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Date: 8 August 2025

Flood Risk Note

Application Number: 143544/FO/2025

Proposal: Temporary location of a mobile food unit (catering van) for period of 12 months to assist the delivery of meals for students
Site Address: Chorlton High School South, 451 Mauldeth Road West, Manchester M21 7SX
Flood Zone Classification: Flood Zone 2 (Medium Probability)
Duration: 12 months
Applicant: Andy Park, Prospere Learning Trust

This note is submitted in response to a request for a proportionate flood risk assessment to support a planning application for the temporary location of a mobile catering van within the school grounds at the above address.

The Environment Agency's Flood Map for Planning indicates that the site lies within **Flood Zone 2**, defined as land with a medium probability of flooding (between a 1 in 100 and 1 in 1,000 annual probability of river flooding).

Proposal Description:

- The proposal involves the **temporary siting (12 months)** of a **self-contained mobile catering van** to alleviate pressure on existing school catering facilities.
- The unit will be positioned on existing **tarmac hardstanding** at the edge of the school playground.
- The van is **not permanently connected to any mains services**, and **no excavation, permanent structures or fixed infrastructure** is proposed.
- All appliances within the van are **electric**, and the unit remains mobile at all times.

Flood Risk Considerations:

- In the unlikely event of a flood warning, the unit can be **quickly relocated or removed** from site, in line with the school's emergency planning procedures.
- The van will be **unoccupied outside school hours**, and there is no residential or overnight use associated with the proposal.

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- The mobile nature of the unit and absence of vulnerable infrastructure significantly limit any risk to people or property.
- The proposal is more comparable to a **parked vehicle** in flood risk terms than to any permanent development.

Conclusion:

Given the **temporary, low-impact, and fully mobile** nature of the proposal, we believe the risk is negligible and that no further mitigation measures are required. This statement was prepared by architects, not drainage engineers, and is submitted in good faith as a proportionate response in line with the scale and nature of the development.

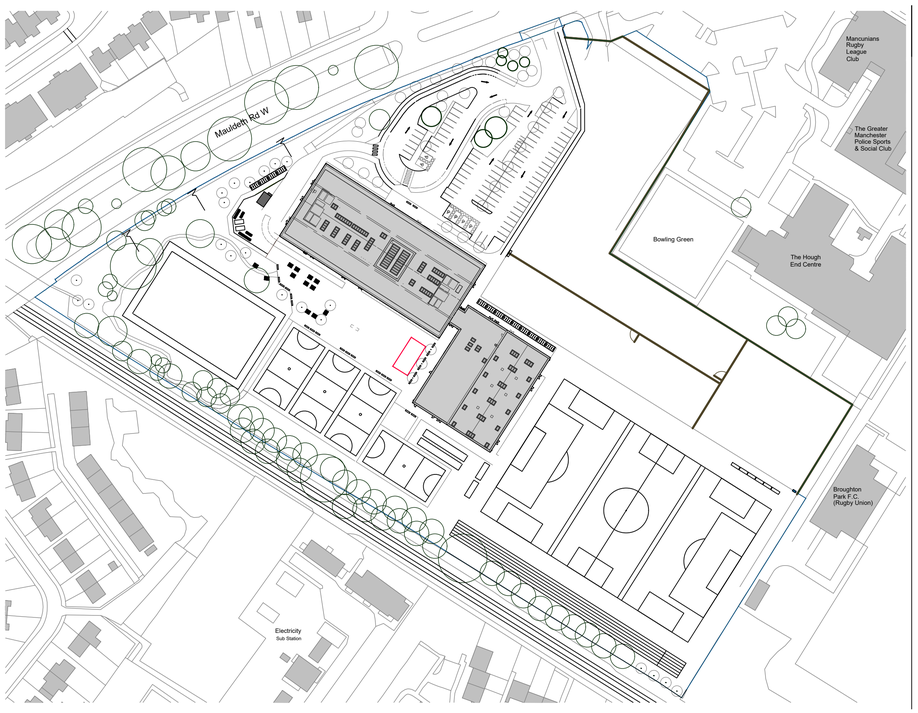
Flood map extract and site location plan are appended.

Yours Sincerely



Pablo Iglesias ARB RIBA
Director @ GRATEDAPPLE.CO.UK

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0 50 100m

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NOTES
Copyright: All rights reserved.
This drawing must not be reproduced without permission.
This drawing must not be scaled. Dimensions are in millimetres unless specified.
Any discrepancies to be brought to the attention of the architect.
This drawing is to be read in conjunction with all relevant relevant Architects, Structural Engineers and Services Engineers drawings and specification.

Application site

REV	DATE	REVISION NOTE	BY	CHECK
-	-	-	-	-

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Chorlton HS South - Temporary Catering Van Proposals

Location Plan

25005 AE(00)01 REV P0

DRAWN BY PI DATE 15/07/2025 STATUS Planning SCALE 1:1250 @ A1

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Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**382894/393399**	**25 Jun 2023 12:18**

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

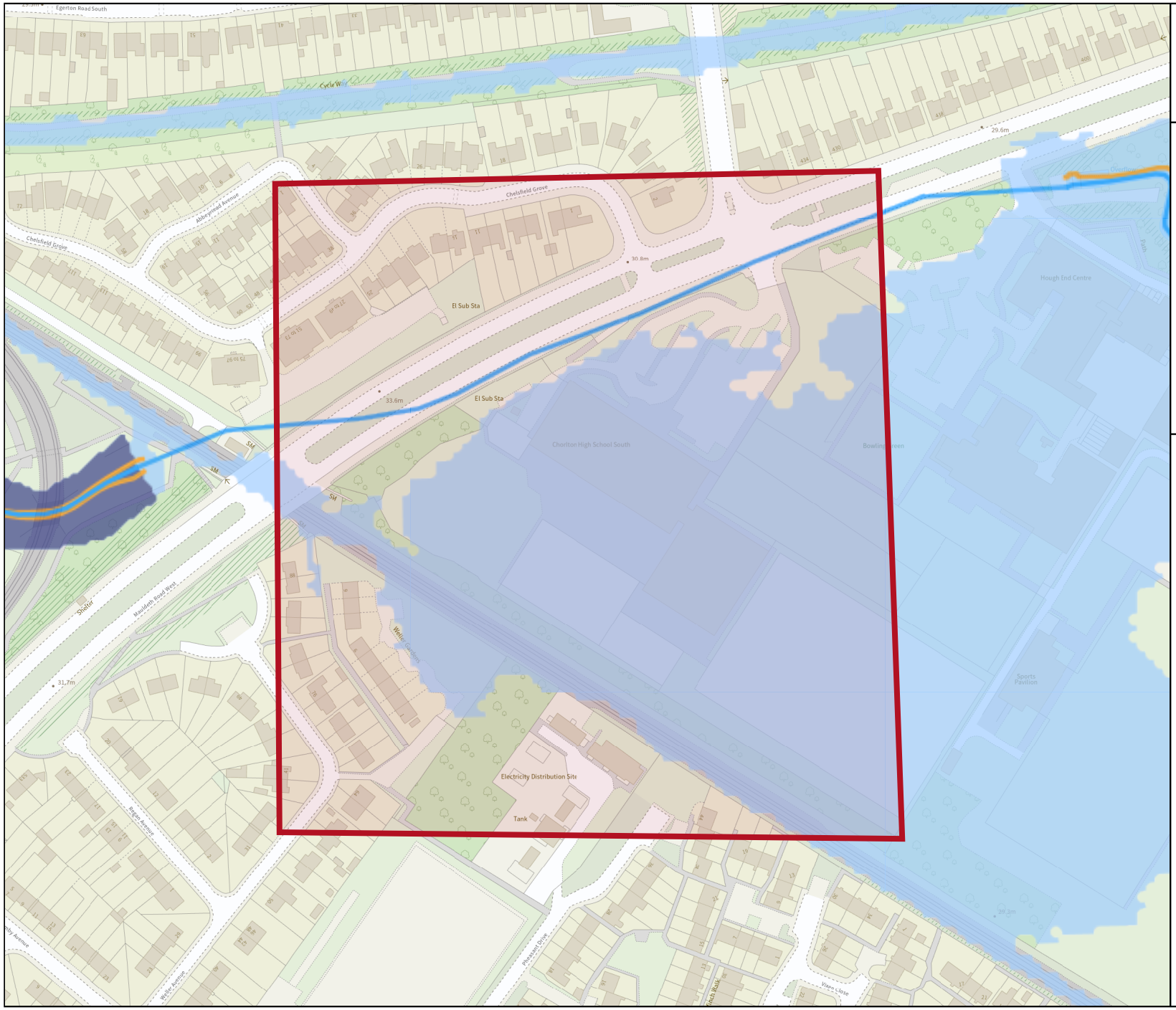
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
382894/393399

Scale
1:2500

Created
25 Jun 2023 12:18

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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