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CHORLTON HIGH SCHOOL SOUTH

CANOPY, FOOD KIOSK AND ASSOCIATED EXTERNAL WORKS Proposals

FLOOD RISK ASSESSMENT

Date: 16 June 2026

Proposal: Erection of a food kiosk and installation of a detached canopy to form an external dining area within the existing playground, together with enhancement of an existing underutilised and poorly drained area of school grounds through drainage improvements, reinforced grass surfacing, biodiversity enhancements and informal recreation facilities.

Site Address: Chorlton High School South, 451 Mauldeth Road West, Manchester M21 7SX
Applicant: Prospere Learning Trust

Flood Zone Classification: Flood Zone 2 (Medium Probability)

1 INTRODUCTION

This Flood Risk Assessment has been prepared in support of a planning application for:

- The erection of a food kiosk;
- The installation of a detached canopy to form an external dining area within the existing playground; and
- Associated landscaping including drainage improvements, biodiversity enhancements and play areas.

The application site forms part of the existing Chorlton High School South campus and is located within Flood Zone 2 as identified on the Environment Agency Flood Map for Planning.

This assessment has been prepared proportionately to reflect the scale and nature of the proposed development and demonstrates that the proposals can be accommodated safely without increasing flood risk elsewhere.

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2 SITE DESCRIPTION

The application site forms part of the existing school grounds and comprises areas of hard surfaced playground, sports courts and adjacent grassed landscape.

The proposed canopy and food kiosk are located on an existing hard surfaced area between the main school building and the outdoor sports courts.

The associated landscape improvements are located within an existing grassed area to the west of the playground. This area currently experiences localised ponding following periods of significant rainfall and is underutilised for much of the year.

The school already benefits from a comprehensive surface water drainage network installed as part of the construction of the school in circa 2020–2021. The system incorporates attenuation measures, including permeable surfacing and underground storage, together with controlled discharge arrangements designed to regulate surface water runoff from the site.

3 FLOOD RISK CONTEXT

The Environment Agency Flood Map identifies the site as lying within Flood Zone 2, defined as land having a medium probability of flooding.

The proposed development is classified as Less Vulnerable development under the Planning Practice Guidance Flood Risk and Coastal Change guidance.

The proposals do not include:

- Residential accommodation;
- Sleeping accommodation;
- Essential infrastructure;
- Highly vulnerable uses.

The development therefore represents an appropriate form of development within Flood Zone 2.

4 DESCRIPTION OF DEVELOPMENT

The proposals comprise three principal elements:

4.1 Detached Dining Canopy

The canopy provides covered outdoor dining accommodation for pupils and staff. The structure is open-sided and highly permeable in character and is positioned within an existing hard surfaced playground area.

4.2 Food Kiosk

The kiosk provides a small food servery supporting the school's lunchtime operations and reducing pressure on existing internal catering facilities.

The building is designed with level access to ensure inclusive use. A linear drainage channel will be provided adjacent to the entrance threshold to intercept surface water runoff and maintain safe access during wet weather.

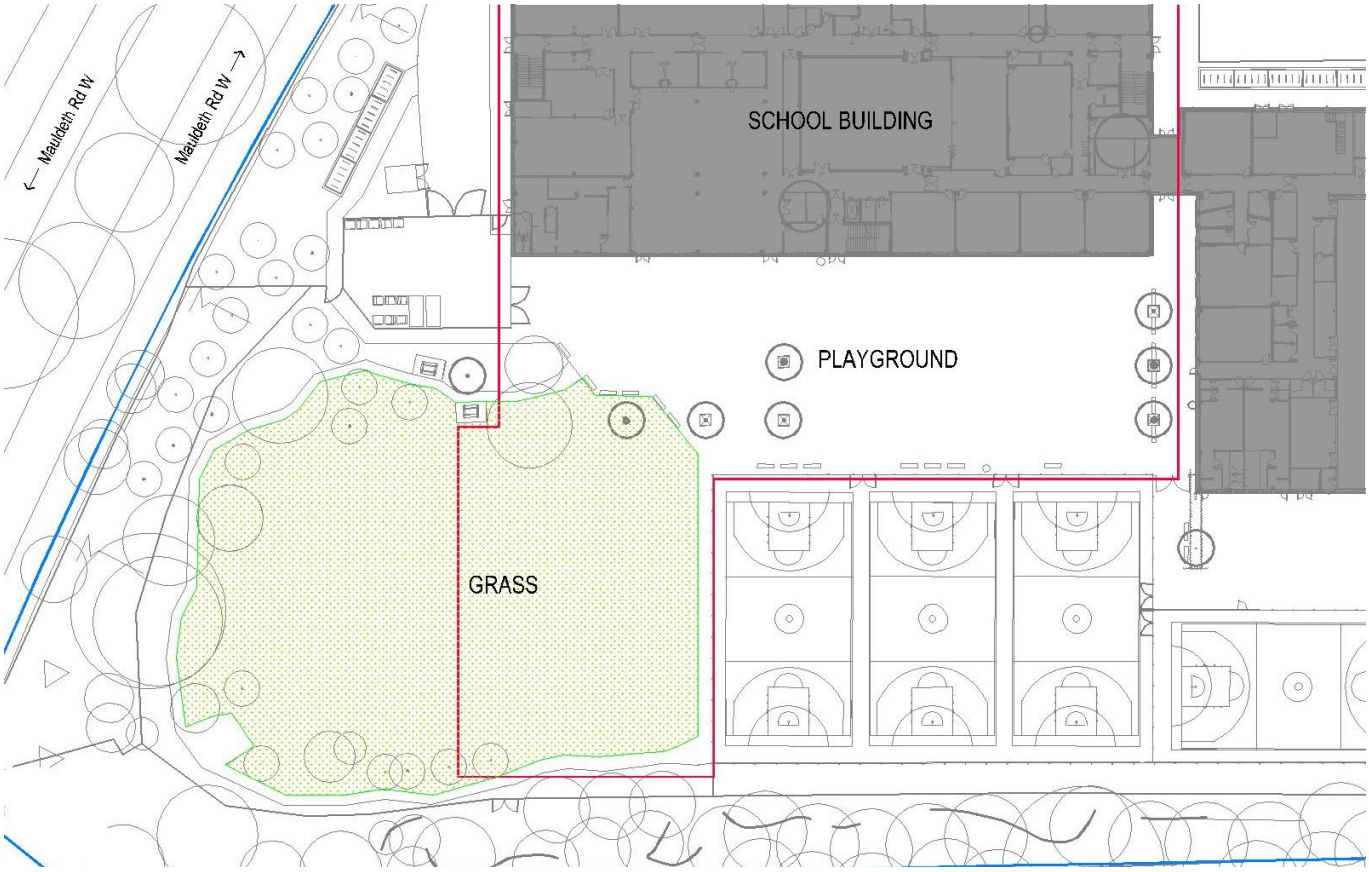
4.3 Associated Landscaping and Biodiversity Enhancements

The proposals include improvements to an existing grassed area which currently suffers from poor drainage and seasonal ponding.

The existing grass surface will be upgraded through drainage improvements and the introduction of reinforced grass surfacing to maintain a green and permeable landscape while significantly improving usability throughout the year.

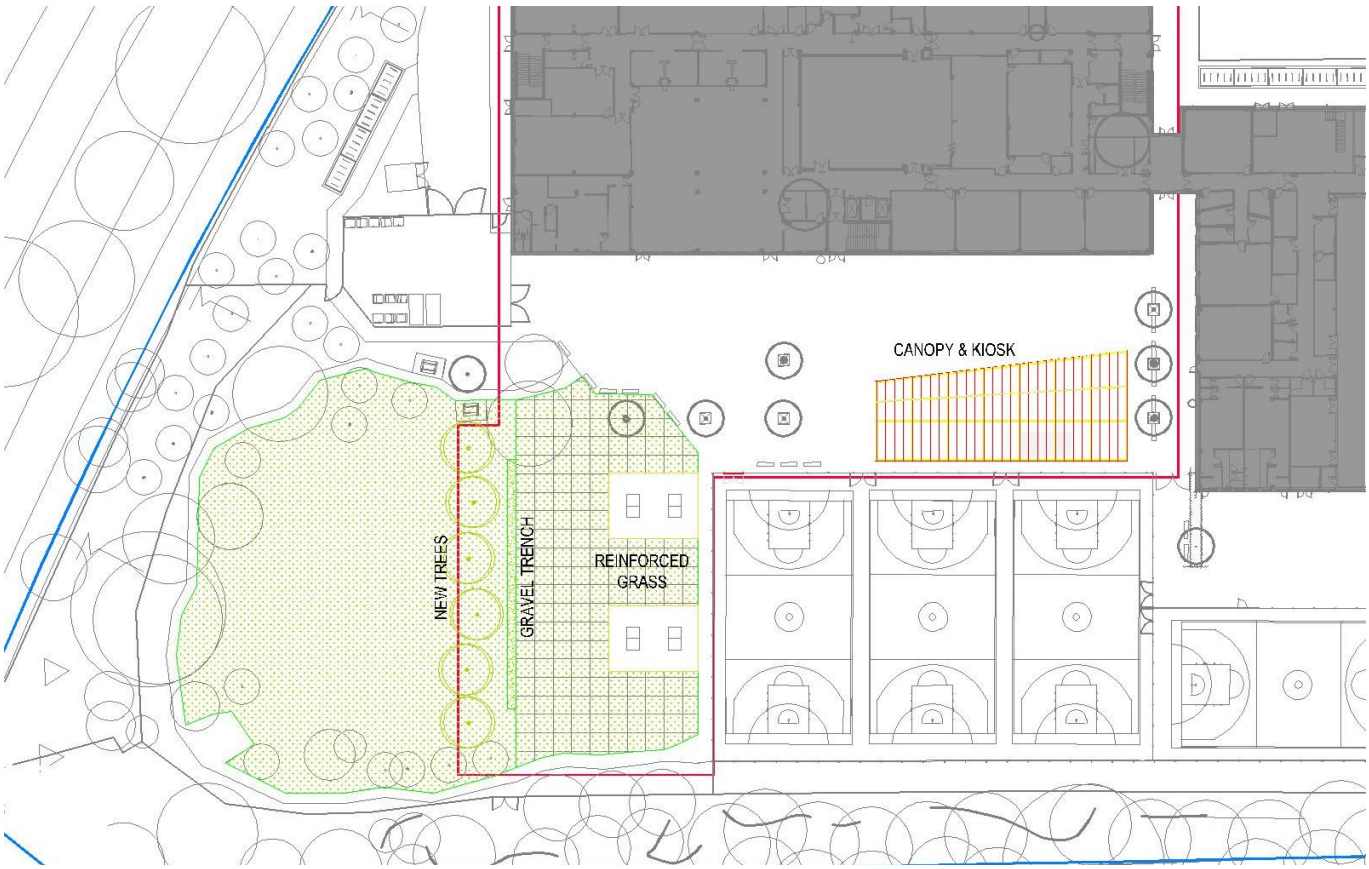
Permeable resin-bound gravel areas will accommodate informal recreation spaces including table tennis tables.

The proposals also include the planting of six new trees and associated biodiversity enhancements which will strengthen the ecological value of the site and contribute positively to the wider landscape setting of the school. The additional tree planting will also contribute to urban greening and provide long-term interception of rainfall within the site.



Site Plan, Existing - drawing 23008-AE(90)01-P0-SitePlanExisting

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Site Plan, Proposed – drawing 23008-AP(90)01-P0-SitePlanProposed



Aerial View

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5 SURFACE WATER DRAINAGE

The school already benefits from a comprehensive surface water drainage network incorporating attenuation measures and controlled discharge arrangements.

The proposed canopy will drain via rainwater downpipes and perimeter channel drainage connected into the existing surface water drainage network.

The proposed kiosk is located beneath the canopy and therefore generates minimal additional roof runoff. A channel drain will be provided at the level access entrance and connected to the existing surface water drainage system.

The associated landscape works retain a predominantly permeable character through the use of reinforced grass and permeable resin-bound gravel surfacing.

The proposed field drain within the grassed area will improve the drainage performance of an area currently affected by localised ponding.

Overall, the proposals are not expected to result in any significant increase in surface water runoff rates and may provide a modest improvement to local drainage conditions.

6 IMPACT ON FLOOD RISK

The proposed development occupies a small proportion of the wider school site.

The canopy and kiosk are located primarily on an existing area of hard surfaced playground and therefore do not result in an increase in impermeable area.

The canopy is open-sided and highly permeable in form and therefore does not create a significant obstruction to floodwater movement.

The kiosk footprint is modest and is located within an area of existing hardstanding.

The development will not significantly reduce flood storage capacity and will not increase flood risk elsewhere.

The associated landscape improvements maintain permeability and improve the drainage performance of an area currently affected by seasonal waterlogging.

The proposals are therefore considered to have a neutral or marginally beneficial effect in flood risk terms.

7 SAFE ACCESS AND EMERGENCY PLANNING

The development forms part of an existing operational school campus which already benefits from established site management and emergency procedures.

The proposed works do not alter the school's flood emergency arrangements or evacuation procedures.

The development does not introduce any sleeping accommodation or vulnerable occupancies.

Safe access and egress arrangements will remain unchanged.

8 CONCLUSION

This assessment demonstrates that:

• The development constitutes appropriate Less Vulnerable development within Flood Zone 2;
• The proposals do not increase flood risk elsewhere;
• Existing site drainage infrastructure is capable of accommodating the development;
• New drainage measures will improve conditions within an area currently affected by surface water ponding;
• The development incorporates level-access drainage measures and maintains safe operation during wet weather;
• The proposals can therefore be accommodated safely within the site without increasing flood risk elsewhere and will provide modest drainage and environmental improvements to part of the existing school grounds.

It is concluded that there are no flood risk or drainage reasons why planning permission should not be granted.

Yours Sincerely

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Director @ GRATEDAPPLE.CO.UK

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