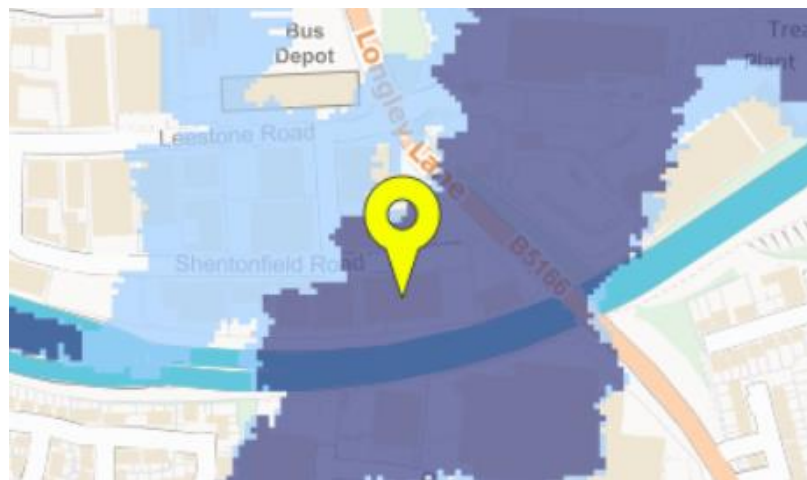


FLOOD RISK ASSESSMENT

NEW ACRE HOUSE, SHENTONFIELD ROAD, SHARSTON, MANCHESTER, M22 4TJ

- I.0 The purpose of this Statement is to provide a brief preliminary consideration of flood risk associated with the proposed development. This Statement accompanies an application which seeks full planning permission for the partial change of use of New Acre House from vehicle storage / repair business (Sui Generis) to office space (Use Class B1a) with minor external alterations.
- I.1 From the outset, it should be noted that the application site falls within a Flood Zone 3a as shown on the extract below from the Environment Agency's Flood Map.



- I.2 The Technical Guidance to the National Planning Policy Framework (NPPF) advises that land falling in a Flood Zone 3a has a 1 in 100 or greater annual probability of river flooding, or a 1 in 200 or greater annual probability of flooding from the sea in any year.
- I.3 The Technical Guidance also explains that water-compatible and less vulnerable uses of land are appropriate in Flood Zone 3a. Importantly, Table 2 of the Guidance classifies buildings used for office purposes as a less vulnerable use. Notwithstanding the fact that the primary function of the building is already an office, the proposed change of use can be considered appropriate in sequential terms.
- I.4 The proposed change of use will not amend the finished floor level of the building, nor will it alter the existing surface water drainage arrangements on site. Surface water will continue to flow into the mains sewer network as existing.
- I.5 Overall, we consider that there are no constraints in flood risk terms to the proposed development. The core function of the building is as an office, which is a less vulnerable use and appropriate in a Flood Zone 3a. The proposed change of use will not increase flood risk elsewhere, hence the development is compliant with the NPPF and its Technical Guidance.