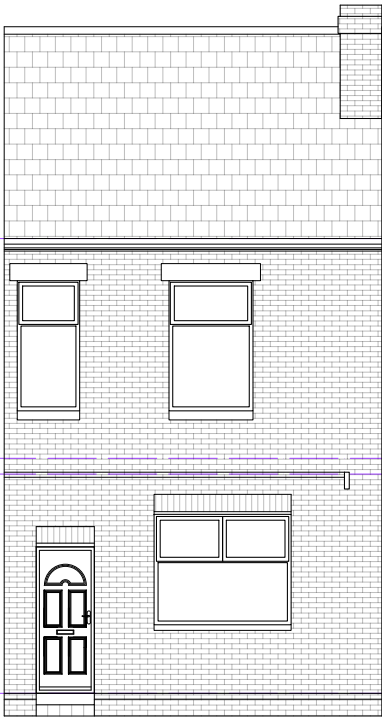
Revisions List:



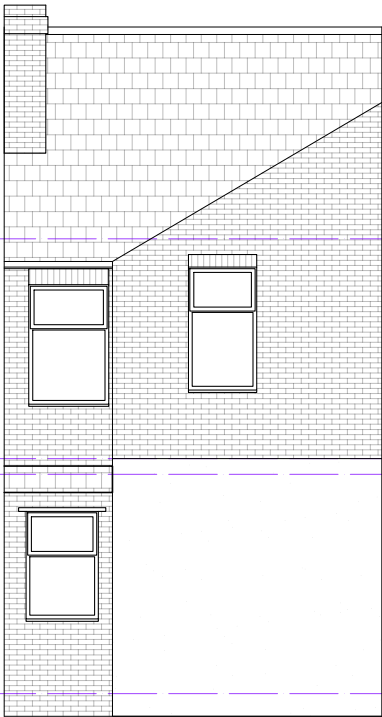
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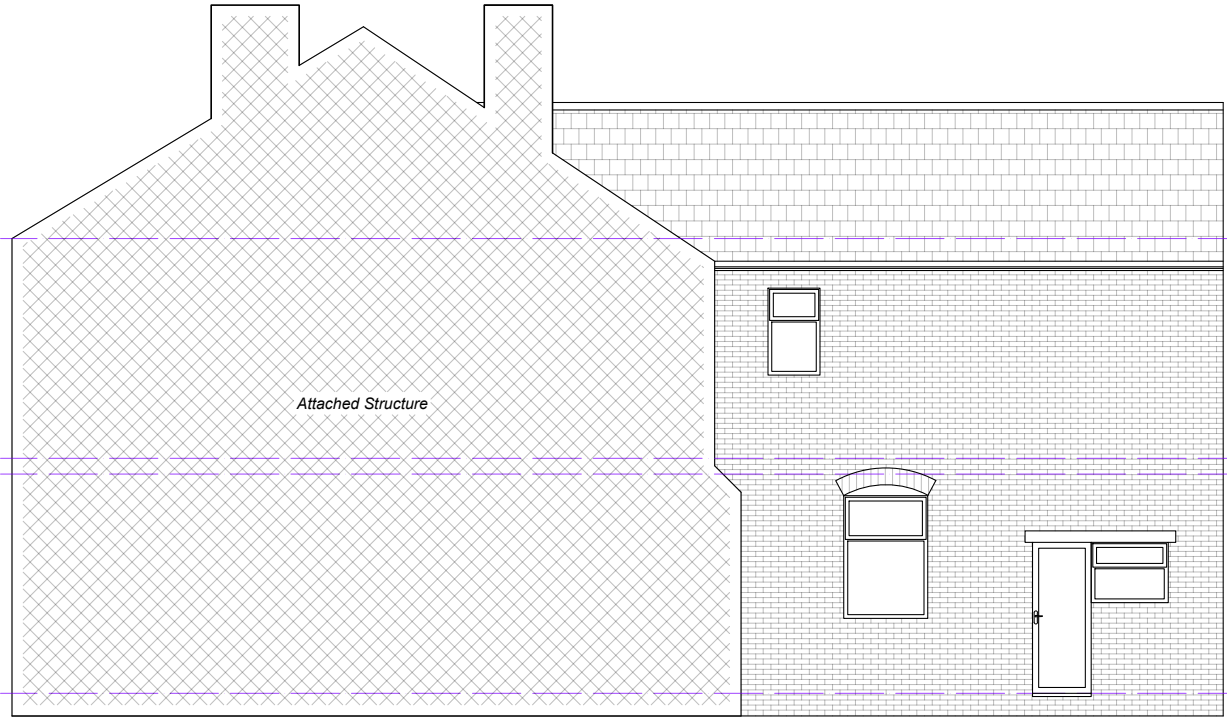
Title: Proposed Plans	Drawn: NME
Client: Wahab	Checked: SH
Date: 28/08/2025	Paper: A3
Drawing No: HAD3965-03	Scale: 1:100
Revision:	



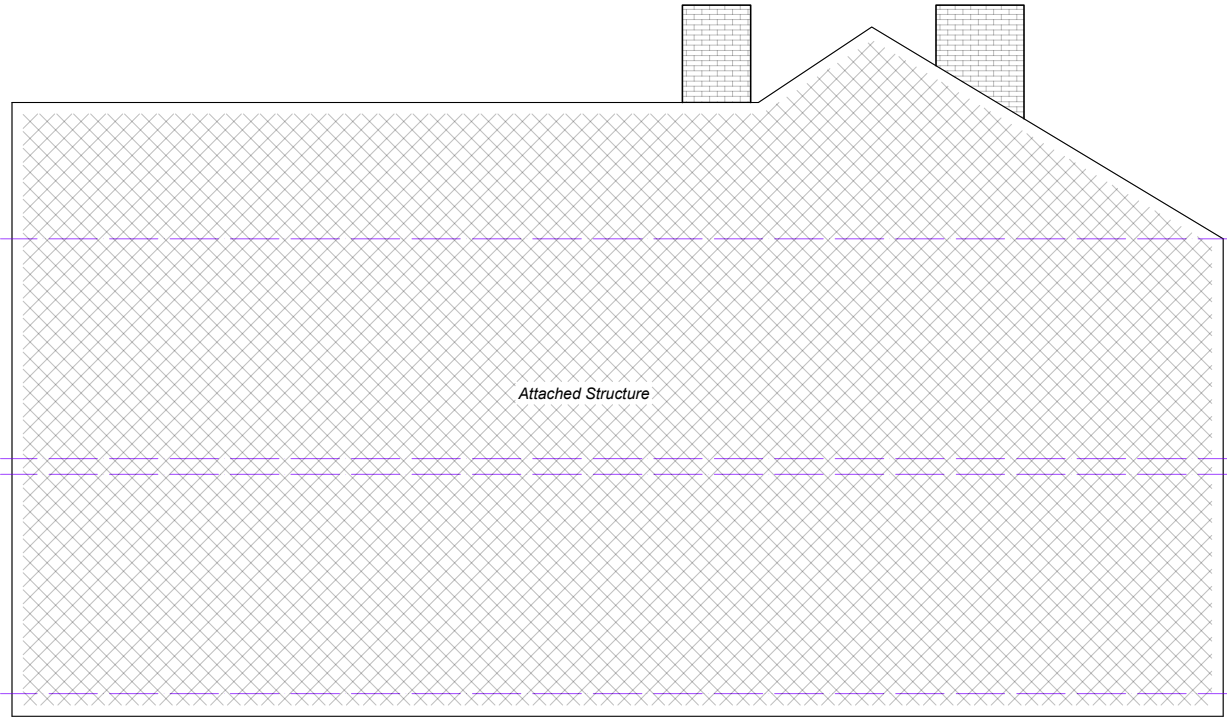
Proposed Front
Elevation *No Changed*
1:100 @ A3



Proposed Rear Elevation
No Changes
1:100 @ A3



Proposed Side Elevation
No Changes
1:100 @ A3



Proposed Attached Elevation
No Changes
1:100 @ A3



Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation.
All dimensions are in millimetres unless where explicitly shown otherwise.
The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies.
Do not scale off the drawings, if in doubt ask.
HAD & Co. are not liable for any work undertaken prior to Full Planning Consent and/or Building Regulations Approval.
Any structural works should be checked and verified by a suitably qualified structural engineer before works commence.
All drainage is assumed and should be clarified on site by the contractor.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.
The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to start of works on site.

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MATERIALS AND WORKMANSHIP
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Revisions List:



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Address: 49 Reddish Lane
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Title: Proposed Elevations	Drawn: NME
Client: Wahab	Checked: SH
Date: 11-09-2025	Paper: A3
Drawing No: HAD3965-04	Scale: 1:100
Revision:	