MEC Consulting Group

FLOOD RISK AND DRAINAGE

Burnage Academy for Boys, Burnage Lane, Manchester

Flood Risk Assessment

June 2026

Report Ref: 30748-FLD-0101

Burnage Academy for Boys, Burnage Lane, Manchester
Flood Risk Assessment
June 2026

REPORT REF: 30748-FLD-0101

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REGISTRATION OF AMENDMENTS

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EXECUTIVE SUMMARY

Site Address	Burnage Academy for Boys, Burnage Lane, Manchester, M19 1ER (E:386523, N:392374)
Site Description and Setting	The Site comprises the existing Burnage Academy for Boys and covers approximately 4.3. The Site is bound to the north by Green End Primary School, to the east by Burnage Way, to the south by Burnage Community Wrestling Club and to the west by residential dwellings. The development area covers approximately 0.015ha along the northern boundary of the Burnage Academy building.
Proposed Development	Development proposals comprise a non-residential academic extension connected to the northern boundary of the existing Burnage Academy for Boys.
Fluvial and Coastal and Tidal Flooding	The Site and location of the Proposed Development are mapped to be wholly within Flood Zone 1 (Low Probability), which is defined as land having an annual probability of river or sea flooding of less than 0.1%. As such, the risk of flooding from this source is considered low. The Site is far removed from the coast to be affected by coastal and tidal related flood events; therefore, the risk is considered negligible.
Surface Water Flooding	The Environment Agency (EA) Risk of Flooding from Surface Water (RoFSW) Map indicates that the majority of the Site is at low risk of surface water flooding. The Burnage Academy building in the north and sport courts in the south are shown to be mapped to contain isolated areas of medium-high surface water flooding risk. Modelled surface water depths, provided by the EA, indicate the location of the proposed extension has a low probability of flooding up to 0.2m depth, with this probability becoming increasingly lower up to 0.3m depth. Isolated areas around the eastern and southern boundaries of the Burnage Academy building have up to a high probability of flooding up to 0.3m depth. LiDAR using Digital Terrain Models (DTM) were utilised as part of the RoFSW mapping modelling. This data provides terrain elevations, excluding trees and buildings by making assumptions using interpolated elevations from surrounding areas. LiDAR DTM models are widely accepted to have a vertical accuracy of 3-15cm. The mapping used by the EA to provide the risk of flooding from surface water does not consider continual losses to the ground through infiltration or the impact of drainage features such as culverts and sewers. As the site is developed, the risk of surface water flooding is likely reduced due to existing drainage infrastructure and private sewer networks. As such, the location of the proposed extension, whilst being mapped at a medium-risk risk of surface water flooding, due to inherent pre-installed existing mitigation and LiDAR limitations, the risk of flooding from surface water is considered to be low.
Other Sources of Flooding	Underlying geology, comprising a generally permeable bedrock geology and more impermeable superficial geology, aquifer designations and information within local documentation suggests the risk of flooding from groundwater is low. The nearest public sewers are likely located within Burnage Lane to the east, and Broadlea Road to the west. Any surcharged flows from these networks are likely to follow topography to the south along Burnage Lane, and to the west along Broadlea Road, both away from the Site. As the Site is currently developed, a network of private surface water and foul water sewer likely serve the Academy buildings. This network would have been designed to accommodate the risks and flows generated by the Academy, with any surcharged flows following topography to the west away from the Site. The Greater Manchester Surface Water Management Plan Hotspots mapping showing that there are no recorded sewer flooding incidents in proximity to the site. As such, the risk of flooding from sewers is considered low.

	The Site is far removed from any canals. Due to the distance and intervening topography, the risk of flooding from this source is negligible. The Site falls outside of any modelled extents of reservoir or large waterbody flooding should the relevant impounding structure fail, as mapped by the EA.
Conclusions	The proposed development is unlikely to cause increased risk to third parties, as due to the nature of the proposal there is minimal change to the existing impermeable area and building footprint.
This summary should be read in conjunction with the full report and reflects an assessment of the site based on information received by MEC at the time of production.	

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A. SITE LOCATION PLAN

B. SITE BLOCK PLAN

1.0 INTRODUCTION

1.1 MEC Consulting Group Ltd (MEC) has been commissioned by Burnage Academy for Boys (hereafter referred to as 'the Client') to undertake a Flood Risk Assessment to support a proposed academic extension at Burnage Academy for Boys, Burnage Lane, Manchester (hereafter referred to as 'the Site'). A Site location plan is provided in **Appendix A** and a Site block plan is contained in **Appendix B**.

1.2 A review of relevant information and guidance from a range of sources has been undertaken and includes the following key documents;

- National Planning Policy Framework (NPPF) - December 2024
- Flood Risk and Coastal Change Planning Practice Guidance (PPG) - September 2025
- Environment Agency Flood Map for Planning and Risk of Flooding from Surface Water datasets from the DEFRA Spatial Data Catalogue
- DEFRA Magic Map, 2026
- British Geological Survey Geology Viewer, 2026
- Manchester City Council Core Strategy Development Plan (2012-2027), July 2012
- Greater Manchester Combined Authority Level 1 Strategic Flood Risk Assessment, March 2019
- Manchester City Council Preliminary Flood Risk Assessment Report, May 2011
- Manchester City Council Local Flood Risk Management Strategy, 2014
- Guide to Development in Manchester Supplementary Planning Document, April 2007

1.3 The Local Planning Authority (LPA) and Lead Local Flood Authority (LLFA) for the site is Manchester City Council (MCC). The site falls within the United Utilities (UU) Catchment.

Disclaimer

1.4 MEC has completed this report for the benefit of the individuals referred to in paragraph 1.1 and any relevant statutory authority which may require reference in relation to approvals for the proposed development. Other third parties should not use or rely upon the contents of this report unless explicit written approval has been gained from MEC.

1.5 MEC accepts no responsibility or liability for:

- The consequence of this documentation being used for any purpose or project other than that for which it was commissioned;
- The issue of this document to any third party with whom approval for use has not been agreed.

2.0 POLICY CONTEXT

National Planning Policy Framework

2.1 The National Planning Policy Framework (NPPF) was published and updated most recently in December 2024 by the Ministry of Housing, Communities and Local Government.

2.2 The NPPF is the primary source of national planning guidance in England, setting out the Government's planning policies for England, and how they are expected to be applied by local councils.

2.3 'Chapter 14: Meeting the challenge of climate change, flooding, and coastal change' outlines the guiding principles for managing flood risk as part of the planning process, notably paragraphs 162 - 182.

2.4 The Planning Practice Guidance (PPG) sets out the vulnerability to flooding of different land uses. It encourages development to be in areas of lower flood risk where possible and stresses the importance of preventing increases in flood risk off-site to the wider catchment.

2.5 The PPG also states that alternative sources of flooding, other than fluvial (river flooding), should be considered when preparing an FRA. The document also includes a series of tables that define Flood Zones, the flood risk vulnerability classification of development land use, and 'compatibility' of development within the defined Flood Zones.

2.6 Therefore, this FRA has been completed in line with the guidance and requirements of the NPPF and PPG.

Core Strategy

2.7 The Core Strategy Development Plan (2012-2027) was adopted by Manchester City Council in July 2012. The Core Strategy sets out how land within the authorities' boundaries can be used and developed, providing policies which the Council uses to determine planning applications. The plan aims to ensure future growth and changes to the district are appropriate to local needs now and in the future.

2.8 More generally, the lists policies that guide the design and principles of all development within the authority's land. Those relevant to this FRA are summarised as follows;

- Policy EN8 – Adaptation to Climate
- Policy EN14 – Flood Risk
- Policy DM1 – Development Management

Local SFRA

2.9 The Greater Manchester Combined Authority Level 1 Strategic Flood Risk Assessment (SFRA) was published in March 2019. The SFRA was produced to provide an appropriate evidence base for the Core Strategy and provide a summary of flood risk across the district.

2.10 Appropriate background information has been used to inform this FRA and will be referenced accordingly.

Local PFRA

2.11 The Manchester City Council Preliminary Flood Risk Assessment Report (PFRA) was published in May 2011 and was prepared to assist Manchester City Council meet its duties to manage local flood risk and deliver any legal requirements placed on it as Lead Local Flood Authority (LLFA) under the Flood Risk Regulations 2009.

2.12 Appropriate background information has been used to inform this FRA and will be referenced accordingly.

Local Flood Risk Management Strategy

2.13 The Manchester City Council Local Flood Risk Management Strategy (LFRMS) was published in 2014 to comply with Section 9 of the Flood and Water Management Act 2010 and aims to provide a framework for meeting its requirements to develop, maintain, apply, and monitor a local strategy for flood risk management and how Manchester City Council aims to achieve this.

2.14 The LFRMS provides further information regarding surface water runoff, groundwater and sewer flooding and flood risk around the City and the introduction of flood risk alleviation schemes at various scales, including SuDS.

Supplementary Planning Documents

2.15 The Guide to Development in Manchester Supplementary Planning Document (SPD) was published in April 2007. This SPD was produced to provide developers with information on all aspects of development they will be required to meet as part of an application.

2.16 Specifically for this FRA, these SPD contains information on managing flood risk and the water environment within Stafford, along with information surrounding SuDS, flood mitigation, and how they should be incorporated into designs.

3.0 SITE DESCRIPTION

Site Location and Features

3.1 The Site consists of Burnage Academy for Boys and covers approximately 4.2ha. It is located in the south of Manchester and is bound to the north by Green End Primary School, the east by Burnage Way, the south by Burnage Community Wrestling Club and the west by residential dwellings.

3.2 The development proposal is situated along the northern boundary of the Burnage Academy building in the north of the Site, and covers an area of approximately 0.015ha.

3.3 As the Site comprises an existing school and areas of hardstanding it is therefore assumed to be subject to an engineered drainage regime. The site location is shown in Figure 3.1.

Figure 3.1: Site Location Plan



Watercourses & Hydrology

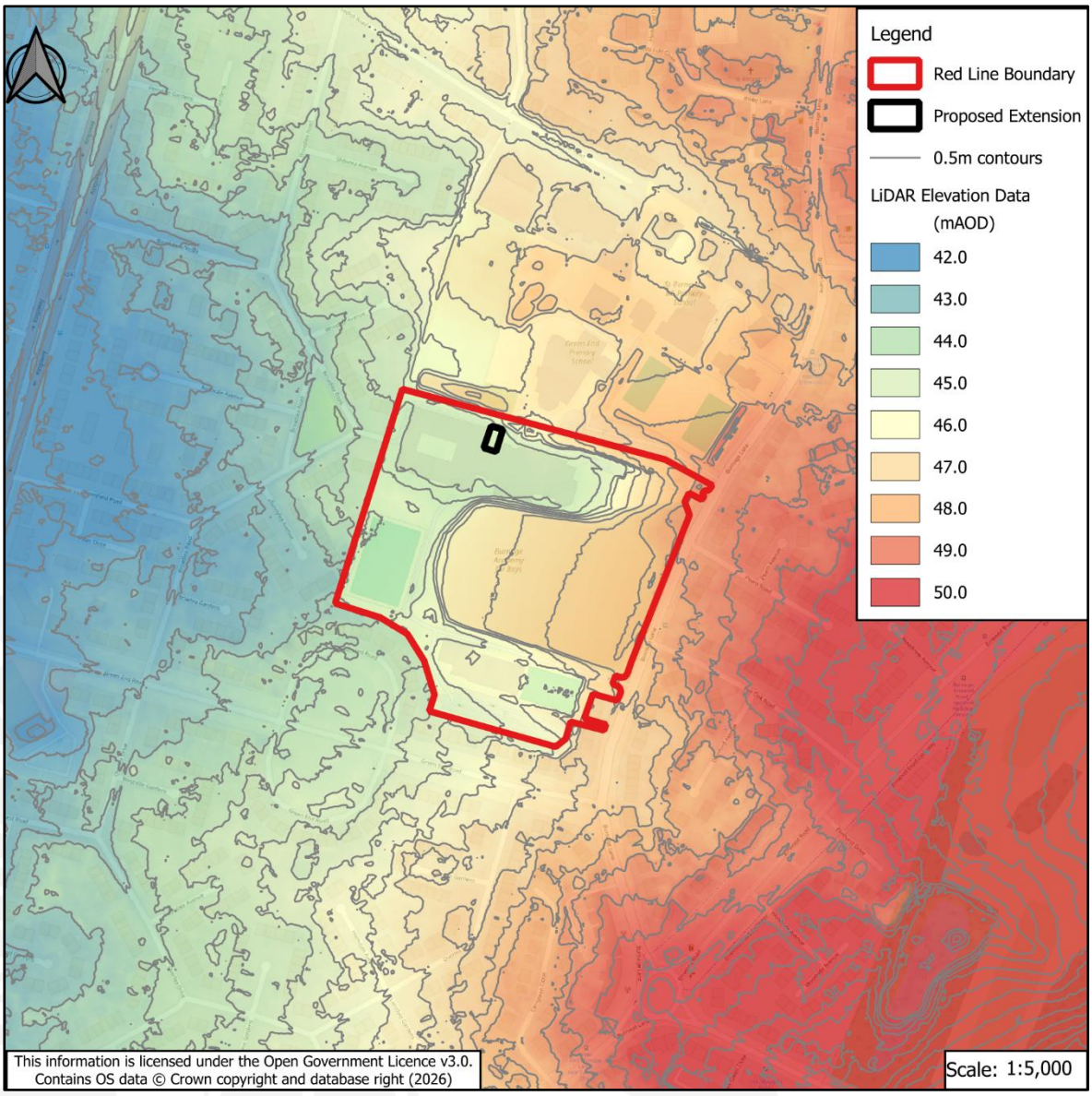
3.4 A review of OS OpenRivers datasets shows a tributary of Cringle Brook approximately 610m north of the site. The mapping shows a historical watercourse which extends to 150m north of the Site, however, due to current residential development in the area, it is likely that this watercourse has been culverted or abandoned.

Topographic Data / Lidar Data

3.5 Full details of the LiDAR Elevation Data are included below as Figure 3.2. The information indicates the Site generally slopes from east to west with levels ranging from approximately 48.2m AOD to 44.6m AOD.

3.6 The LiDAR used contains DTM information which provides terrain elevations, excluding trees and buildings, by making assumptions using interpolated data from surrounding areas. DTM LiDAR is widely accepted to have a vertical accuracy of 3-15cm, which may result in isolated low points where elements are removed.

Figure 3.2: LiDAR Elevation Data



Flood Zone Maps & Flood Defence Data

3.7 Information relating to the current flood risk to the application site has been obtained from the Environment Agency and gov.uk websites. There is no recorded evidence of flood defences within 250m of the site. The nearest defences, as mapped by the EA, are located approximately 900m to the northeast of the Site.

Historic Flooding

3.8 The EA historical map shows that there are no known flood incidents within 250m of the Site. With the LLFA having no recorded historic flood event included within the SFRA (Figure 6-7).

Geological Data

3.9 British Geological Survey (BGS) mapping suggests the Site is underlain by a bedrock geology comprising generally permeable Chester Formation-Sandstone and overlain by a superficial geology comprising generally impermeable Till, Devensian-Diamicton.

3.10 Aquifer designations, provided by DEFRA, classify the bedrock geology as Principal, and the superficial drift geology as Secondary (Undifferentiated). These classifications correlate with the BGS-mapped geologies for the area.

3.11 Overall, this suggests a potential for a low to moderate amount of water to be available within the impermeable superficial geology, and higher groundwater potential within the more permeable bedrock geology.

3.12 The Site is not within a Source Protection Zone (SPZ).

Sewers

3.13 The nearest public sewers are likely located within Burnage Lane to the east, and Broadlea Road to the west. These networks would be managed by United Utilities, the sewerage undertaker for the region.

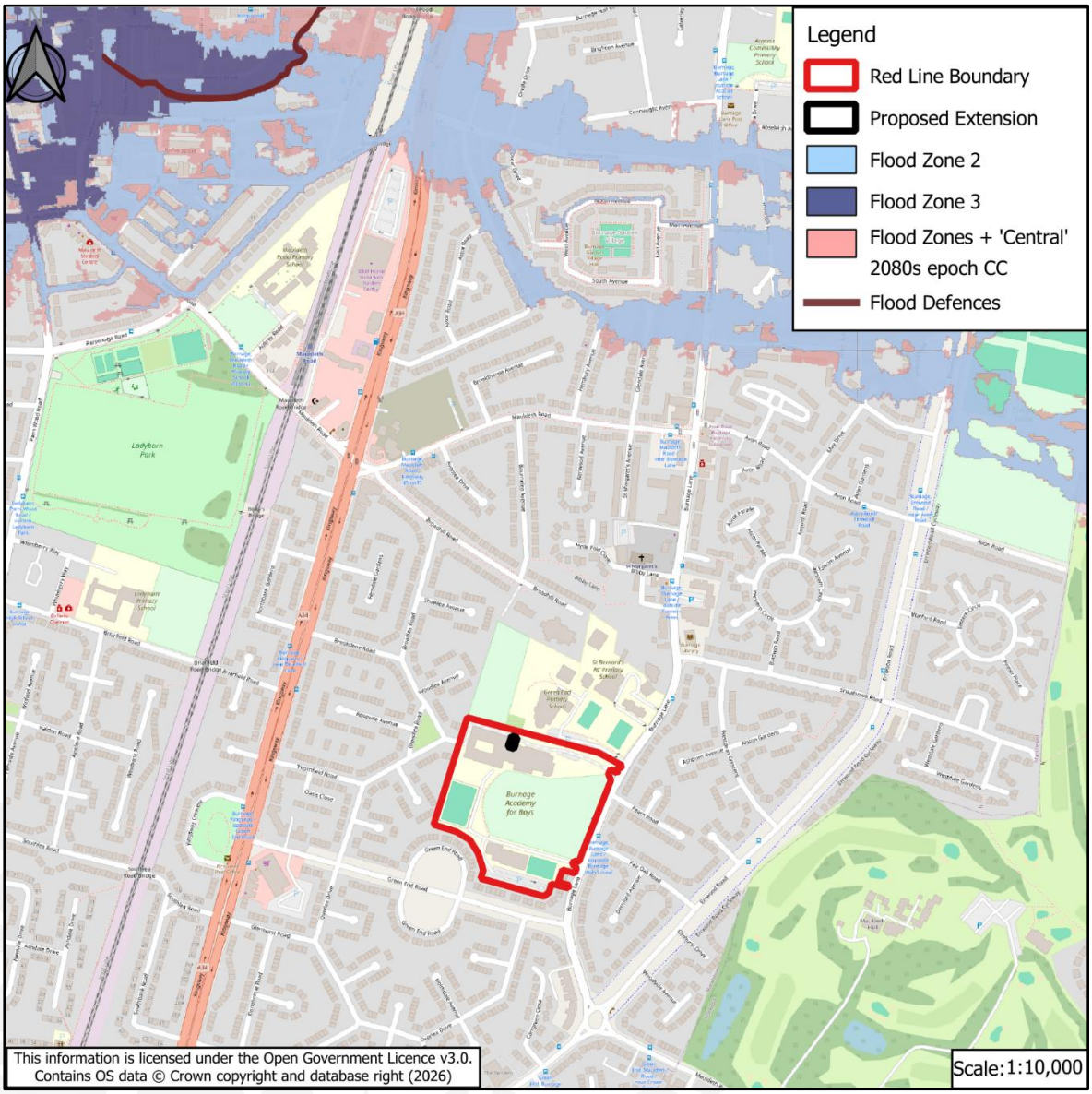
3.14 As the Site is currently developed, a network of private surface water and foul water sewer likely serve the Academy buildings. These would be the responsibility of the Burnage Academy, or appropriately appointed management company.

4.0 FLOOD RISK TO SITE

Flood Zone Allocation

4.1 The Flood Map for Planning is shown in Figure 4.1. The map shows the Site is located wholly within Flood Zone 1 (Low Probability). Flood Zone 1 is defined as land assessed as having an annual probability of river flooding of less than 0.1%. It should be noted that the Flood Map for Planning does not consider the effect of flood defences on flood risk.

Figure 4.1: Extract from the EA Flood Map for Planning (including 2080s epoch climate change).



Coastal and Tidal

4.2 The site is far removed from the coast, and the intervening topography places the Site outside of a boundary where sea level, tidal influences, and coastal flooding will impact the Site.

4.3 Therefore, the risk of flooding from coastal or tidal-related events is negligible.

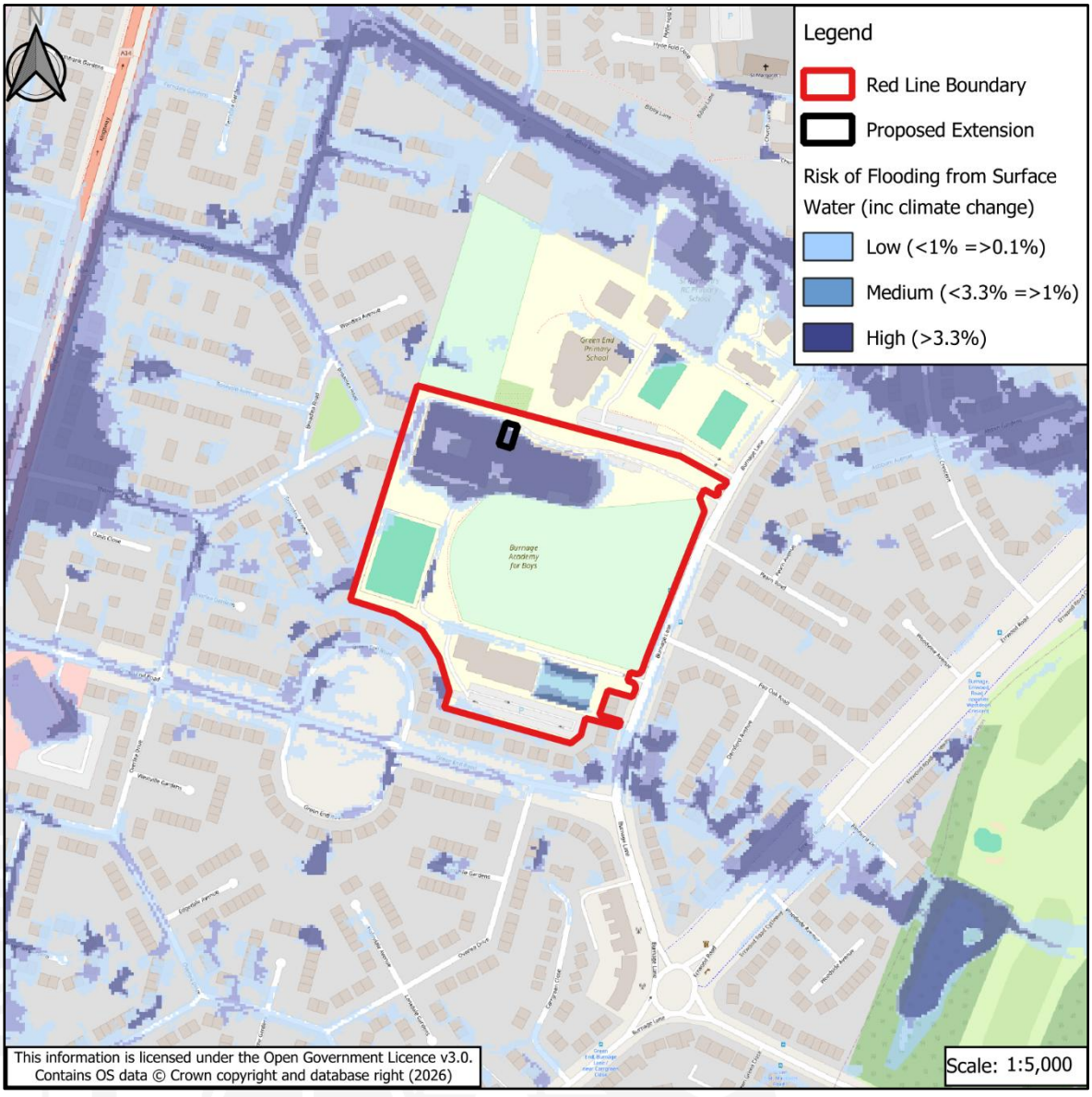
Surface Water Flooding Risk Allocation

4.4 The EA Risk of Flooding from Surface Water Map, including a 2050's epoch climate change uplift has been included as Figure 4.2. This mapping indicates the most of the Site is at low risk of flooding, with the Burnage Academy building in the north and sport courts in the south at a medium-high risk of surface water flooding.

4.5 The location of the proposed extension is mapped to be at up to a high risk of surface water flooding, along with the remainder of the Burnage Academy building. The risk attributed to this area is likely as a result of DTM inconsistencies creating an isolated topographical low point.

4.6 It should be noted, the mapping used by the EA to provide the risk of flooding from surface water does not consider continual losses through infiltration or the impact of drainage features. Whilst infiltration rates are likely to be low on-site, there may be a slight reduction in extent due to existing infrastructure.

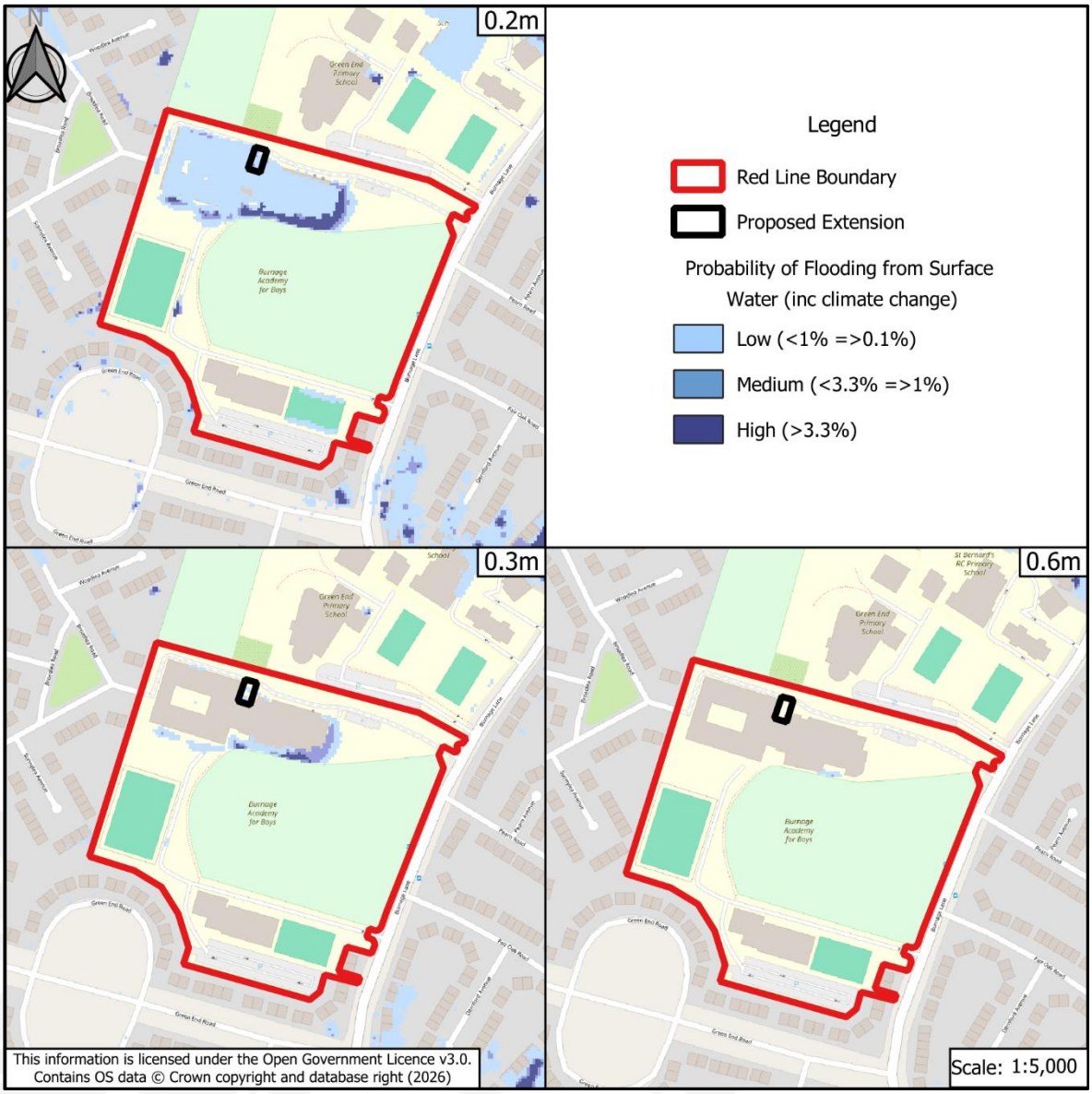
Figure 4.2: EA Risk of Flooding from Surface Water Map (including 2050s epoch climate change)



4.7 Modelled surface water depths, provided by the EA, is shown in Figure 4.3 below. Mapping indicates that the majority of areas located at risk of surface water flooding have a low probability of flooding up to 0.2m depth, with a medium and high probability of flooding up to 0.3m depth surrounding the existing Burnage Academy Building.

4.8 The location of the proposed extension has a low probability of flooding up to 0.2m depth, in line with the majority of the Burnage Academy building, with an even lower probability of flooding up to 0.3m depth.

Figure 4.3: Modelled Surface Water Flood Depths of 0.2m, 0.3m and 0.6m



4.9 The LiDAR used to inform the EAs RoFSW mapping contains DTM information which provides terrain elevations, excluding trees and buildings, by making assumptions using interpolated data from surrounding areas. DTM LiDAR is widely accepted to have a vertical accuracy of 3-15cm, which may result in isolated low points where elements are removed.

4.10 As the Site is developed, isolated areas of risk surrounding buildings are likely as a result of DTM limitation as opposed to areas of difinitive risk.

4.11 Additionally, the risk of surface water flooding is likely reduced due to existing drainage infrastructure, of which the EA RoSWF mapping does not take into account.

4.12 As such, the risk of flooding from surface water is considered low.

Groundwater Flood Risk

4.13 Groundwater flooding occurs when the water table rises above ground elevations. It is most likely to happen in low-lying areas underlain by a permeable geology. This may be regional-scale chalk or sandstone aquifers, or localised deposits of sand and gravel underlain by less permeable strata, such as those in a river valley.

4.14 The Areas Susceptible to Groundwater Flooding (AStGWF) map within the SFRA shows the Site has a low susceptibility of groundwater flooding.

4.15 Borehole SJ89SE801, approximately 80m west of the Site and drilled to a depth of 5.0m bgl, reported that no groundwater was encountered.

4.16 Aquifer designations by DEFRA classify the bedrock geology as Principal, and the superficial drift geology as Secondary (Undifferentiated). This suggests a permeable bedrock geology with a less permeable superficial geology.

4.17 The site is not located in a groundwater Source Protection Zone (SPZ), as designated by the EA.

4.18 Given the above, the Site is considered at low risk of groundwater flooding.

Sewer Flood Risk

4.19 Flooding from sewers typically results from the network capacity being exceeded or from a blockage to key elements. Flooding usually occurs by way of surcharging manholes, gullies, or other features that allow water from the sewers to reach the surface, resulting in overland flows that can affect nearby properties.

4.20 The nearest public sewers are likely to be located along Burnage Lane, Green End Road, and Broadlea Road, with private sewer networks serving Burnage Academy. Any surcharged flows from the Site are likely to follow topography along Broadlea Road and away from the Site.

4.21 Historical incidents of sewer flooding are detailed by United Utilities through their flooding incidents and within the Greater Manchester Surface Water Management Plan (GM SWMP) Hotspots mapping included within Figure 6-8 of the SFRA. This mapping shows that there are no recorded sewer incidents in proximity to the Site, however this does not mean that flooding has not occurred in the past.

4.22 As such, the risk of flooding from sewers can be considered low.

Canals

4.23 The site is far removed from any canals. Due to the distance and the intervening topography, the risk of flooding from this source is negligible.

Reservoirs

4.24 The EA has produced strategic scale mapping showing the potential risk of flooding from the failure of large waterbodies and reservoirs, if the relevant impounding structure were to fail. The mapping shows the Site to be unaffected by flooding from this source. As such, the risk of flooding from this source is considered low.

Flood Risk Summary

4.25 The NPPF states that all potential sources of flood risk must be identified and appraised. Flooding can occur from a variety of sources, individually or in combination and can result from both natural and artificial processes. Table 4.1 provides a desk-based review of the level of flood risk from all sources as outline above.

Table 4.1: Desk-Based Assessment of Flood Risk

Source	Risk		
	High	Medium	Low
Fluvial			X
Coastal & Tidal			X
Surface Water			X*
Groundwater			X
Sewer			X
Canals			X
Reservoirs & Waterbodies			X

**Flood risk summary based on the influence of existing drainage networks in place across the Site and low probability of flooding up to a depth (0.2m) that would pose a risk to humans.*

5.0 FLOOD RISK MITIGATION

5.1 It is vital that the correct mitigation is put in place to minimise the flood risk to the development. In accordance with the NPPF, this includes preventing harm from occurring to the users of the Site as well as ensuring the development itself is protected.

Fluvial Flood Risk Mitigation

5.2 The proposed development falls entirely in Flood Zone 1. Given that the site is in Flood Zone 1 and concluded to be at a low risk of fluvial flooding, there would be no requirements to provide any further formal mitigation at this development Site.

Surface Water Flood Risk Mitigation

5.3 The EA Risk of Flooding from Surface Water Map, which includes a 2050s epoch climate change scenario, shows the majority of the Site to be at low surface water flood risk, with areas of medium-high risk associated with the existing Burnage Academy in the north and the existing sports court in the south of the Site.

5.4 The area of the proposed development is located in an area mapped to be at a medium-high risk of surface water flooding. However, modelled flood depths suggest this area of risk has a low probability of flooding up to 0.2m depth, in line with the remainder of the Burnage Academy building.

5.5 The eastern and southern corner of the Burnage Academy building is identified to have a medium probability of flooding up to 0.3m depth, and a low probability of flooding up to 0.6m depth.

5.6 As the Risk of Flooding from Surface Water maps require the use of LiDAR DTMs to model surface water flood risk, the surface water flood risk to built areas may not be entirely representative of the actual flood risk to the Site.

5.7 It is therefore recommended that Finished Floor Levels (FFLs) of the proposed extension are set no lower than the FFLs for the existing Burnage Academy building.

5.8 Additional mitigation could be provided through the implementation of flood resilience measures. These could include ensuring flooring materials are easily replaceable or waterproof, and that electrical socket outlets are placed nominally about the set FFL.

5.9 Surface water is likely to be collected by the existing site-wide drainage infrastructure and conveyed to a proposed discharge point. Based on the above, the risk of flooding will be managed at the development Site post-development and the remaining risk will be low.

Groundwater Mitigation

5.10 Groundwater flooding has been concluded to be a low risk. As such, there are no requirements to provide any formal groundwater mitigation measures for the Site.

Vulnerability Classification of Proposed Development

5.11 The NPPF Flood Zone and Flood Risk Tables (Annex 3) provide information on the vulnerability classification of various developments. The proposed academic extension end use of this Site falls in the "more vulnerable" classification. A comparison of the "more vulnerable" use with the development proposals within Flood Zone 1 areas shows development proposals are acceptable and in accordance with NPPF, as shown in Table 5.1.

Table 5.1: Flood risk vulnerability and flood zone 'compatibility' from Flood Risk and Coastal Change – Planning Practice Guidance

Flood Risk Vulnerability classification		Essential Infrastructure	Water compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test required	✓	x	Exception Test Required	✓
	Zone 3b 'Functional Floodplain'	Exception Test Required	✓	x	x	x

Key: ✓ Development is appropriate X Development should not be permitted

Sequential Test

5.12 All development is located within Flood Zone 1 (Low Probability), therefore is in accordance with the NPPF and PPG.

5.13 Whilst the development proposals are situated in areas mapped to be at a medium-high risk of surface water flooding, modelled surface water flood depths suggests this area has a low probability of flooding up to 0.2m depth.

5.14 Additionally, due to the developed nature of the Site, and the nature of DTM based LiDAR models, elevations have a 3-15cm tolerance, which may result in minor isolated topographical low points within the Site, which the RoFSW mapping would highlight as areas at risk.

5.15 With the Site also being considered previously developed and understood to be served by a network of private surface water and foul sewers, these sewers would not have been considered as part of the surface water mapping. This would likely lead to an overestimation of the risk posed to the Site overall from surface water.

5.16 As detailed in Chapter 14 Paragraph 176 of the NPPF;

'Applications for some minor development and changes of use[62] should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.'

5.17 With footnote 62 reading;

'(62) This includes householder development, small non-residential extensions (with a footprint of less than 250m^2) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.'

5.18 The proposed extension is understood to cover an area of less than 250m^2, and therefore is classified as a small non-residential extension.

5.19 This confirms, whilst the Site is required to have a site-specific Flood Risk Assessment, it is not subject to the Sequential or Exception tests. However, FFLs and flood resilience measures has been suitably considered to ensure any residual risk is mitigated against.

Exception Test

5.20 Based on the above the proposed development is in accordance with paragraphs 162 to 182 of the NPPF, and as such an exception test is not required.

6.0 CONCLUSION AND SUMMARY

6.1 MEC has been commissioned by Burnage Academy for Boys to undertake a Flood Risk Assessment to support a proposed academic extension at Burnage Academy for Boys, Burnage Lane, Manchester. This assessment has been undertaken to ascertain the constraints of the development to the Site and to assess the impact of the design with respect to flood risk.

6.2 To summarise the findings of the FRA;

- The Flood Map for Planning shows the Site is located within Flood Zone 1 (Low Probability). As such, the risk of flooding from this source is considered low.
- The Site is far removed from the coast to be affected by coastal and tidal related flood events.
- The EA Risk of Flooding from Surface Water mapping indicates that the majority of the Site is at low risk, with the Burnage Academy building and location of the proposed extension in the north and sport courts in the south mapped to be at medium-high risk of surface water flooding.
- The LiDAR used to inform the EAs RoFSW mapping contains DTM information which provides terrain elevations, excluding trees and buildings, by making assumptions using interpolated data from surrounding areas. DTM LiDAR is widely accepted to have a vertical accuracy of 3-15cm, which may result in isolated low points where elements are removed.
- Modelled surface water depths across the proposed extension location suggest this area has a low probability of flooding up to 0.2m depth, with isolated areas of medium and high probability of flooding up to 0.3m depth in the south and east of the Burnage Academy Building.
- Based on underlying geology, aquifer designations, and information included within local documentation, the risk of flooding from groundwater is considered low.
- The nearest public sewers are likely to be located along Burnage Lane, Green End Road, and Broadlea Road, with private sewer networks serving Burnage Academy. Any surcharged flows from the Site are likely to follow topography along Broadlea Road and away from the Site.
- The Greater Manchester Surface Water Management Plan Hotspots mapping shows no recorded sewer flooding incidents in proximity to the site. As such, the risk of flooding from sewers is considered low.
- The site is far removed from any canals. Due to the distance and intervening topography, the risk of flooding from this source is negligible.
- The site falls outside of any modelled extents of reservoir or large waterbody flooding should the relevant impounding structure fail, as mapped by the EA.
- It is recommended that FFLs for the proposed extension are set no lower than those of the existing Burnage Academy building, with appropriate consideration of additional flood resilience measures to mitigation any remaining residual risk posed to the Site.
- In accordance with Chapter 14 Paragraph 176 of the NPPF, the development is not required to undertake a Sequential or Exception Test. The extension covers an area of less than 250m^2, therefore is classified as a small non-residential extension under footnote 62.

6.3 In accordance with the NPPF, this FRA has demonstrated that the development could proceed without being subject to significant flood risk and complied within relevant national and local policies.

6.4 With the above measures in place, the development of the site is unlikely to create any flood risk issues to the wider area.

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APPENDICES

Appendix A

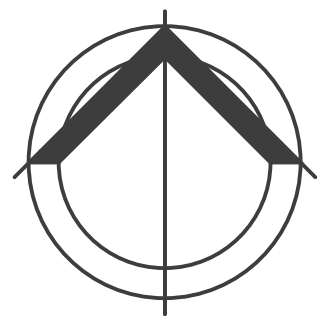


NOTES TO THE CONTRACTOR:- ALL DIMENSIONS AND LEVELS SHOWN ON THIS DRAWING ARE TO BE CHECKED BY THE CONTRACTOR(S) AND ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK ON SITE. **THIS DRAWING IS NOT TO BE SCALED.** ALL DIMENSIONS ON THIS DRAWING ARE SHOWN IN MILLIMETRES UNLESS STATED OTHERWISE.

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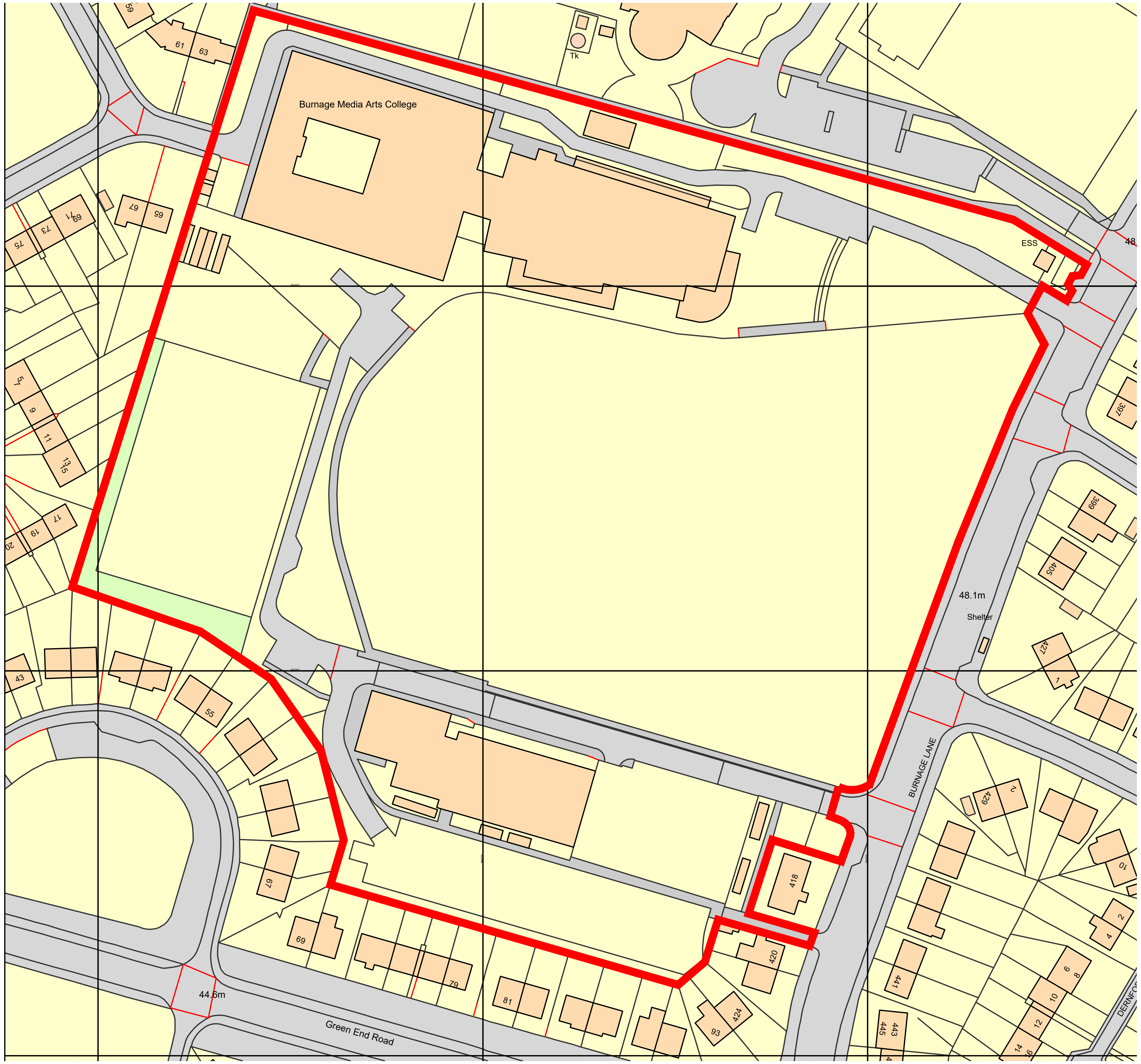
1:1250 SCALE (MILLIMETRES)

Site Location Plan Scale 1:1250 @ A3



Key

Red line indicates Boundary



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Aspects of this proposal may fall within the remit of the Party Wall Etc. Act 1996. If applicable any affected Adjoining Owners must be notified by way of a Notice. An agreement should be obtained from the Adjoining Owner in respect of the planned works if they fall within the scope of the Act. If applicable you may be required to appoint a Party Wall Surveyor.

No works should commence until plans have been approved by and/or submitted to the Building Control officer. Should any works commence prior to this approval being issued then this is done entirely at the client/contractor's own risk and expense.

The Client must be aware of their duties under the Construction (Design & Management) Regulations 2015 to appoint a Principal Designer and Principal Contractor. In the case of domestic projects the Principal Contractor is to undertake these duties on behalf of the client.

Rev	Description	Date
-	-	-

Client: Burnage Academy For Boys
Burnage Lanre,
Manchester,
M19 1ER

Project: Burnage Extension Project

Drawing: Site Location Plan

Scale	Drawn	Checked	Approved
1:1250@A3	JT	-	-

Project No.	Date
S910556	25/04/2025

Drawing Identifier: S910556-P-01

Stratus9 Consulting

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APPENDICES

Appendix B

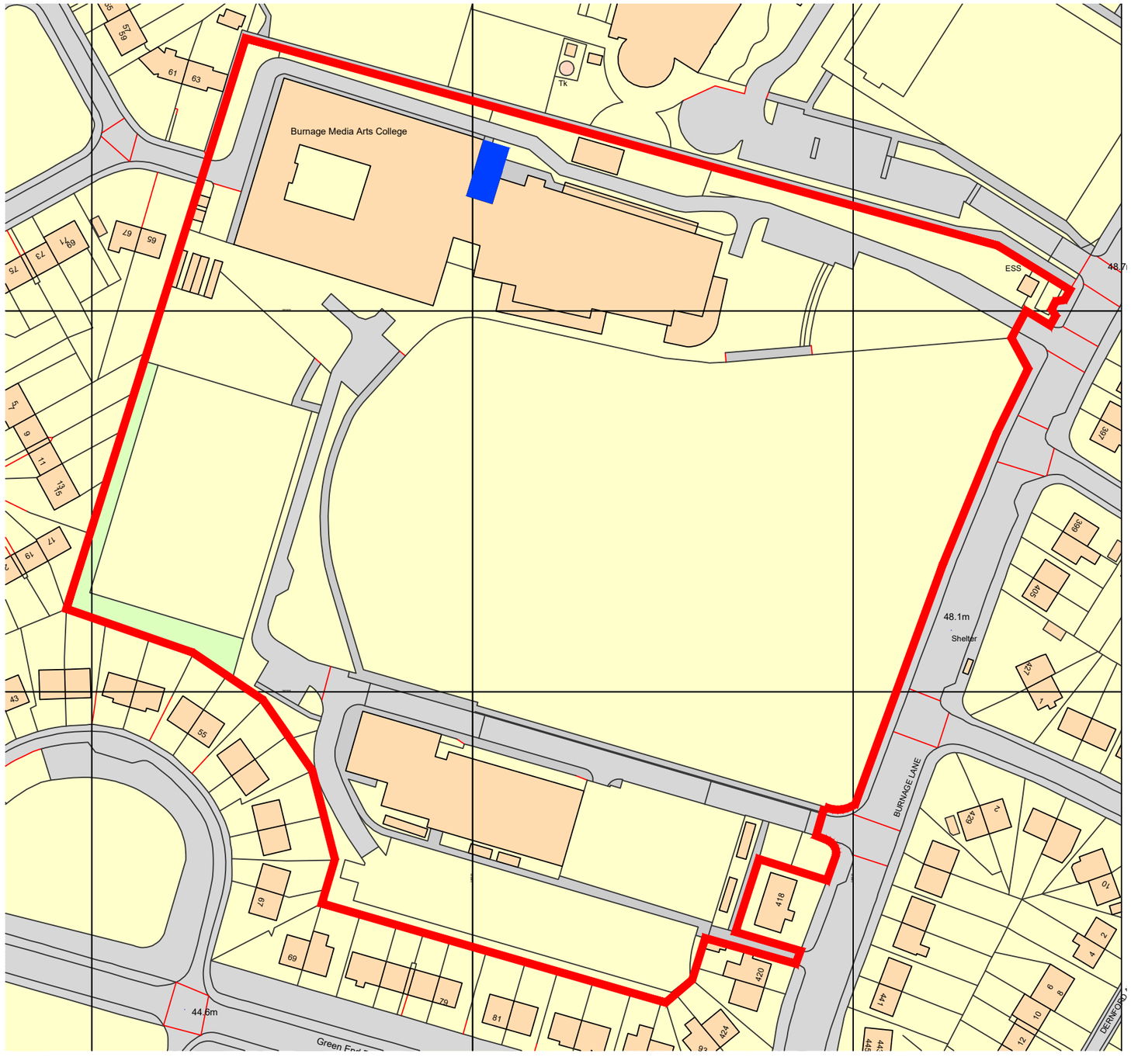


NOTES TO THE CONTRACTOR:- ALL DIMENSIONS AND LEVELS SHOWN ON THIS DRAWING ARE TO BE CHECKED BY THE CONTRACTOR(S) AND ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK ON SITE. **THIS DRAWING IS NOT TO BE SCALED**. ALL DIMENSIONS ON THIS DRAWING ARE SHOWN IN MILLIMETRES UNLESS STATED OTHERWISE.

0 10.0 25.0 50.00 125.00

1:1250 SCALE (MILLIMETRES)

Site Location Plan Scale 1:1250 @ A3



Key

Red line indicates Boundary

Blue line and hatch indicates development

Aspects of this proposal may fall within the remit of the Party Wall Etc. Act 1996. If applicable any affected Adjoining Owners must be notified by way of a Notice. An agreement should be obtained from the Adjoining Owner in respect of the planned works if they fall within the scope of the Act. If applicable you may be required to appoint a Party Wall Surveyor.

No works should commence until plans have been approved by and/or submitted to the Building Control officer. Should any works commence prior to this approval being issued then this is done entirely at the client/contractor's own risk and expense.

The Client must be aware of their duties under the Construction (Design & Management) Regulations 2015 to appoint a Principal Designer and Principal Contractor. In the case of domestic projects the Principal Contractor is to undertake these duties on behalf of the client.

Rev	Description	Date
-	-	-

Client: Burnage Academy For Boys
Burnage Lanre,
Manchester,
M19 1ER

Project: Burnage Extension Project

Drawing: Block Plan

Scale	Drawn	Checked	Approved
1:1250@A3	JT	-	-

Project No.	Date
S910556	25/04/2025

Drawing Identifier: S910556-P-02

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