



FLOOD RISK ASSESSMENT REVIEW

Address: 34 Ringley Road, Whitefield, Bury, M45 7LE

Date: 02/07/24

This document has been produced by IGLOO to explain considerations taken into account for the proposed residential extension.

SITE LOCATION



NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF and its technical guidance is a set of planning policies with the key objective to contribute to the achievement of sustainable development. As part of it, they ensure that flood risk and sustainability are taken into account during the planning process. This ensures that developments are not located in flood risk areas and directs developments to lower risk areas. The NPPF applies a sequential risk based approach to determining the suitability of land for development in flood risk areas. The NPPF also encourages developers to seek opportunities to reduce the overall level of

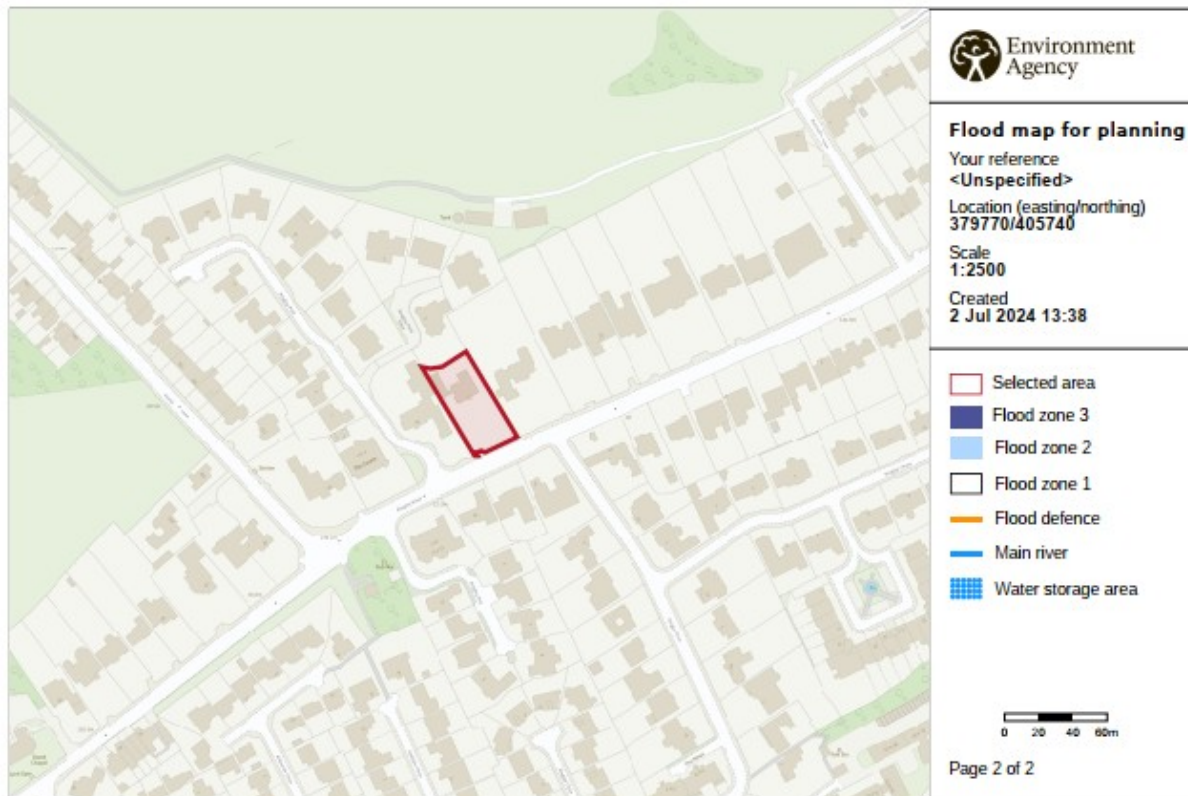
flood risk through the layout of the development and the application of Sustainable Drainage Systems (SuDS).

RISK OF FLOODING FROM RIVERS AND THE SEA (ROFRAS)

The site is not close to an area classified with a high risk in the RoFRaS database.

ENVIRONMENT AGENCY FLOOD ZONES

The area of site shown as being developed has been identified to lie within Flood Zone 1 as designated by the Environment Agency, indicating the site has a low probability of flooding.



GROUNDWATER FLOODING

Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard. Unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard.

HISTORIC FLOOD EVENTS

The site is not recorded to have been subject to historic flooding. However, the absence of data does not provide a definitive conclusion that the site has never flooded, only that the Environment Agency hold no record of any flooding at the site.

SUMMARY

The area is classified in the RoFRaS database as having a low likelihood of flooding.

The natural topography and proposed scheme levels are such that the site would not be breached in the event of a 1 in 100 year flood event.

Report undertaken by Paula Horrell on behalf of:

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