Our Reference : D4183-FRA-01
Your Reference :

23rd August 2023

Mr & Mrs Mitchell
Wood Mill,
Wood Road Lane,
BURY,
BL9 5QA

Dear Mr & Mrs Mitchell,

Wood Mill, Wood Road Lane, Summerseat
Proposed separation into 4 individual dwellings.

Flood Risk Assessment.

Introduction

PSA Design Ltd has been commissioned by Mr & Mrs Mitchell to prepare a Flood Risk Assessment (FRA) in support of a Planning Application for the proposed separation of the existing Wood Mill property into 4 individual dwellings.

The site is located to the southeast of Summerseat at national grid reference 379520E, 414080N. The site location can be seen on the location plans **(Appendix A)** and Flood Maps **(Appendix B)** included at the end of this assessment.

Reference to the flood map for planning shows the site located partly within Flood Zone 1 and on the boundary of Flood Zones 2 and 3.

Existing Site

The existing setting can be seen on the aerial extract below. The site currently comprises of a single, very large residential property with associated access, gardens and outbuildings.

The site is accessed directly off Wood Road Lane. The River Irwell bounds the site to east. An existing residential property is located to the south with properties / open grassland to the west and north.

The topography of the land generally rises from the River Irwell. Firstly, rising steeply up the river embankment wall, then up a grassed embankment within the site before continuing to gradually rise to the west. Levels range from water level (at the day of survey) 94.62mAOD the top of the embankment wall 97.50mAOD, the ground at the base of the property wall (east façade) 97.75mAOD and then top of the embankment at the access to the properties 99.53mAOD.

The various levels and existing site photographs and plans are all included withing **Appendix A** for reference.

Development Proposals

The proposed site plans and elevations are included as **Appendix C.**

Our Client purchased the dwelling in 2019 collectively as a family with the intention of dividing the building up into ‘wings’ for each of the 4 family members to live in. The property is currently jointly owned by four separate family members. The family currently live in the house, but there are parts of it that need to be refurbished and other parts that need remodelling to suit modern living standards.

The application seeks permission to remodel the existing building to ultimately provide 4 individual dwellings. The work largely pertains to internal remodelling with some relatively cosmetic external alterations. As can be seen when comparing the existing and proposed plans, the main structure and footprint of the building remain relatively unchanged.

Flood Risk Assessment

It has been established that the site is shown to be located partly within Flood Zones 2 and 3. The site is at risk of fluvial flooding associated with the River Irwell.

Site specific flood data has been acquired from the EA and this is included as **Appendix B**.

Planning Policy Guidance (PPG) has been reviewed and assessed as below.

With reference to PPG, the proposed dwellings would fall within the “More Vulnerable” category.

PPG indicates that More Vulnerable development is required to pass the exception test when located within Flood Zone 3a.

It is important to account for climate change when making assessment of flood risk. NPPF guidance indicates that when using peak river flow allowances for flood risk assessments, more vulnerable developments withing flood zones 2 and 3a (as is this site) should use the “central allowance”.

This development site is located within the Ribble Management Catchment area. Reference to the peak flow allowance map sets out the allowances below:

	Central	Upper
2080s	35%	75%

Irwell Management Catchment Climate Change Allowances Table

Therefore, a 35% allowance should be applied to the peak river flow to account for climate change.

The table below extracts the key node model data from the EA information within **Appendix B**.

	1% (1 in 100yr) + 35% (Level mAOD)	0.1% (1 in 1000yr) + 30% (Level mAOD)
Node 3	99.91	100.24
Interpolated at Site	99.06	99.46
Node 4	98.59	99.02

Fluvial Flood Risk Conclusion

The table above sets out two headline figures:

0.1% AEP Event – This represents the boundary of Flood Zone 1, i.e. anything above this is not considered to be in a flood zone. This figure is 99.46mAOD

1.0% AEP (+35%) – This represents the Flood Zone 3 level including an allowance for climate change of 35%. This figure is important as it is a defining figure set out within NPPF when making assessment of flood risk. This level is 99.06mAOD. Standing advice for vulnerable developments suggests that finished floor levels should be a minimum of 300mm above the estimated river flood level.

Therefore, for the purpose of this assessment, flood risk should be assessed against the 1 in 100yr + 35% model level of 99.06 + 300mm = **99.36mAOD**.

Site specific flood risk assessment and mitigation requirements

As previously set out, levels on the site vary. The key levels are set out below:

- Ground level on east façade - 97.75mAOD
- Window Cill level on east façade – 99.55mAOD
- Level at top of embankment – 99.53mAOD
- Basement Level Dwelling D – 97.91mAOD
- Basement Level Dwelling C – 98.55mAOD
- FFL Dwelling D (i.e. ground floor) – 99.83 (Porch) 100.03mAOD (Room)

The above levels are critical in terms of the proposed dwelling as the remainder of the comparable dwelling levels are higher, and thus at lower risk.

The existing east façade currently contains door access to the basement of dwelling D. The Architect has shown this door being blocked up and access removed.

Therefore, during a peak flood event of 99.06mAOD, flood water will NOT rise up to the east façade windowsill levels, nor will it rise over the existing embankment and thus gain pathway to the proposed property thresholds. The top of the embankment is measured at 99.53mAOD (circa 0.5m above the peak flood event level).

The lowest dwelling threshold is measured at 99.83 (porch) and 100.03 (living room). This represents circa 1m above the peak flood event level and importantly also circa 600mm above the 0.1% + 30% flood event level (i.e., firmly located within Flood Zone 1).

Whilst the dwelling basements are noted as below the flood level. There are no clear flood pathways into them to cause them to flood. Notwithstanding that, the basements are allocated for games/craft rooms and will therefore not form a significantly vulnerable use regardless. Mitigation measures are recommended as set out in the next section.

Whilst an assessment hasn't been made against the 0.1% + 35% climate change event (as data isn't readily available, only the +30% scenario), it is considered that the above facts indicated that the proposed property thresholds will be located above the predicted flood event level.

It is also worth noting that the existing property is a dwelling and thus has permitted rights to continue to be used as a dwelling. It is also important to note that whilst the development would effectively create 3 additional dwellings, all the people who will inhabit those dwellings currently live in the existing single large house. By re-developing the site and sealing the door on eastern façade, it can only provide positive flood risk benefits for current and future use.

Flood Mitigation - Resistance and Resilience Measures

Whilst the flood risk assessment above indicates that not all are strictly necessary, it is recommended that the following construction measures are built into the proposed outbuilding: -

- The existing door on the eastern façade should be permanently closed.
- All electrical sockets and switches within the basement areas should be positioned at a minimum of 900mm above ground floor level and electrical supply feeds to come down from ceiling level.

- All external ground floor doors and windows should be reinforced and adequately sealed to the surrounding masonry.

Areas below 99.50mAOD: -

- All exposed basement walls should be suitably tanked to prevent water ingress through the walls.
- no low level air vents (underfloor or cavity) to be incorporated in the design. If necessary, then use automatic anti-flood airbricks.
- non return flap valves to be fitted to all foul sewer IC's
- Consider using water resilient building materials (i.e. lime plaster rather than traditional plasterboard, water resistant cavity insulation, flooring which is water resilient or easily replaced (not wood)).

Finally, if deemed appropriate, the council could enforce permitted development rights restricting the future use of the basements for anything other than games / office / storage use thus preventing them being used for bedrooms in perpetuity.

Impacts on Surface Water Management.

National Planning Policy Framework (NPPF, 2021), outlines that SuDS must be included within any proposed development scheme where it is practicable to do so. In order to demonstrate that the development will meet with the requirements, the drainage strategy should show;

- That it will be feasible to balance surface water run-off to the Greenfield run-off rate, or reduce existing run-off rate in terms of a brownfield development for all events up to the 1 in 100 year storm, including an allowance for climate change and set out how this could be achieved.

Reference to the proposed plans shows that there will be ZERO increase in impermeable area as a result of the proposals. The proposals only seek to remodel the existing internal layout and provide cosmetic external improvements.

There will therefore be no increase in surface water run-off from the site.

Flood Evacuation Routes

Access to and from the property would be along the existing access track which is located within Flood Zone 1 (i.e. not at risk of flooding)

Conclusion

Flood risk has been assessed above and suitable recommendations and mitigation measures have been made which conclude that the proposed development is suitable and compliant with NPPF guidance.

Yours sincerely,

Graham Sanderson
PSA Design Ltd.

Appendix A

Site Location Plans & Existing Site Plans

Notes

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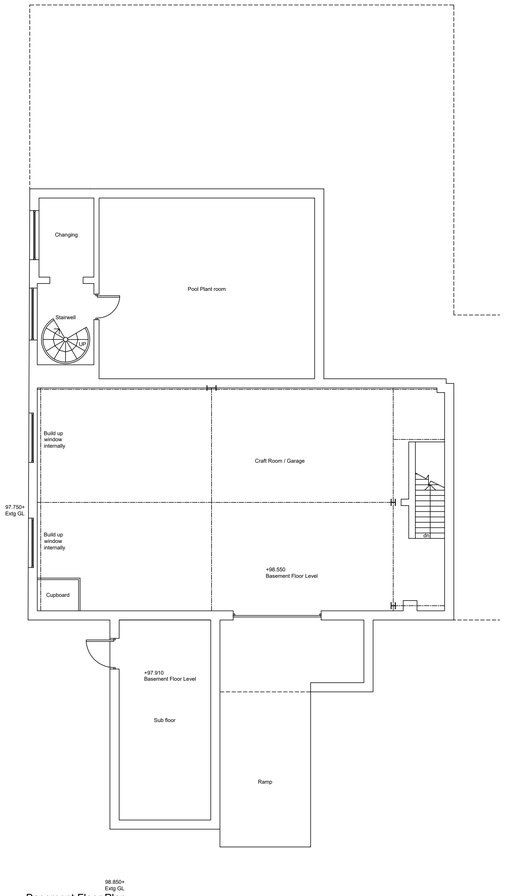
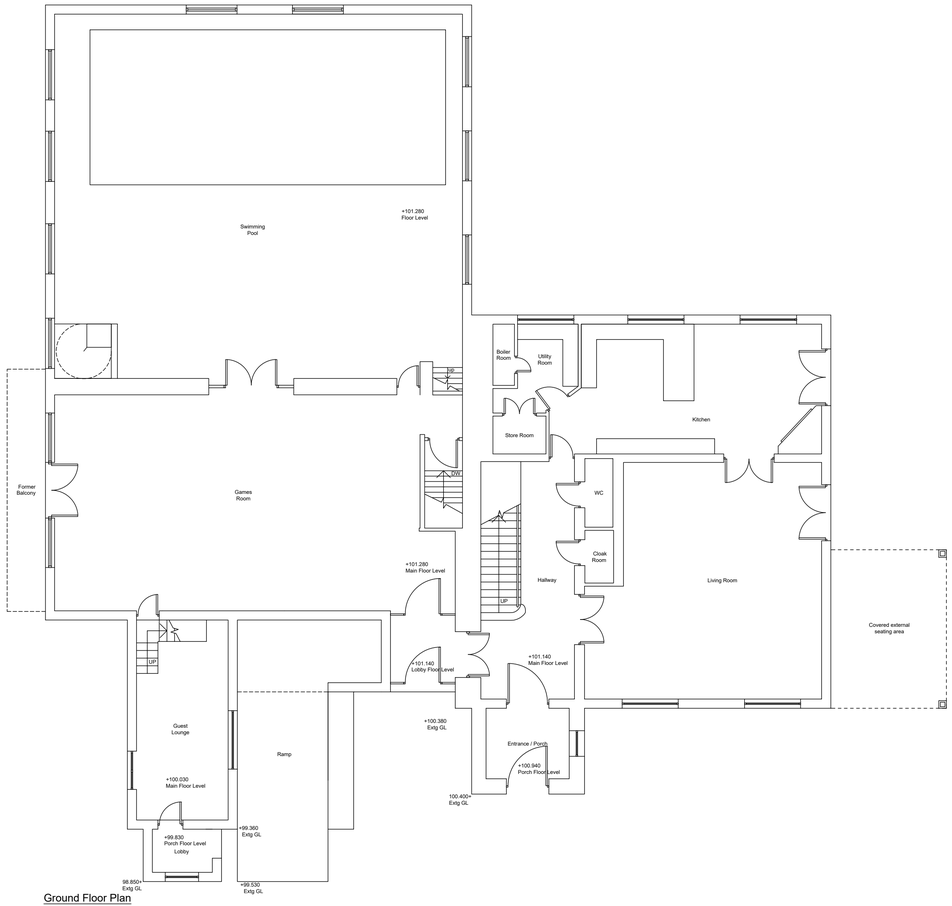
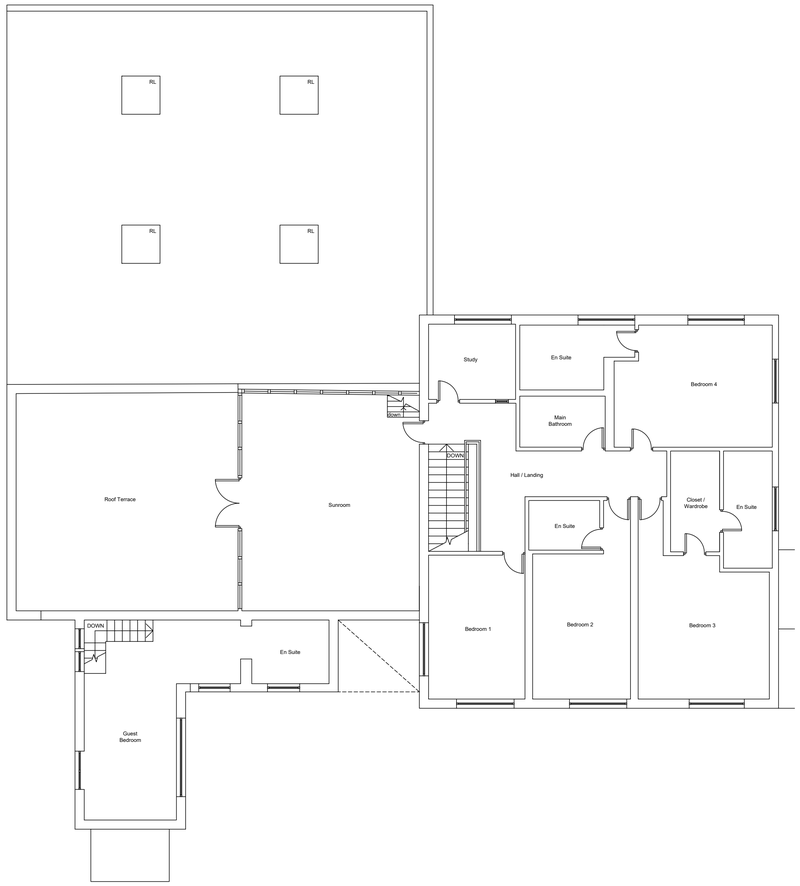


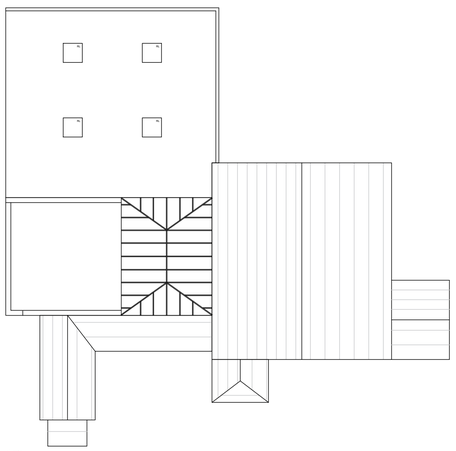
Basement Floor Plan



Ground Floor Plan



First Floor Plan



Roof Plan
Scale : 1:200

Rev	Date	Drawn by	Comments
-	-	-	-

Client
Lorraine Mitchell

Project
Woodmill, Wood Road Lane,
Bury, BL9 5QA

Drawing
Existing Floor Plans - Original House

Date	Drawn by	Scales
April 2022	L.E	1:100 @ A1

Job No - Dwg No - Rev
21053 - 604

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Side (East) Elevation

Front (North) Elevation

Side (West) Elevation

Rear (South) Elevation

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Rev	Date	Drawn by	Comments
-	-	-	-

Client

Lorraine Mitchell

Project

Woodmill, Wood Road Lane,
Bury, BL9 5QA

Drawing

Existing Elevations - Original House

Date	Drawn by	Scales
April 2022	L.E	1:50 @ A1

Job No - Dwg No - Rev

21053 - 605

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Rev	Date	Drawn by	Comments

Client

The Mitchell Family

Project

Woodmill, Wood Road Lane,
Bury, BL9 5QA

Drawing

Existing Site Plan (1:500)

Date	Drawn by	Scales
December 2022	L.E	1:500 @ A1

Job No - Dwg No - Rev

21053 - 601

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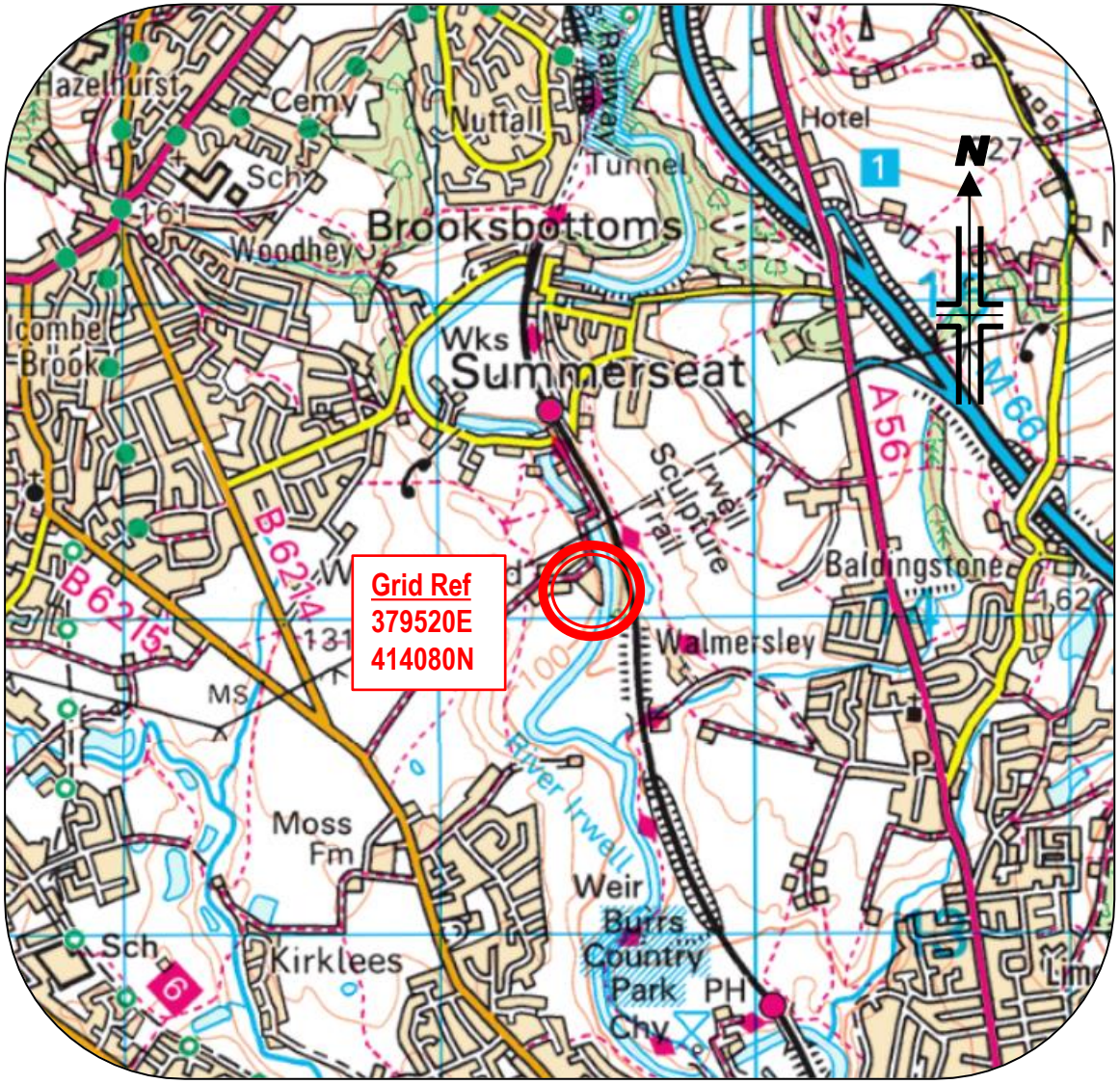

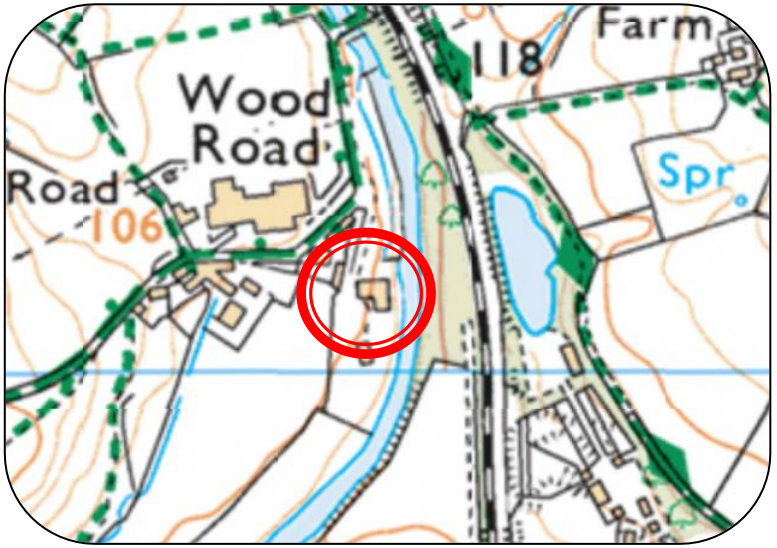

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PSA DESIGN	PSA Design Ltd The Old Bank House, 6 Berry Lane Longridge, Preston, PR3 3JA Tel. 01772 786066 www.psadesign.co.uk mail@psadesign.co.uk	Client	Mr & Mrs Mitchell	Drawn	GS	Date	Scale	Sheet Size	Drwg No.	Rev.
		Job	Wood Mill, Wood Road Lane, Summerseat	Check	DW	21/09/23	N.T.S.	A4	Figure 1	P1
		Title	Site Location Plan	Appr.	GS					

Appendix B

EA Flood Mapping

Flood map for planning

Your reference	Location (easting/northing)	Created
Wood Mill	**379506/414177**	**30 Jan 2023 14:22**

Your selected location is in flood zone 3, an area with a high 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)

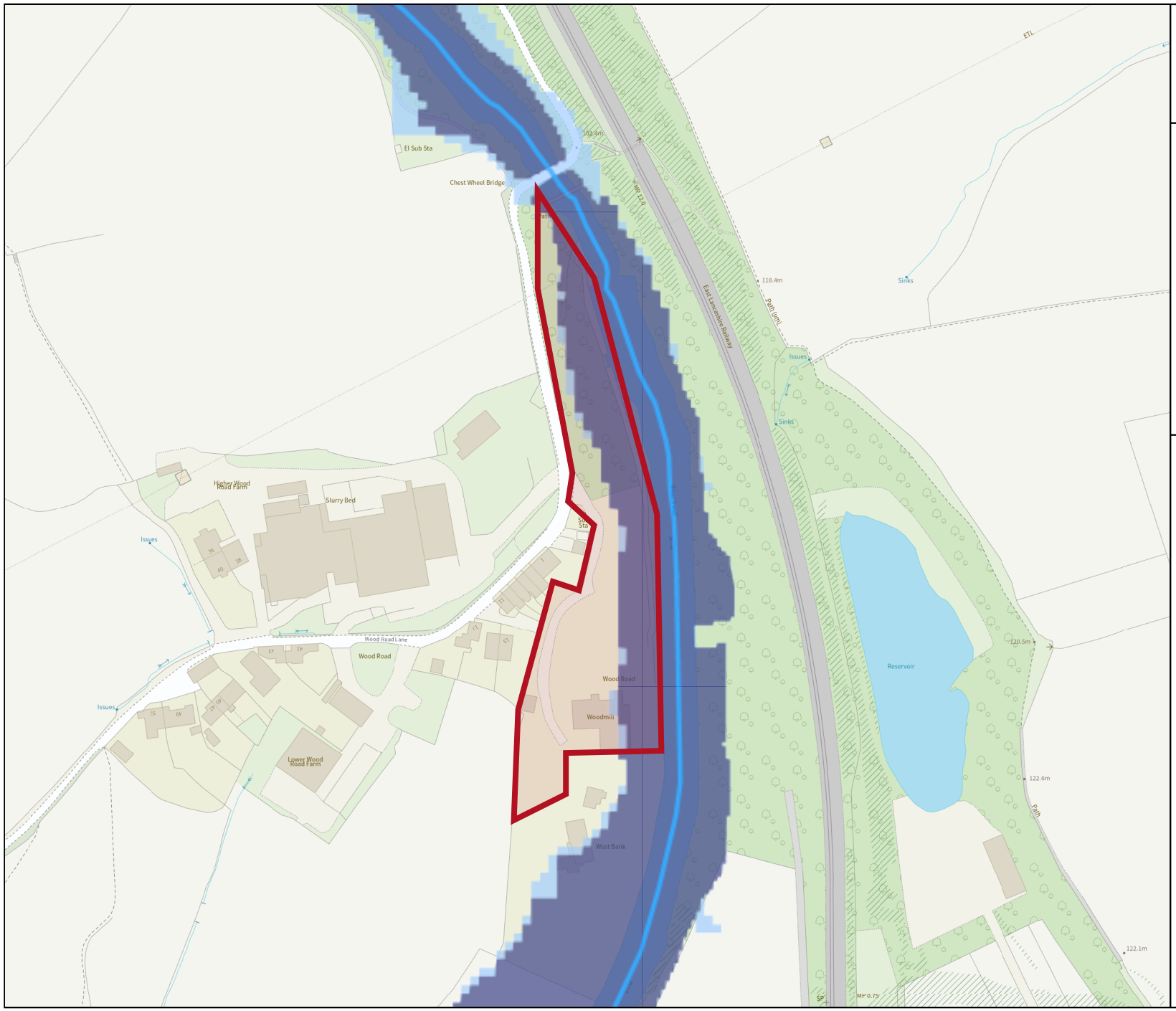
Notes

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
Wood Mill

Location (easting/northing)
379506/414177

Scale
1:2500

Created
30 Jan 2023 14:22

- 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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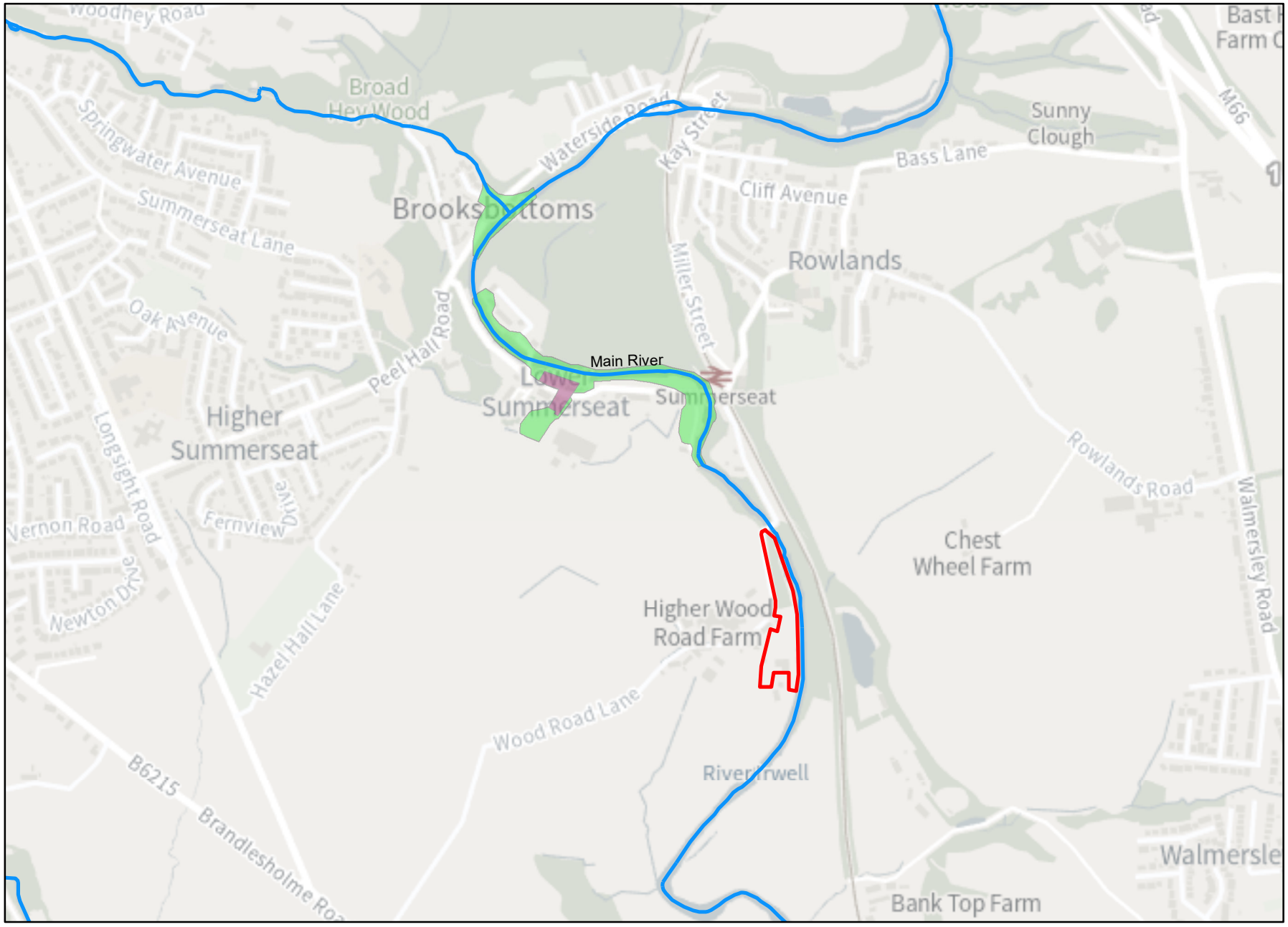
Recorded Flood Outline Map Centred on Wood Road Lane, Bury, BL9 5QA .
Created 03/02/2023 [GMMC297435AB UNAGN4P998N2]



Environment Agency

1:10,001

N

Legend

Site Location

Main Rivers

Start Date

09/02/2020

26/12/2015

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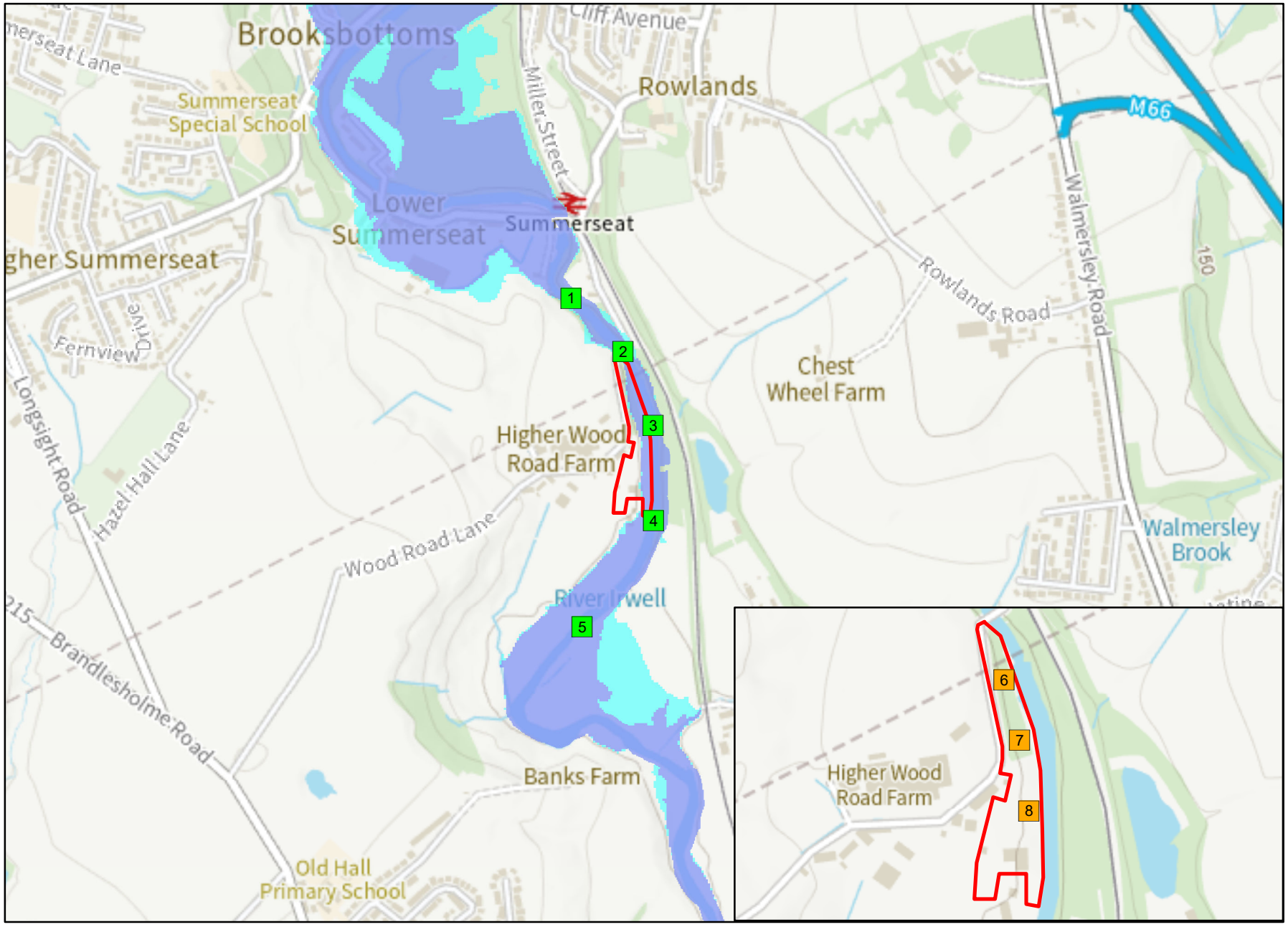
Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 03708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

Detailed Flood Map Centred on Wood Road Lane, Bury, BL9 5QA .
Created 03/02/2023 [GMMC297435AB UNAGN4P998N2]



Environment Agency

1:10,001

N

Legend

- Site Location
- 2D Measurements
- Model Measurements
- Main Rivers
- Flood Zone 3
- Flood Zone 2

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					Defended														Undefended													
Map Reference	Model Node Reference	Easting	Northing	Data	50 % AEP (1 in 2 year)	20 % AEP (1 in 5 year)	10 % AEP (1 in 10 year)	5 % AEP (1 in 20 year)	4 % AEP (1 in 25 year)	2 % AEP (1 in 50 year)	1.33 % AEP (1 in 75 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + 30% increase in flow	1 % AEP (1 in 100 year) + 35% increase in flow	1 % AEP (1 in 100 year) + 70% increase in flow	0.5 % AEP (1 in 200 year)	0.1 % AEP (1 in 1000 year)	0.1 % AEP (1 in 1000 year) + 30% increase in flow	50 % AEP (1 in 2 year)	20 % AEP (1 in 5 year)	10 % AEP (1 in 10 year)	5 % AEP (1 in 20 year)	4 % AEP (1 in 25 year)	2 % AEP (1 in 50 year)	1.33 % AEP (1 in 75 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + 30% increase in flow	1 % AEP (1 in 100 year) + 35% increase in flow	1 % AEP (1 in 100 year) + 70% increase in flow	0.5 % AEP (1 in 200 year)	0.1 % AEP (1 in 1000 year)	0.1 % AEP (1 in 1000 year) + 30% increase in flow
1	ea013_0248_IRWE05_7079	379391	414430	Modelled Water Level (m aodN)	96.83	99.39	99.82	100.19	100.31	100.77	101.04	101.23	102.47	102.80	103.78	101.95	103.13	104.07	98.62	99.40	99.83	100.19	100.30	100.75	101.12	101.35	102.50	102.79	103.78	101.95	103.15	104.06
				Modelled Flow (cumecs)	108.57	142.40	170.88	199.96	209.97	248.32	267.16	277.77	343.14	366.54	428.15	317.35	377.53	467.22	106.23	142.98	171.35	199.75	209.18	247.04	271.32	284.66	346.33	366.96	428.62	317.71	378.68	467.36
2	ea013_0248_IRWE05_6943c	379487	414332	Modelled Water Level (m aodN)	98.52	99.07	99.49	99.84	99.96	100.40	100.67	100.88	102.19	102.59	103.72	101.64	102.92	104.03	98.51	99.08	99.50	99.83	99.95	100.38	100.75	101.00	102.24	102.58	103.70	101.65	102.96	104.02
				Modelled Flow (cumecs)	108.63	142.47	170.95	200.04	210.07	248.55	268.03	278.98	346.04	364.26	413.81	319.29	381.31	430.60	108.29	143.03	171.42	199.84	209.28	247.22	272.43	285.90	348.41	364.07	413.77	319.72	381.94	430.46
3	ea013_0248_IRWE05_6798	379544	414196	Modelled Water Level (m aodN)	97.96	98.46	98.82	99.06	99.12	99.36	99.48	99.54	99.83	99.91	100.17	99.72	99.99	100.24	97.96	98.46	98.83	99.05	99.12	99.35	99.50	99.57	99.84	99.91	100.16	99.72	100.00	100.24
				Modelled Flow (cumecs)	108.70	141.74	167.69	194.62	203.96	240.19	257.82	268.15	330.87	349.08	420.69	305.75	371.57	468.60	108.35	142.24	168.18	194.43	203.22	238.93	261.89	274.59	333.09	348.87	420.20	306.11	372.36	467.31
4	ea013_0248_IRWE05_6618	379543	414021	Modelled Water Level (m aodN)	97.11	97.37	97.56	97.73	97.79	98.00	98.10	98.16	98.50	98.59	98.84	98.36	98.71	99.02	97.11	97.38	97.56	97.73	97.79	97.99	98.12	98.19	98.51	98.59	98.84	98.36	98.71	99.02
				Modelled Flow (cumecs)	108.78	142.65	170.79	199.01	208.71	245.57	263.78	274.02	335.33	352.98	417.87	310.97	373.38	449.32	108.42	143.20	171.26	198.81	207.94	244.30	267.88	280.77	337.44	352.91	417.38	311.39	374.06	449.29
5	ea013_0248_IRWE05_6384	379411	413825	Modelled Water Level (m aodN)	96.61	96.82	96.99	97.18	97.24	97.49	97.62	97.69	98.12	98.23	98.65	97.95	98.37	98.72	96.60	96.82	96.99	97.17	97.23	97.48	97.65	97.74	98.14	98.23	98.65	97.96	98.38	98.72
				Modelled Flow (cumecs)	108.68	139.39	157.09	177.74	184.30	208.89	220.80	227.31	267.29	278.79	323.26	251.14	293.02	348.19	108.38	135.81	157.43	177.61	183.78	208.17	223.44	231.28	268.63	279.65	322.89	251.43	293.40	348.13

					Undefended														Defended													
Map Reference	Model Node Reference	Easting	Northing	Data	50 % AEP (1 in 2 year)	20 % AEP (1 in 5 year)	10 % AEP (1 in 10 year)	5 % AEP (1 in 20 year)	4 % AEP (1 in 25 year)	2 % AEP (1 in 50 year)	1.33 % AEP (1 in 75 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + 30% increase in flow	1 % AEP (1 in 100 year) + 35% increase in flow	1 % AEP (1 in 100 year) + 70% increase in flow	0.5 % AEP (1 in 200 year)	0.1 % AEP (1 in 1000 year)	0.1 % AEP (1 in 1000 year) + 30% increase in flow	50 % AEP (1 in 2 year)	20 % AEP (1 in 5 year)	10 % AEP (1 in 10 year)	5 % AEP (1 in 20 year)	4 % AEP (1 in 25 year)	2 % AEP (1 in 50 year)	1.33 % AEP (1 in 75 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + 30% increase in flow	1 % AEP (1 in 100 year) + 35% increase in flow	1 % AEP (1 in 100 year) + 70% increase in flow	0.5 % AEP (1 in 200 year)	0.1 % AEP (1 in 1000 year)	0.1 % AEP (1 in 1000 year) + 30% increase in flow
6	2D Measurments	379600	414264	Modelled Water Level (m aodN)	98.16	98.65	98.99	99.22	99.29	99.53	99.53	99.53	100.05	100.13	100.43	99.92	100.23	100.62	98.16	98.64	98.99	99.22	99.29	99.54	98.66	99.72	99.72	100.13	100.43	99.92	100.23	100.62
7		379516	414201	Modelled Water Level (m aodN)		98.48	98.85	99.07	99.13	99.37	99.52	99.59	99.86	99.93	100.20	99.74	100.02	100.29		98.47	98.84	99.07	99.14	99.37	99.50	99.55	99.85	99.93	100.20	99.74	100.02	100.28
8		379526	414127	Modelled Water Level (m aodN)			97.97	98.02	98.09	98.41	98.62	98.71	99.07	99.16	99.53	98.92	99.29	99.67			97.97	98.02	98.07	98.43	98.58	98.66	99.05	99.16	99.53	98.91	99.28	99.67

Model data taken from Mid Invell 2017

AEP - Annual Exceedence Probability

m aodN - metres above ordinance datum Newlyn

cumecs - cubic metres per second

Notes: Climate Change Scenario - 30%, 35% and 70% increases in flow calculated for the 2080's (2070 - 2115). Please see https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances for more information regarding the new climate change guidance. The location of the site and the type (vulnerability) of development determine the climate change allowances to consider in any flood risk assessment.

Recorded Flood Outlines

Flood Event Code	Name	Start Date	End Date	Source of Flooding	Cause of Flooding
4079720	Hillside Gardens, Summerseat	26/12/2015	26/12/2015	Other	Other
4079721	Railway Street, Summerseat	26/12/2015	26/12/2015	Unknown	Unknown
4079724	Waterside Road, Summerseat	26/12/2015	26/12/2015	Main River	Channel Capacity Exceeded (no raised defences)
4063441	Summerseats	09/02/2020	09/02/2020	Ordinary Watercourse	Unknown

Appendix C

Architects Proposed Development Plans and Elevations

Notes
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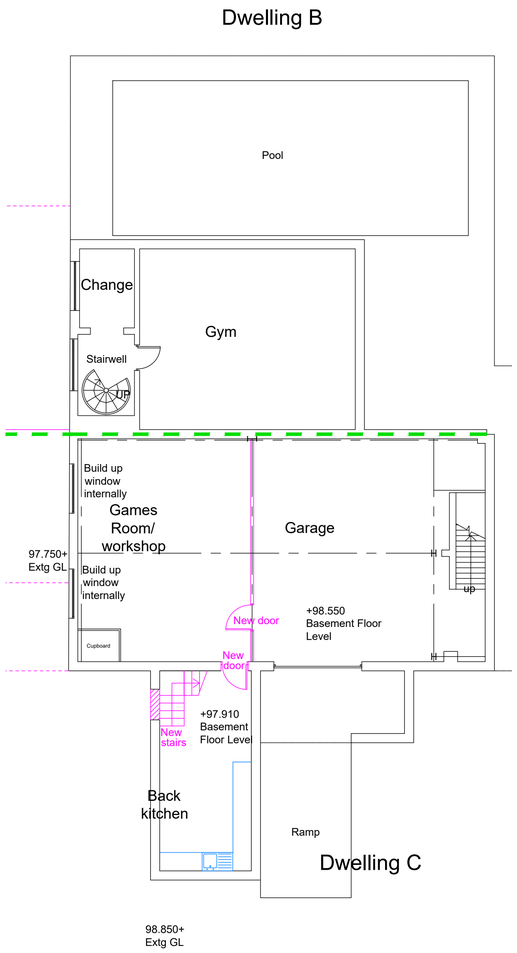
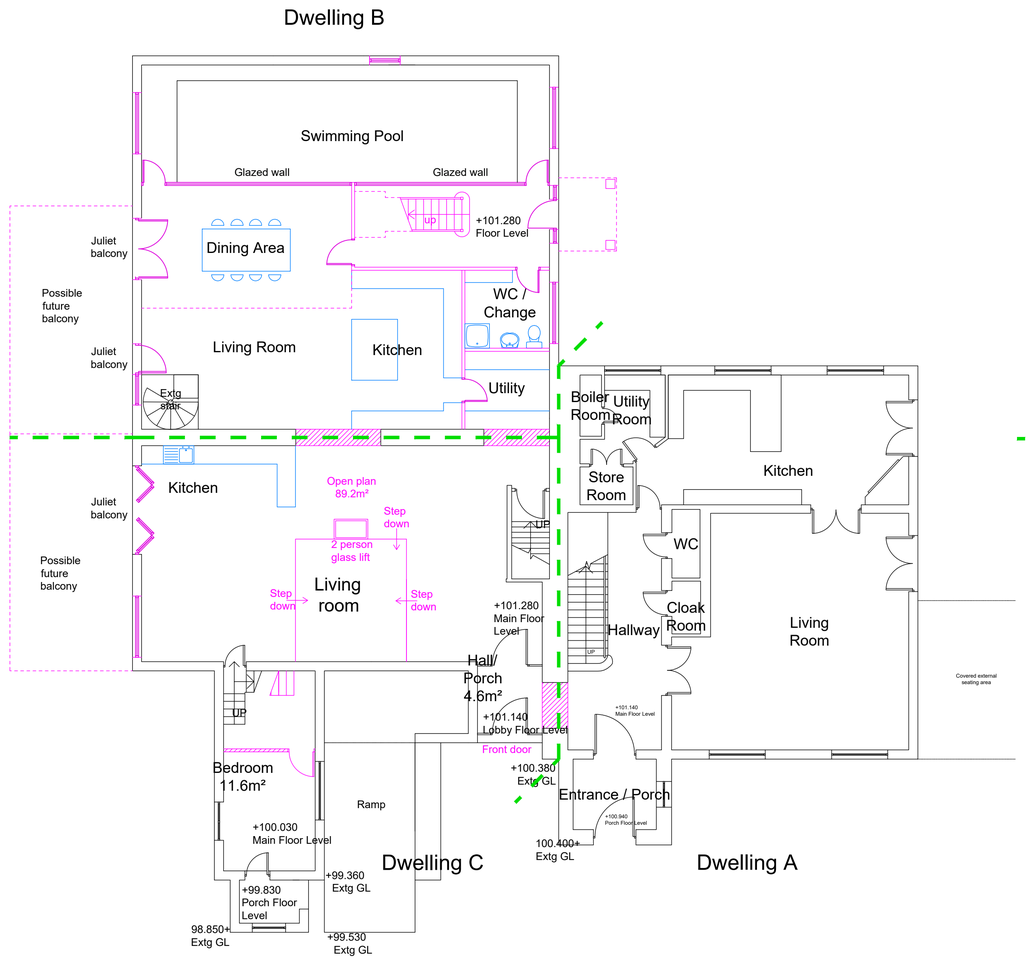
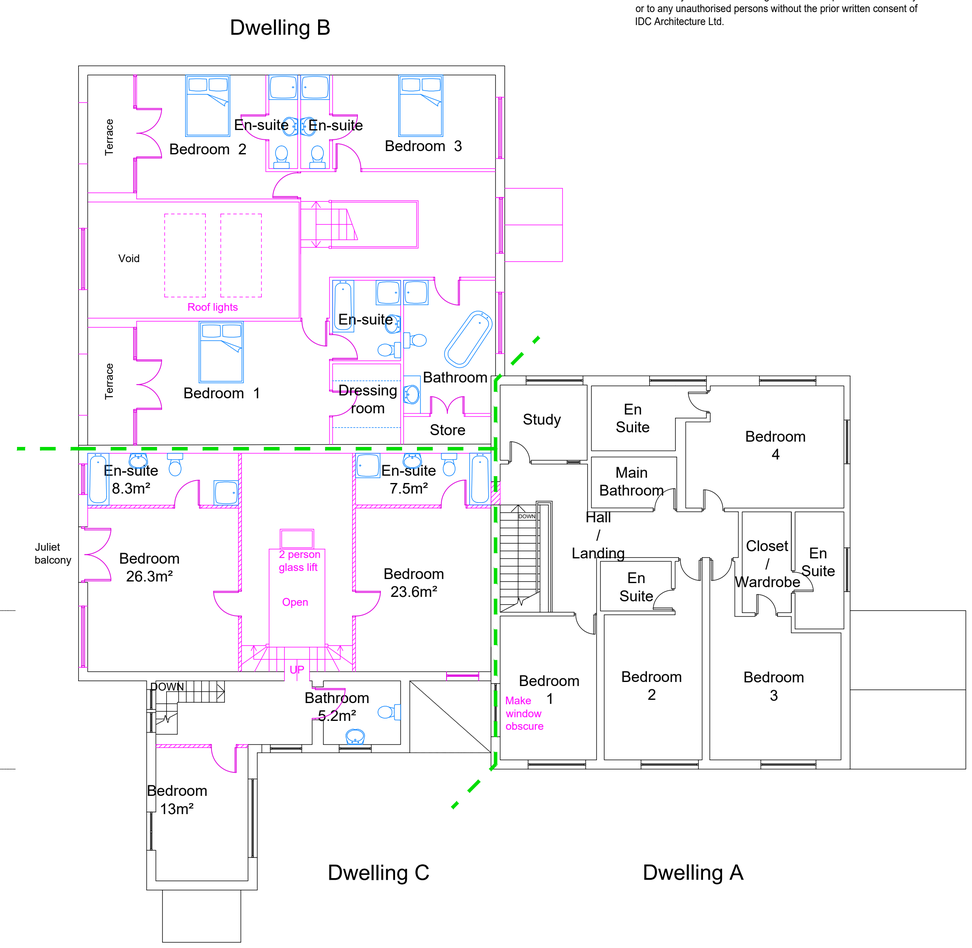


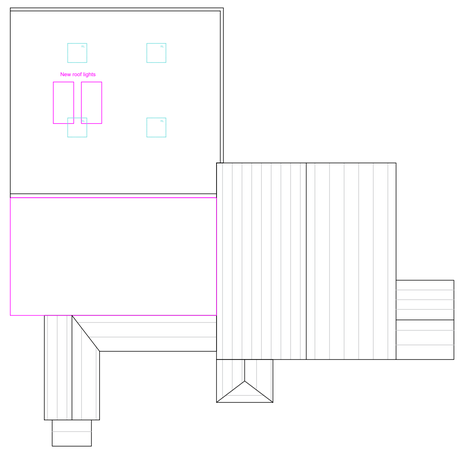
Basement Floor Plan



Ground Floor Plan



First Floor Plan



Roof Plan (scale 1:200)

Rev	Date	Drawn by	Comments

Client
Lorraine Mitchell

Project
Woodmill, Wood Road Lane,
Bury, BL9 5QA

Drawing
Proposed Floor Plans - Original House

Date	Drawn by	Scales
December 2025	TW	1:100 @ A1

Job No - Dwg No - Rev
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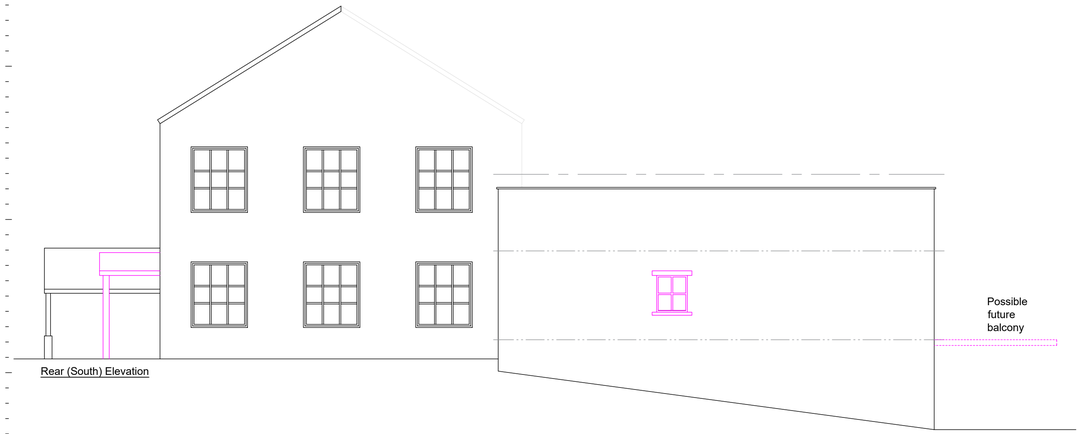
Front (North) Elevation

Side (West) Elevation



Rear (South) Elevation

Side (East) Elevation

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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

Rev	Date	Drawn by	Comments

Client

Lorraine Mitchell

Project

Woodmill, Wood Road Lane,
Bury, BL9 5QA

Drawing

Proposed Elevations - Original House

Date	Drawn by	Scales
December 2025	TW	1:100 @ A1

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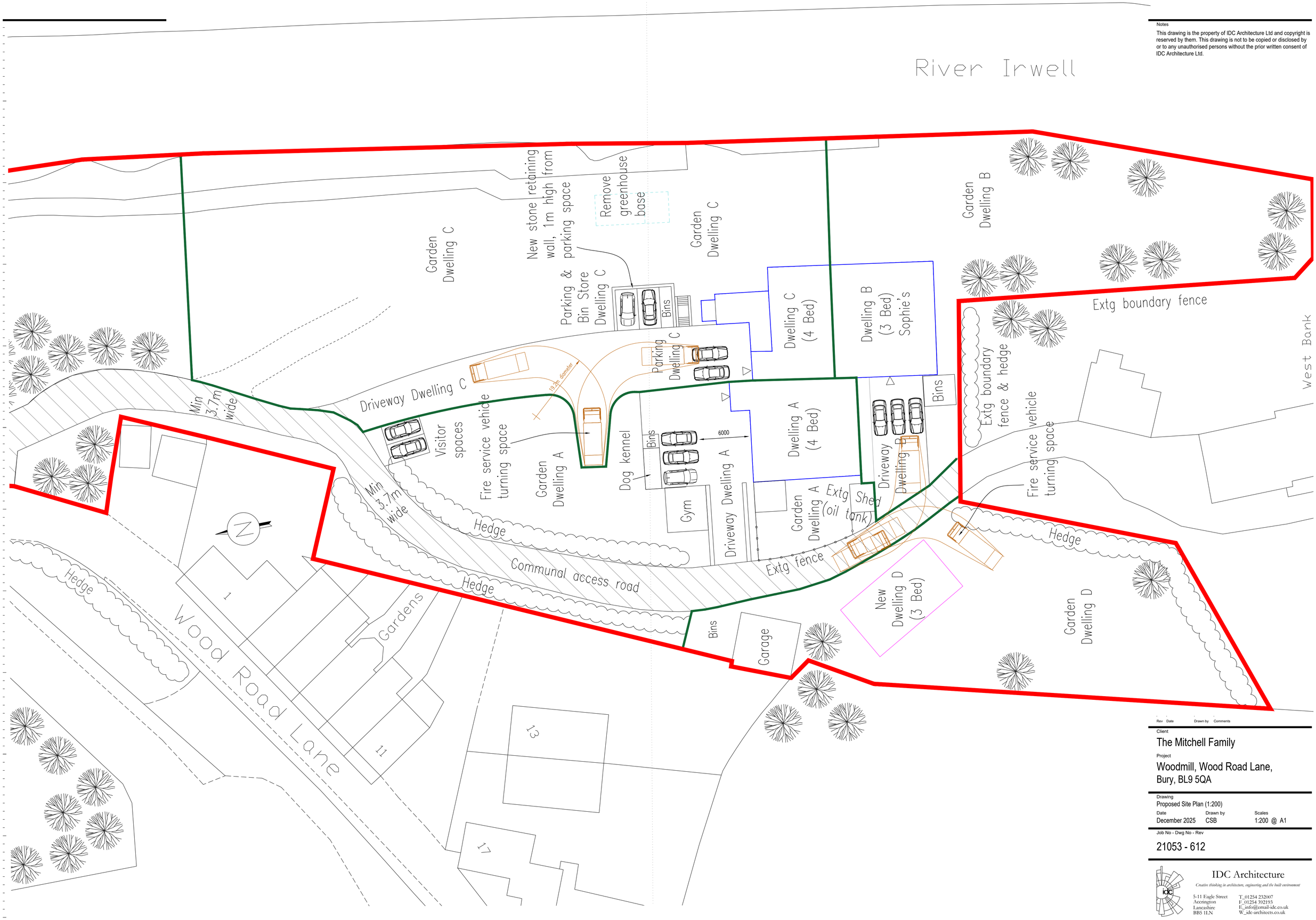

Rev	Date	Drawn by	Comments

Client
The Mitchell Family

Project
Woodmill, Wood Road Lane,
Bury, BL9 5QA

Drawing
Proposed Site Plan (1:200)

Date	Drawn by	Scales
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