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Planning Department
Town Hall
Albert Square
MANCHESTER
M60 2LA

3rd July 2026

Dear Sirs

Our Ref: 193AL-1/FRA-01

**Re: Flood Risk Assessment Accompanying Planning Application for Proposed Upper Floor Extension & Conversion To Form 6 No Flats At 193 Ashley Lane, Moston Manchester, M9 4NQ**

As set out in the National Planning Policy Framework, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes:

- "areas at risk of flooding" means land within Flood Zones 2 and 3; or land within Flood Zone 1 over 1 hectare, which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency;
- "flood risk" means risk from all sources of flooding - including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources

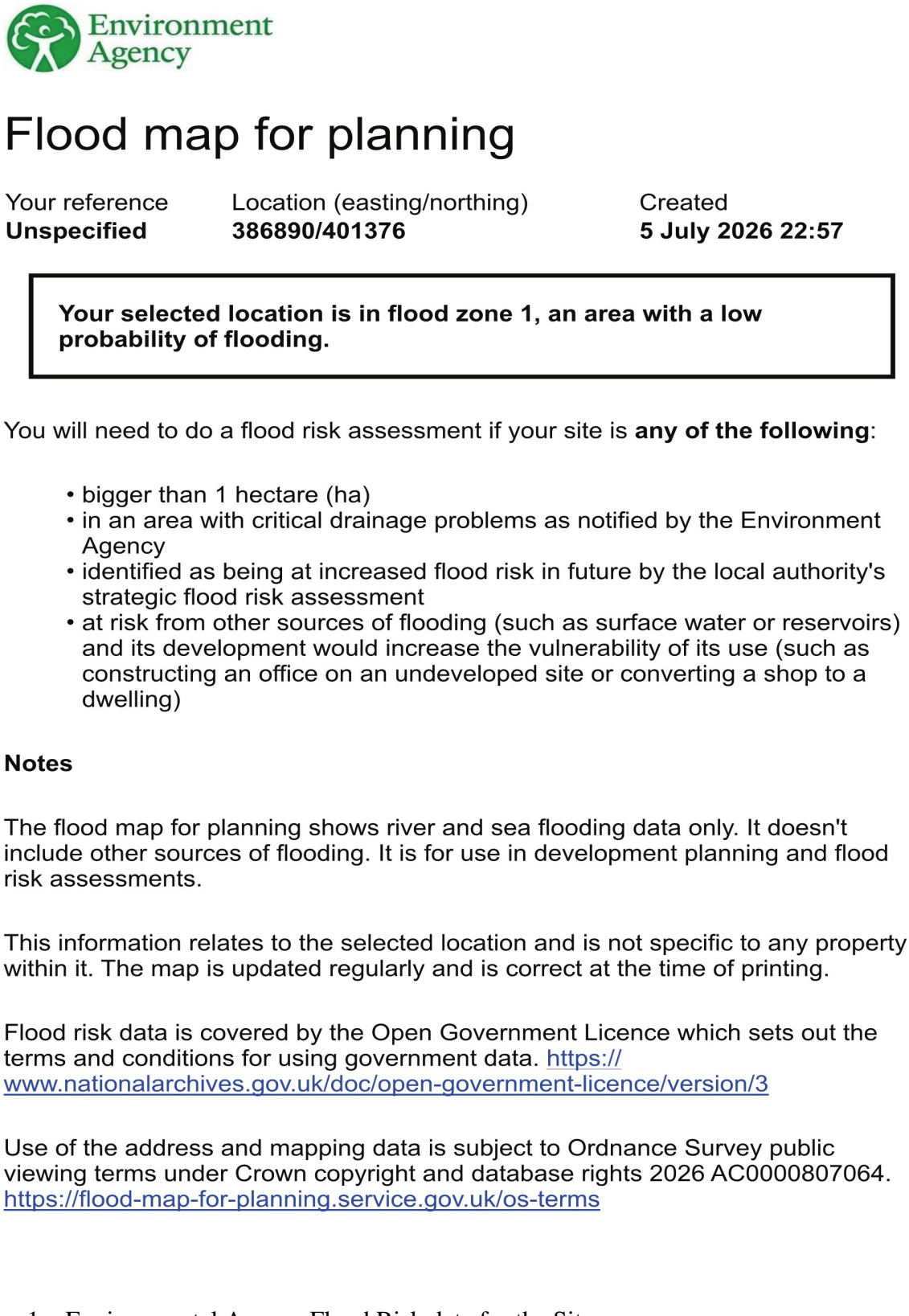
This Flood Risk Assessment (FRA) is carried out in support of a proposal to construct a two storey Upper floor extension and conversion to form 6 flats at the above site. The main sources of information to undertake flood risk assessment are the flood maps and data of the Environment Agency and the previous flood studies by the Local Authority.

**The Sequential and Exception Tests**

As set out in the National Planning Policy Framework, the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. The flood zones are the starting point for this sequential approach. Zones 2 and 3 are shown on the flood map with Flood Zone 1 being all the land falling outside Zones 2 and 3. These flood zones refer to the probability of sea and river flooding only, ignoring the presence of existing defences.

According to the Environmental Agency, the site is located in Zone 1, an area with a low risk of flooding from rivers, seas and surface water, as per the attached map. Very low risk means that each year this area has a chance of flooding of less than 0.1%. All uses of land are appropriate in

this zone. This takes into account the effect of any flood defences in the area. These defences reduce, but do not completely stop the chance of flooding as they can be overtopped, or fail.



Environment Agency

# Flood map for planning

| Your reference | Location (easting/northing) | Created |
|---|---|---|
| **Unspecified** | **386890/401376** | **5 July 2026 22:57** |

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

**Notes**

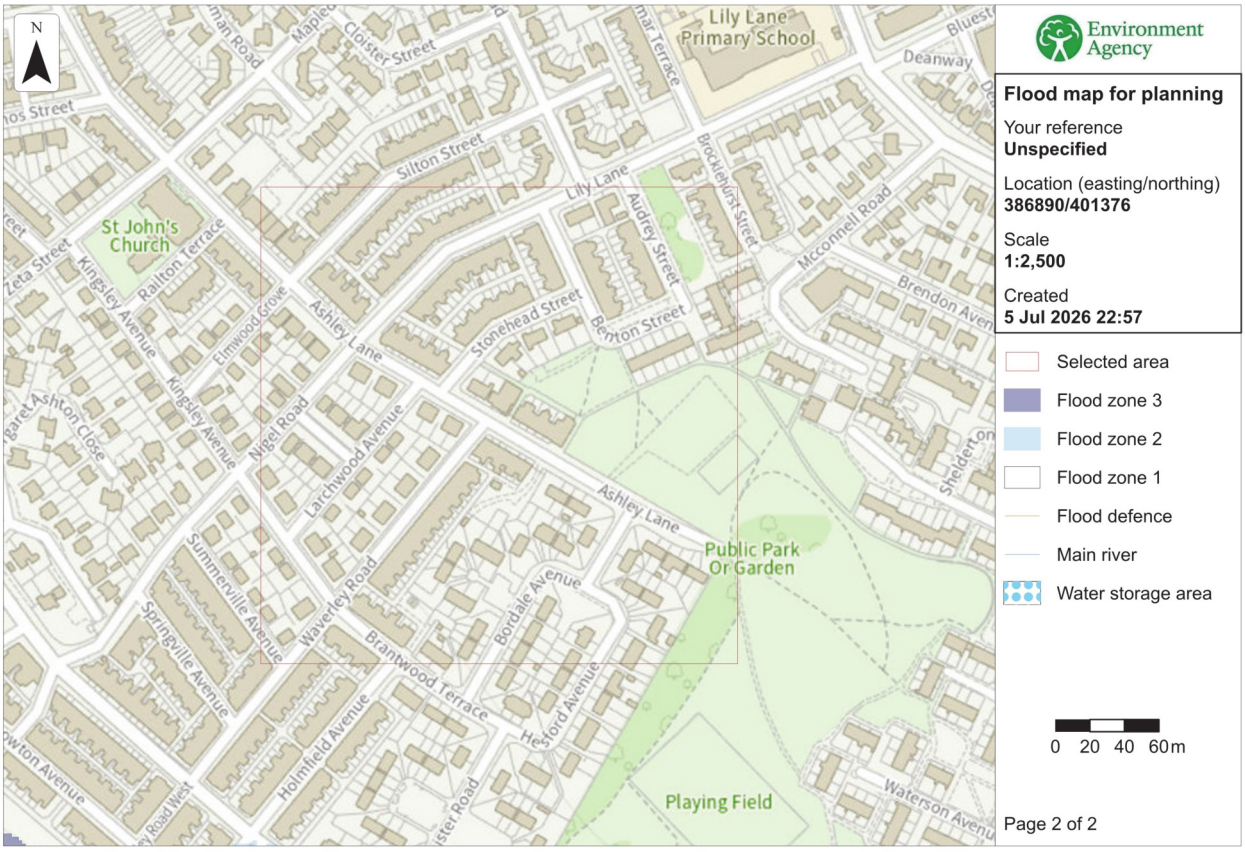
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

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 2026 AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms

Figure 1 – Environmental Agency Flood Risk data for the Site



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Figure 2 – Map showing low surface water Flood Risk potential for the Site

The proposed development is therefore categorised as 'low risk'. The site topography is generally level but the finished floor level is elevated above ground level. The flood risk from other sources including surface water, underground water, sewer and reservoir is low.

The proposed development will not lead to any increase in the surface runoff. Considering the nearly 95% building footprint on the site, surface runoff will be maintained by connecting to the existing surface water drainage system for the purpose of disposing of rainwater. The development will not give rise to backwater affects or divert water towards other properties.

This report demonstrates that the proposal will be safe, in terms of flood risk, for its design life and will not increase the flood risk elsewhere.

Yours Sincerely

[redacted]

Richard A. Bowen
For & on behalf of RIBO Associates Ltd