

Flood Risk Assessment (FRA)

Site Address: 8 Turton Cl Bury BL8 2EE

Proposal: Proposed Rear Extension and Garage Conversion.

Applicant: Mrs Samaneh Mohaghegh Dolatabad

1. Introduction

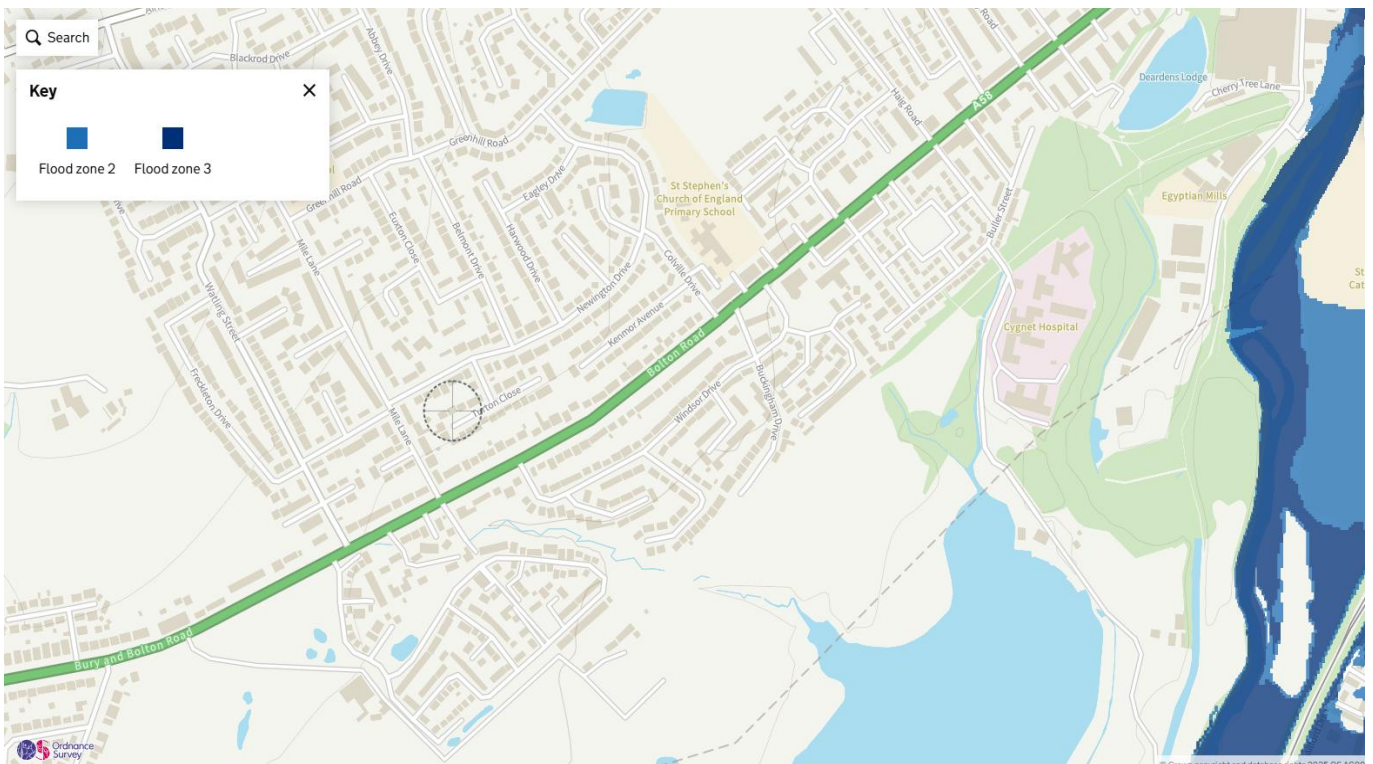
This Flood Risk Assessment (FRA) has been prepared in support of the planning application for the Proposed Rear Extension and Garage Conversion at 8 Turton Close Bury BL8 2EE. The proposal seeks to erect the rear of the property to add more living space and extend the kitchen and existing garage conversion for larger bedroom space, with no significant external alterations.

The assessment considers potential sources of flooding, relevant policies, and mitigation measures to ensure that the development will not be at risk of flooding or cause increased flood risk elsewhere.

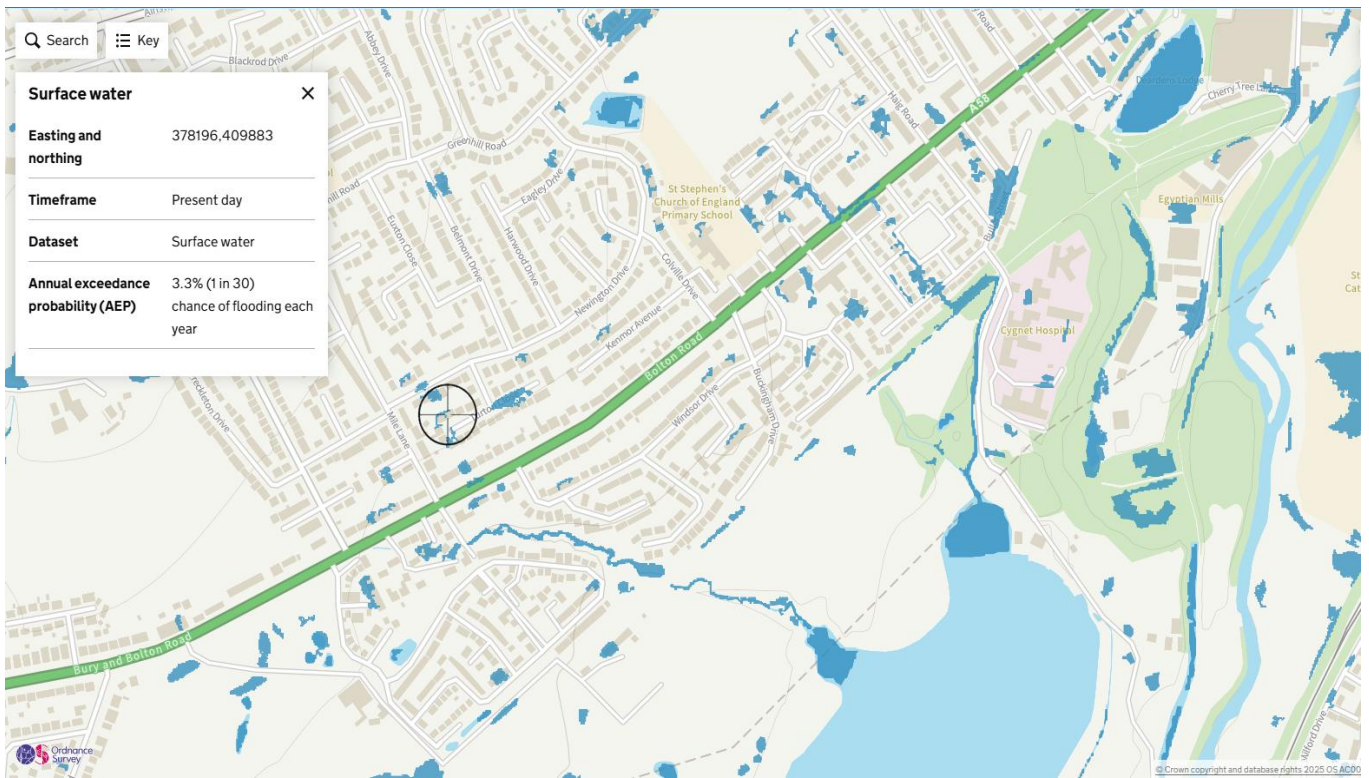
2. Flood Zone Information

According to the Environment Agency Flood Map for Planning, the site at 8 Turton Close lies within Flood Zone 1 (low probability) for fluvial and tidal flooding. This means there is less than a 1 in 1,000 annual probability of river or sea flooding.

There are 3.3% of surface water and groundwater flooding per year at the property. Minor surface water runoff may occur during extreme rainfall events but is expected to be contained within existing drainage infrastructure.



1.1. Flood Map



1.2. Surface Water Levels

3. Planning Policy Context

This FRA has been prepared in accordance with:

- National Planning Policy Framework (NPPF, 2023) – Section 14: Meeting the challenge of climate change, flooding and coastal change.
- St Helens Local Plan (2020–2040) – Policy LPD09: Managing Flood Risk and Sustainable Drainage.
- Environment Agency Flood Risk Standing Advice.

These policies require that developments demonstrate flood resilience, manage surface water appropriately, and avoid increasing flood risk to surrounding areas.

4. Proposed Development

The proposal involves proposed rear extension.

- No new extensions or changes to the building footprint are proposed.
- External ground levels remain unchanged.
- Surface water runoff will continue to be managed by the existing drainage system.

5. Flood Risk Mitigation Measures

The following measures will ensure the site remains safe and flood-resilient:

- No increase in ground levels or impermeable area beyond existing.
- Existing drainage system to be inspected and maintained to prevent blockages.
- Permeable surfacing retained on the driveway and external paved areas where possible.
- Non-return valves may be fitted to foul drainage outlets to prevent backflow in rare flood events.
- Electrical fittings and equipment will be positioned above potential flood levels.
- Flood-resilient internal materials, such as water-resistant plasterboard and tiled flooring, will be used in the salon areas.

6. Conclusion

This Flood Risk Assessment demonstrates that the Proposed Rear Extension and Garage Conversion at 8 Turton Close Bury BL8 2EE lie within Flood Zone 1 (low risk) and will not increase flood risk on-site or elsewhere.