FLOOD RISK ASSESSMENT

DATE: April 2026 **CONFIDENTIALITY:** Public
SUBJECT: Arch No 122, Woollam Place, Manchester, M3 4JJ

INTRODUCTION

This report aims to provide an assessment of flood risk for the proposed application for change of use class at Arch No 122, Woollam Place, Manchester, M3 4JJ. As part of this application, it is proposed to install an extract louvre to the rear of arch in the brick infill.

The National Planning Policy Framework (NPPF) (2024) states in Footnote 63 that 'A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. Given that the proposed site falls within Flood zone 2, according to the national flood risk map for planning, a Flood Risk Assessment (FRA) is required as part of this application.

SITE DETAILS

The site is shown in Figure 1 below. The site boundary comprises: to the south-west, a cleared strip of land belonging to Network Rail bordering the site of Big Yellow Self Storage Manchester; to the north-east, a shared space at the front of arches No. 121, 122, 124 & 123 Water St, owned by The Arch Co, beyond which is the dividing wall to the south of the residents car park at Woollam Place; to the south-east, Woollam Place car park; to the north-west, the site of 122 Water Street.

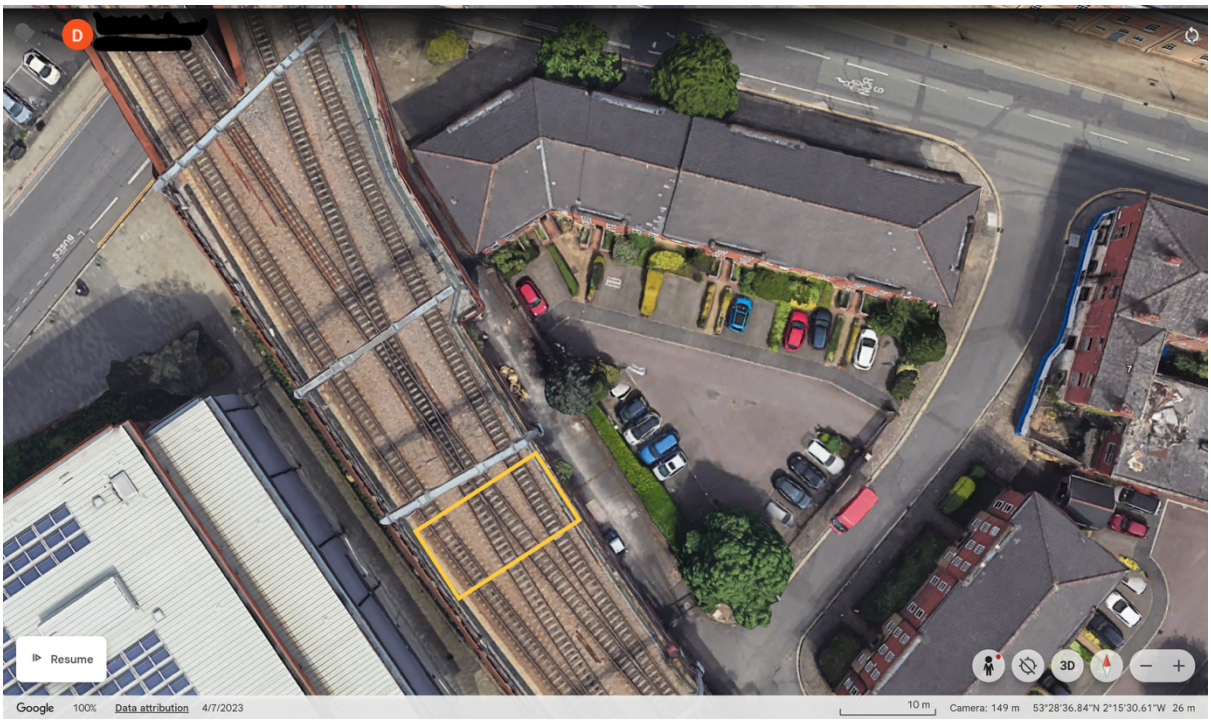


Figure 1: Site Location

PROPOSALS

The application is for a change of use from Class B to Class E(iii) for use as a bakery production site with a retail counter serving baked goods, coffee and sandwiches principally for takeaway, but with limited consumption on premises. Additionally, for the installation of a bakery oven extraction unit at the south-west side of the site. The proposal will have no impact on the footprint of the site or the arch structure.

PLANNING POLICY

The NPPF states in Paragraph 181 that ‘‘When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.’ Paragraph 176 states that ‘‘Applications for some minor development and changes of use should not be subject to the [flood risk] sequential or exception tests but should still meet the requirements for site specific flood risk assessments set out in footnote 63.’

In terms of Local Planning Policy, Manchester core strategy 2012 – 2027, section 12.72 states that “New development should minimise the risk of flooding to people, property and the environment within the site, without increasing risk elsewhere”.

FLOOD RISK ASSESSMENT

Use of the premises as a bakery will not require any alteration to the existing concrete floor nor to the surface drains in it or to those in the road shared by the other arches. No obstruction will result from the change of use.

The outdoor surface drains span the length of the front of the premises. Two distinct sets run along either side of the road. The road slants away at a slight angle to enable drainage into the second, lower lying set.

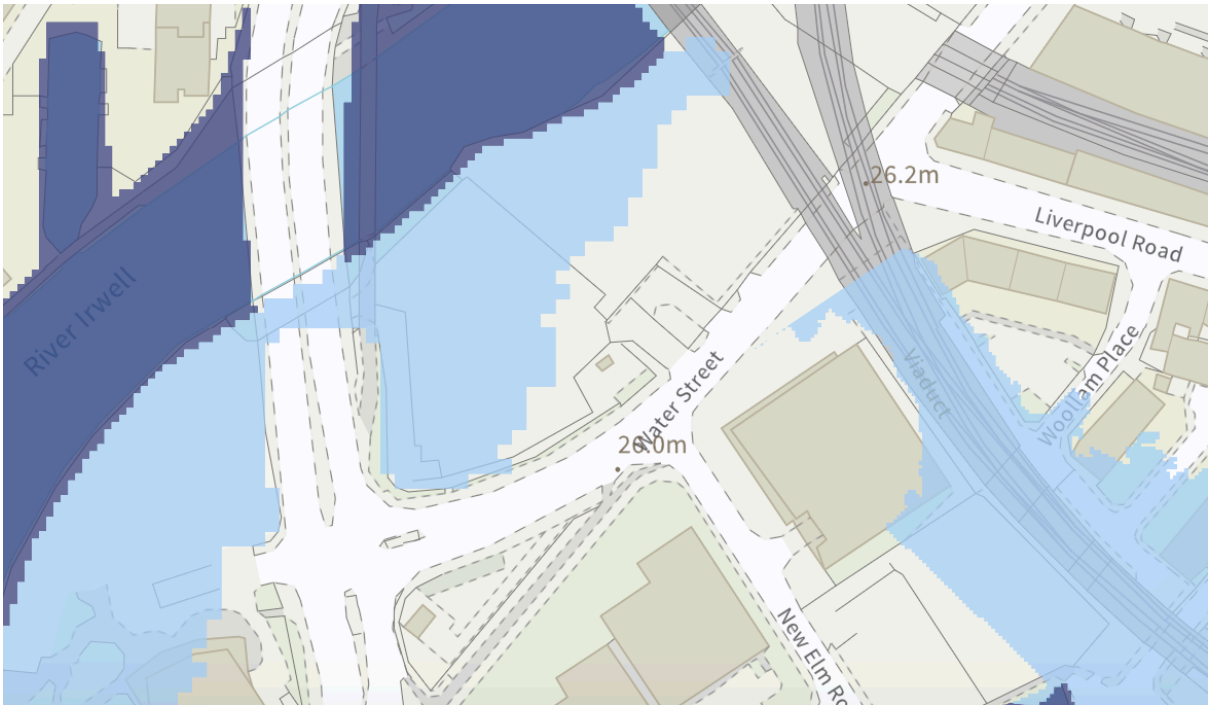
Drains, indoor and out, have been cleaned professionally. All drains will be used for the sole purpose of clearing surface water resulting from wet weather.

The application for installation of a bakery extraction unit and vent will have no impact on the flood risk to the specific unit nor affect the surface water discharge of the site.

CONCLUSIONS

Considering the above, the proposals do not contribute to an increase in the flood risk anywhere on the site or the surrounding area, in accordance with paragraph 181 of the NPPF. The proposals do not trigger the requirement for a flood risk sequential test or an exception test in accordance with Paragraph 176. Accordingly, the proposals are compliant with Paragraph 176 and 181 of the NPPF.

APPENDIX 1 – FLOOD RISK MAP



Key

Flood zone 2 Flood zone 3