LEGH MANOR,
WILMSLOW ROAD,
MOTTRAM ST. ANDREW
SK10 4QH
T: 01606 892296
M: 07899 845722

FLOOD RISK ASSESSMENT

May 2026

Property address

78 - 80 Mauldeth Rd West,
Manchester,
M20 1AB

Index

1.0 Introduction

1.1 Site Address

1.2 Description of the developments

1.3 Assessment of the flood risk from varied sources.

1.4 Estimated flood level for the developments

1.5 Flood resistance measures

1.6 Access and evacuation

1.7 Conclusion

1.0 Introduction

This report supports a planning application for a conversion of part of the ground floor retail space to form a 2-bedroom flat at ground level.

This report follows the guidelines set out in the 'flood risk assessment standing advice' report available at:
- https://www.gov.uk/guidance/flood-risk-assessment-standing-advice

1.1 Site address

78 - 80 Mauldeth Rd West
Manchester,
M20 1AB.

Easting / Northing : 384698 / 393559
Latitude / Longitude: 53.43845 / -2.23179
38m(124.7ft) above sea level

1.2 Description of developments

The ground floor of 78 and 80 will have the existing retail space for McCorkell's Carpets reduced making way for a 2-bedroom flat at ground level. The flat access will be to the rear of the building (similarly to Flat 2) and the existing shop front will be retained.



Fig 2: Existing and proposed ground floor plans.

1.3 Assessment of the flood risk from varied sources

According to "flood map for planning" the site encompasses areas on the maps which are within the flood risk zone 2. This describes the risk at 0.1% - 1% chance of flooding. This places the site in a flood risk area deemed as a "very low to low flood risk".

The risks from flooding to be evaluated comes from two sources:

- Surface Water
- Rivers or the sea

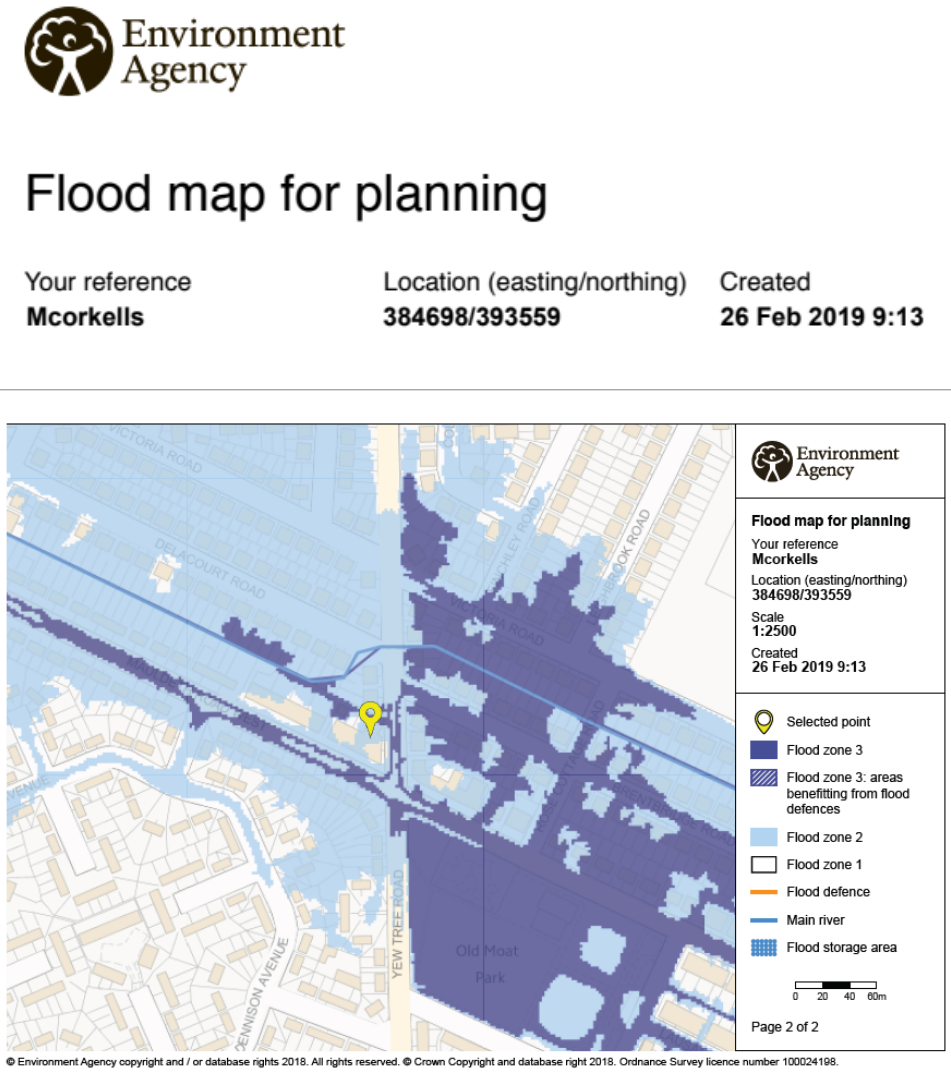


Fig 3. Flood map for planning - Environment Agency

Types of Flood risk

Flood risk on the site poses a risk from the "Rivers and the sea" according to the .gov long term flood risk information site.
(https://flood-warning-information.service.gov.uk/long-term-flood-risk/map).

Surface Water Flooding risk

The depth of the surface level flooding on these streets in the simulated scenario on the site is below 300mm, which from the street level poses no real harm to the proposed flats as the threshold level of the new flats will exceed 300 mm above the street level. Preventative methods such as a flood door or a flood barrier for river flooding risks will far exceed the requirements to prevent water entering the building from surface water. The level of flood protection proposed provides an allowance for higher flood levels in the distant future due to climate change.

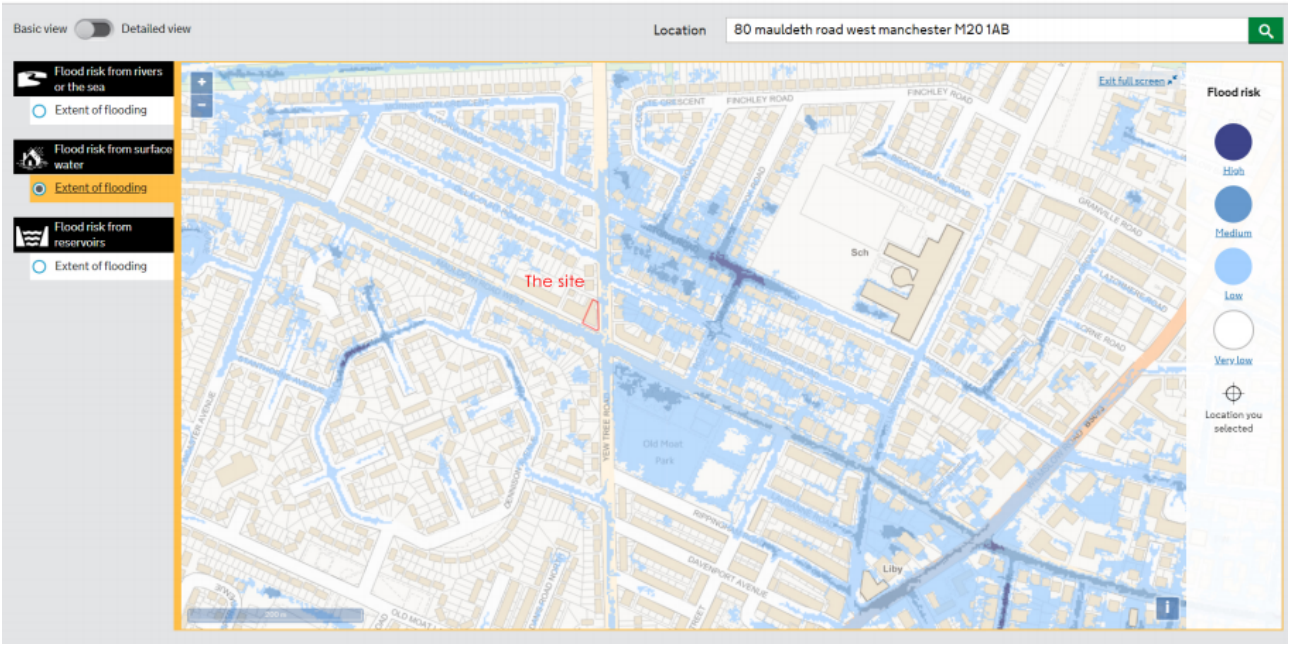


Fig 4. Long term flood risk map showing the extent of flooding from surface water.

River and sea flooding risk

The risk from flooding from rivers and the sea is labelled from low to medium risk on the site. The site lies on the very edge of the flood risk area for river flooding. This medium flood risk of flooding could cause the proposed flats to be placed within a low level of risk from this kind of flooding and will require some flood resistance measured to be in place to ensure that this risk is eliminated.

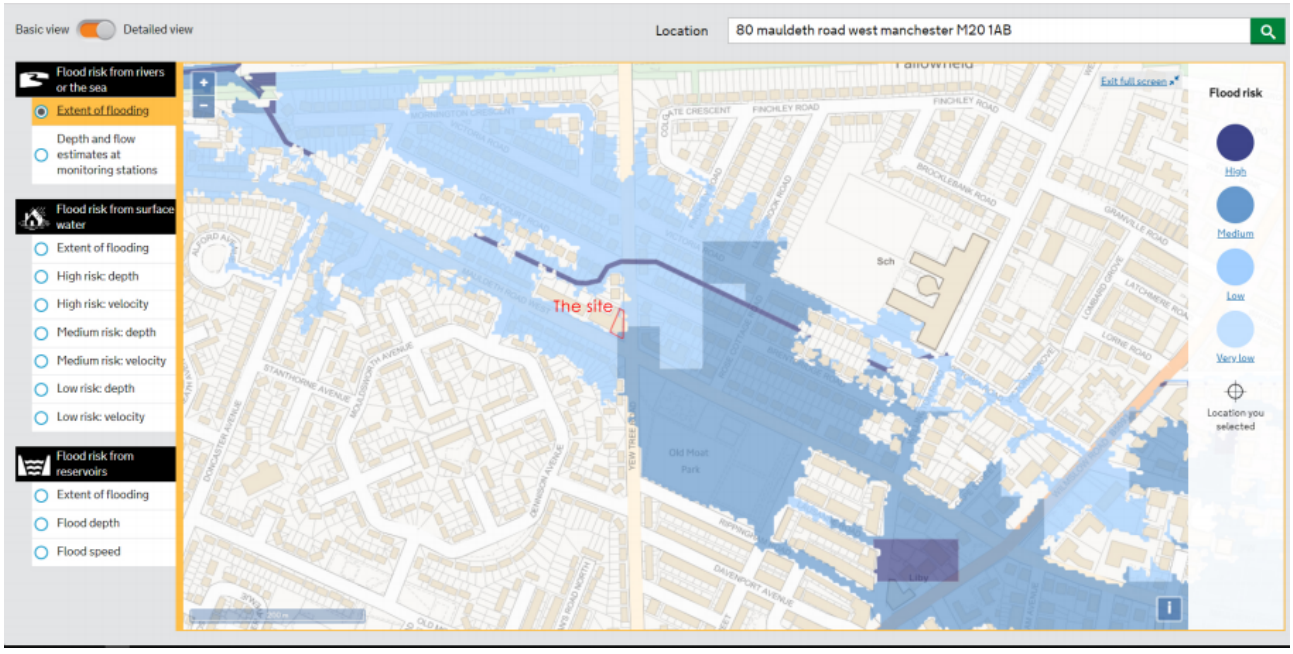


Fig5. Long term flood risk map showing the extent of flooding from rivers of the sea.

1.4 Estimated Flood Levels for the Development

The estimated flood level from surface water for the site is below 300 mm which is below the floor level of the proposal.

The estimated flood levels from the risk of rivers and the sea is a medium risk and through resistant methods allowing the proposed flats to be protected up to 750mm depth above the street level of flood risk this will more than exceed the requirements to protect the flats.

1.5 Flood resistance measures

The site lies within the flood risk area from a nearby river. This flood risk is minimal according to the long term flood risk maps. To overcome the risk of flooding to the ground floor flat within the proposal, the entrances to the building will be fitted with a flood barriers which will prevent water entering the building through the doors up to 750mm above street level. Any air bricks will be fitted with flood covers (demonstrated in the image below).



Fig 7. Example of a flood cover.

This will prevent the flood from entering the building above a level higher than the simulated worst-case flood risk for this location.

Climate change is causing more extreme weather which is why the flood resilience measures exceed the expected requirements for the current long-term simulated flood risk.



Fig 8. Diagram of how the flood barrier will be fitted to the external sides of the proposed flat entrances.

The height of a flood barrier will be 450 mm in height above the threshold of the door. This will prevent flood water entering the building up to this height whilst also enabling the door which it is protecting to be opened when in use.
This flood resistance method enables the entrance to continue to function as an exit from the building if a flood was to occur.

Although not considered essential, consideration may be given to including flood resilience and resistance measures to the proposal to ensure that any extreme case of flooding would be mitigated against. Such measures include:

- External ventilation outlets, utility points and air bricks fitted with removable waterproof covers.
- Ground level electrical main ring run from higher level.
- Electrical meters situated at higher level.
- Boilers, control/ immersion installed at higher level.
- Anti-siphon devices fitted to all toilets.

1.6 Access and Evacuation

The flood barriers for the site will not impede the use of the main entrances as a means of egress from the building. The speed of the surface water is lower that 0.25m/s which is a safe speed to walk within and escape from the flood risk to an area away from the property. The proposed flat is on the ground floor so access to a higher level isn't accessible for these tenants however for the level of risk which the site is within the flood barriers should prevent water entering the building and maintain ground floor flats as a safe place to be within during a flood.

1.7 Conclusion

The site is situated within a flood zone 2 which has a very low probability for flooding annually. The flood prevention methods which will be fitted far exceed the risk of flooding however eliminate the risk entirely for the tenants of the flats. These measures also ensure the long term flood prevention for the site should the risk increase due to climate change.

The site is situated within a flood zone 2 which has a very low probability for flooding annually. The flood prevention methods which will be fitted far exceed the risk of flooding however eliminate the risk entirely for the tenants of the flats. These measures also ensure the long term flood prevention for the site should the risk increase due to climate change.