



Revision	Description	Issued by	Date
01	Planning Issue	RT	20/04/23
02	Levels updated to reflect site survey	RT	29/01/24

The flood risk assessment has been prepared in support of a planning application to rebuild 5 East View, Summerseat, Bury, BL9 5PG.

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Date	29/01/24

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Executive Summary

The purpose of this report is to review the risk of flooding for 5 East View, Summerseat, Bury, BL9 5PG. The property is located in Flood Zone 3 and the applicant is required to complete a flood risk assessment as part of the planning application.

The proposed development reinstates the original dwelling on the site which was destroyed by an explosion in 2021. It comprises the construction of a new 3 bedroom mid terraced house within the footprint of the original house.

The replacement dwelling forms part of East View, a row of terraces in the Brooklands / Rowlands Conservation Area. Its design is dictated by existing levels and the footprint of the original building. The proposed floor new floor area is less than 250 square metres and its size will be the same as the original building.

The proposal is classed as minor development and the flood risk assessment is based on the Environment Agency's 'standing advice'.

The ground floor level of the original dwelling will be retained at approximately 145 mm (108.978 m AOD) above the existing ground levels along the immediate building perimeter (108.833 m AOD).

The proposed development replaces the destroyed dwelling and existing ground floor levels will be restored. The long-term flood risk of the original property is classed as very low and no sleeping accommodation is proposed at ground floor. No additional action is therefore required to be taken.



Figure 1.1: View from Waterside Road

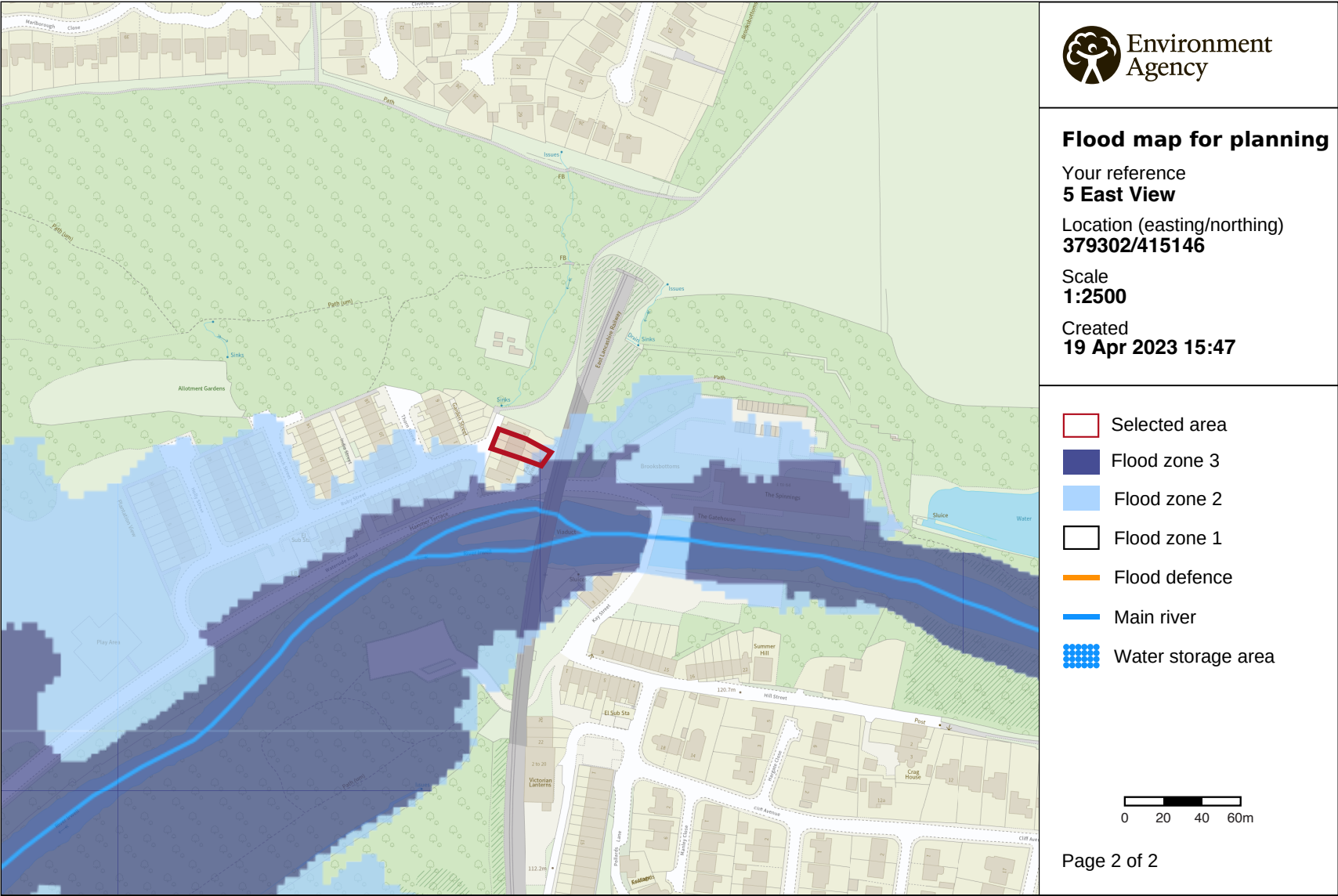


Figure 1.3: Front elevation 5 East View prior to explosion (2019)



Figure 1.2: View into East View

1.0 Introduction



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Following the complete destruction of the original property during an explosion in 2021, the current owners of 5 East View propose to build a new 3 bedroom mid terraced house to reinstate the original dwelling and restore the existing row of terraces situated in the Brooksbottoms / Rowlands Conservation Area.

1.1 Location of the Property and Probability of Flooding

Information obtained from the Environment Agency establishes that the site is located in flood zone 3, an area with a high probability of flooding (see Appendix A). A flood risk assessment is required for developments in this area and the Environment Agencies 'standing advice' should be followed.

The sloping nature of the site means only the south-eastern tip of the site boundary expands into the area shown as flood zone 3 on the flood map for planning. Further checks of the proposed development area on the UK Flood Risk site (<https://check-long-term-flood-risk.service.gov.uk/risk>) revealed that the property itself has only a very low risk of flooding from the river or sea and a very low risk of flooding from surface water(see Section 2.0).

Figure 1.4: Environment Agency / Flood Map for Planning

1.2 Proposed Development

The proposed development consists of a two storey mid terrace with attic room to reinstate the original building that occupied the site prior to the explosion. Works include a new lean-to in the rear yard to replace the destroyed external boiler room and remedial works to the restore the external envelope of the adjoining property, 4 East View.

The proposed development is entirely within the footprint of the original house, approximately 45 m² in area. The total floor space of the replacement building is less 250m². The ground floor contains living accommodation only. All sleeping accommodation is located on the upper floors.

To retain the character of existing row of terraces and satisfy planning criteria for conservation areas the ground floor level, sill and head heights of openings of the original house are retained. The proposed ground floor level is 1.114 m (107.864 m AOD) above the lowest ground level of the site on the south-eastern corner of the plot.

The proposal seeks to reinstate the building that occupied the site prior to the explosion. The development should therefore be assessed similar to alterations, i.e. development that does not increase the size of buildings which is classed as minor development by the Environment Agency.

Guidance for the National Planning Policy Framework on flood risk and coastal change states:

Minor developments are unlikely to raise significant flood risk issues unless:

- they would have an adverse effect on a watercourse, floodplain or its flood defences;
- they would impede access to flood defence and management facilities; or
- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

The proposed development has no adverse impact on current local flood risk issues.

‘Guidance: Preparing a flood risk assessment: standing advice’ was followed to assess the flood risk for the proposed development.

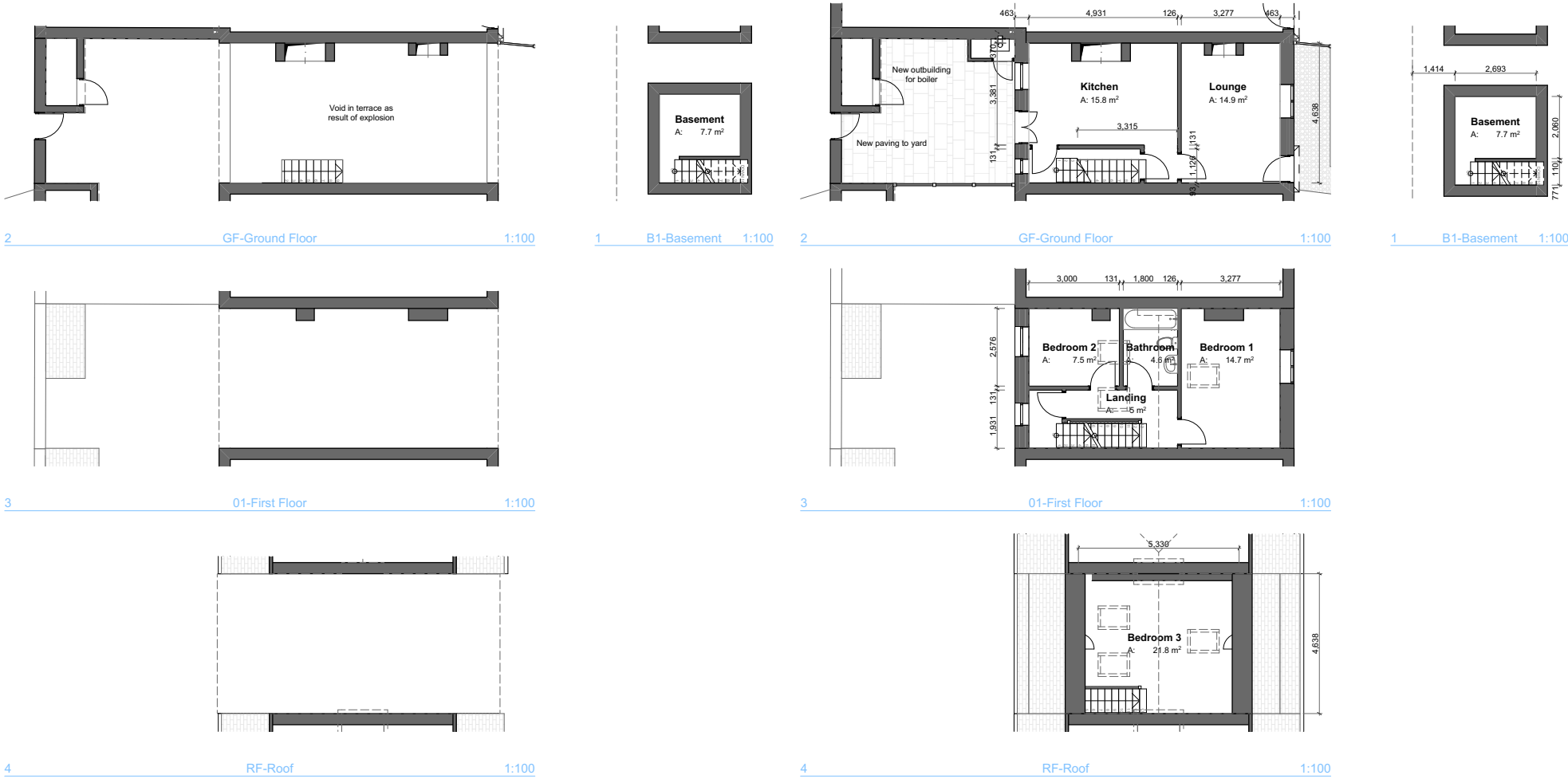


Figure 1.5: Existing and Proposed Floor Plans

2.0 Flooding Levels

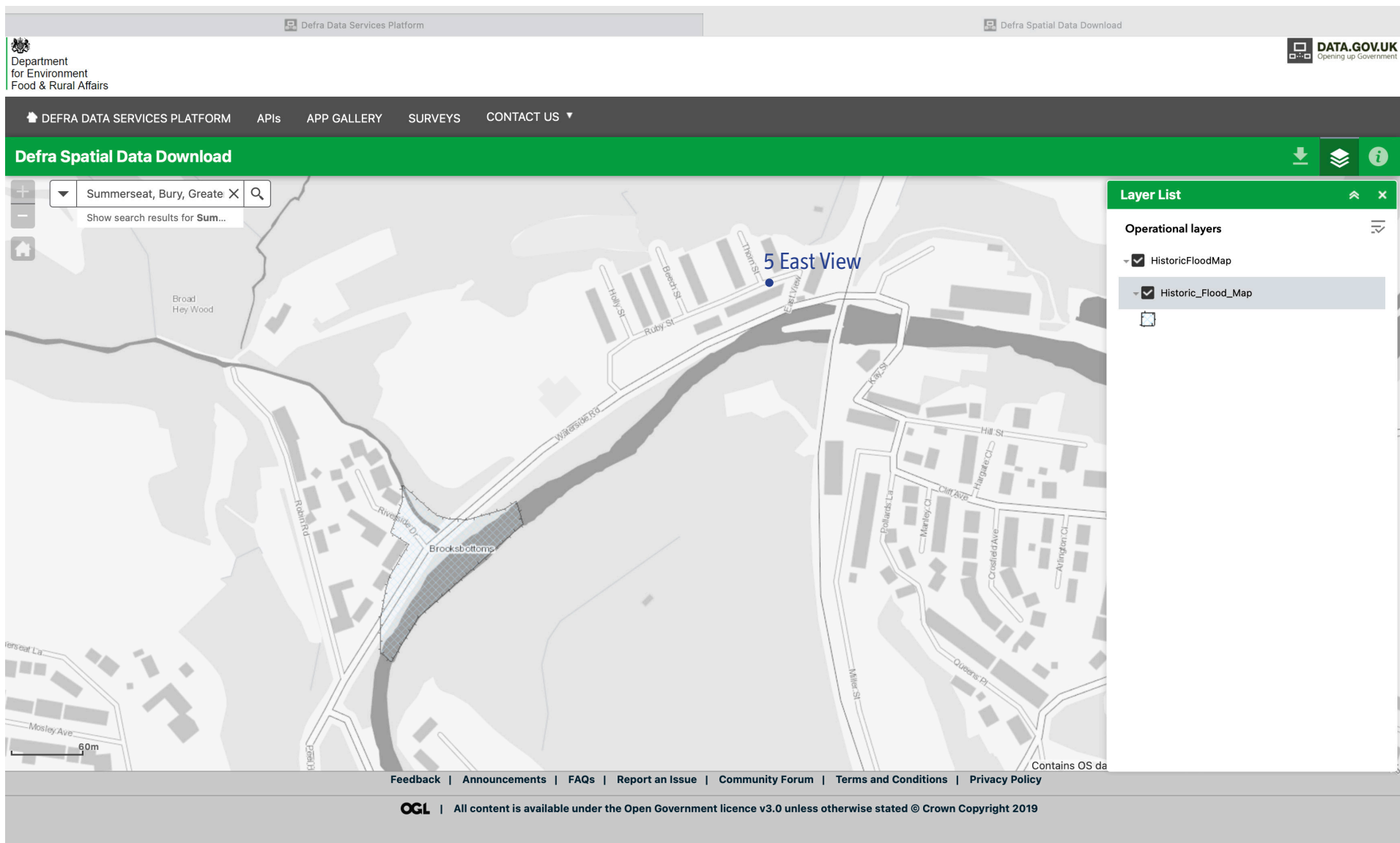


Figure 2.1: Environment Agency / EA Historic Flooding Map

2.1 Current Levels

Environment Agency Recommendation:
State in your assessment all levels in relation to Ordnance Datum (the height above average sea level). You may be able to get this information from the Ordnance Survey. If not, you'll need to get a land survey carried out by a qualified surveyor.

The elevation of external ground levels on site range between 107.864 m AOD (353.9 ft) and 108.833 m AOD (357.1 ft). The proposed finished floor level matches the existing and will be 108.978 m (i.e. between 145 mm and 1,114 mm above site ground levels). 4 spot levels were measured against benchmark SW ANG N09 KAY ST by Cubic Surveying Solutions, 63 Wilmslow Road, Handforth, SK9 3EN. The levels are indicated on drawing 2207-DTA-XX-GF-DR-A-0002 rev 04 - Site Plan Existing.

2.2 Estimated Flood Levels

Environment Agency Recommendation:
You need to provide a plan showing the finished floor levels and the estimated flood levels.

No flooding has been recorded in the area surrounding of 5 East View since 1946 as can be seen on the DEFRA Historic Flooding Map. The nearest recorded flood is downstream at the Junction of Waterside Road and Riverside Drive.

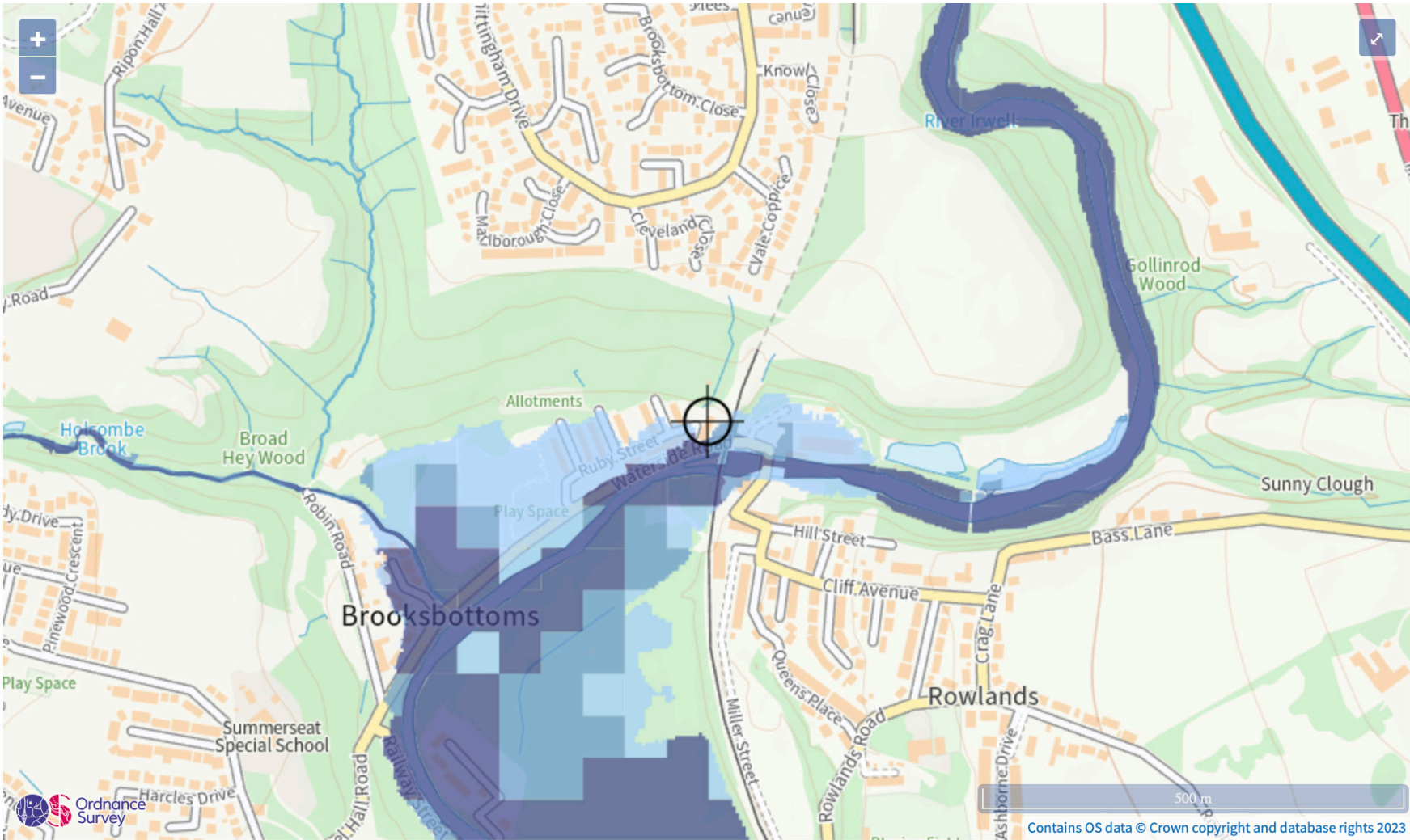
With no estimated flood levels being available, due to a lack of historic flooding data, it is proposed to follow the Environment Agency recommendation that floor levels are no lower than existing floor levels. Currently the existing ground levels along the perimeter of the property are 145mm below the finished floor level ground floor, dropping along the site perimeter to 403mm below FFL at the rear and 1,114mm below FFL at the front .

Environment Agency Recommendation:
Make sure the floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. You will also need to use flood resistant materials up to at least 300mm above the estimated flood level.

2.3 Flooding from rivers and sea

A check on the UK Flood Risk site (<https://check-long-term-flood-risk.service.gov.uk/risk>) recommends that the property has a very low risk which means that this area has a chance of flooding of less than 0.1% each year.

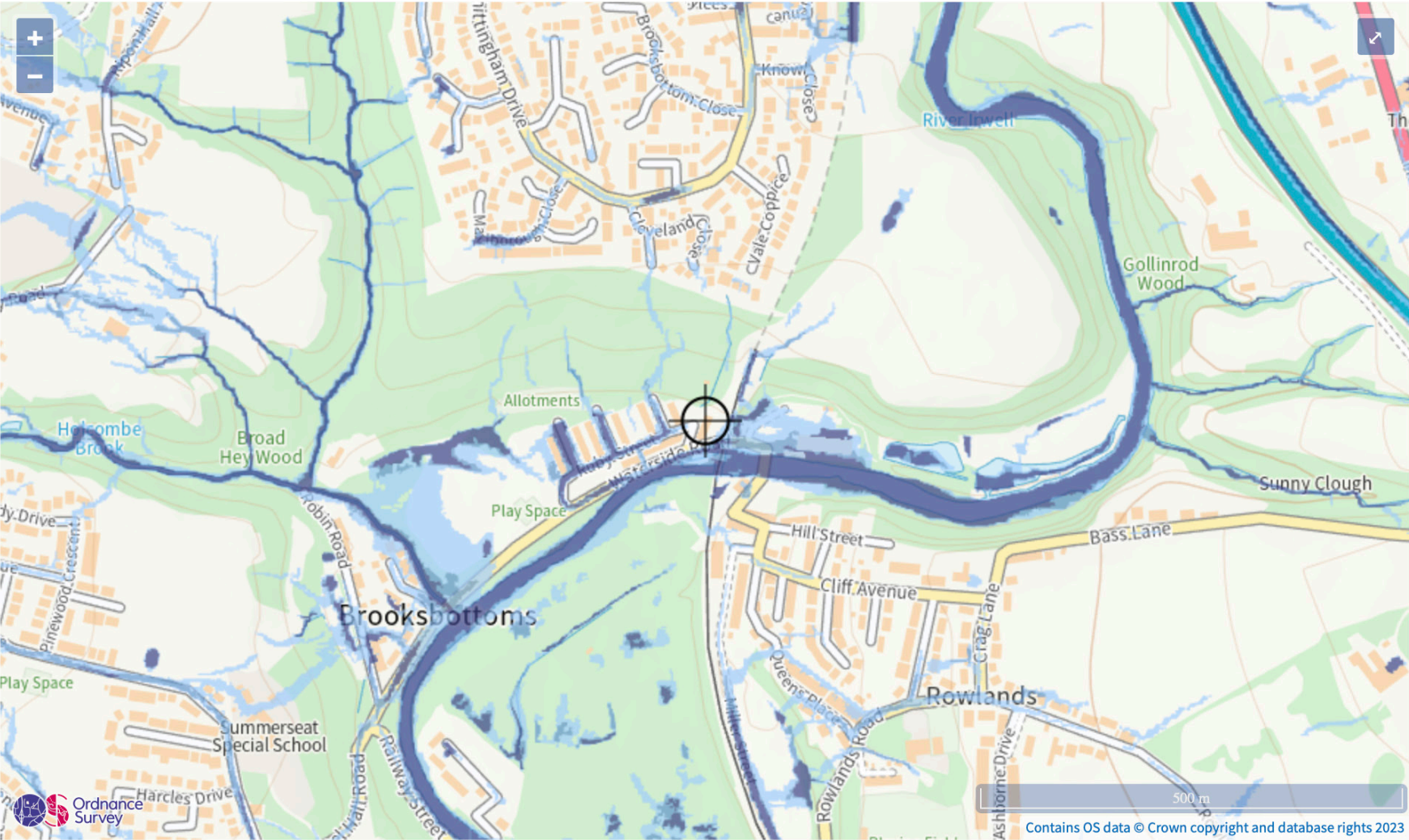
Considering the elevated location of the proposed development on the site area and the original property being identified as having a very low risk to flood, extra flood resistance and resilience measures should not be required.



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected

Figure 2.2: Flooding from Rivers or the Sea Risk Calculator



Extent of flooding from surface water

High Medium Low Very low Location you selected

2.4 Surface Water

Environment Agency Recommendation:
Your plans also need to show how you're going to ensure the development is not flooded by surface water or groundwater. This could be by diverting water away from buildings but safely managing it within the site or by raising floor levels above the estimated flood depths of surface and groundwater flooding.

A check on the UK Flood Risk site (<https://check-long-term-flood-risk.service.gov.uk/risk>) recommends that the property has a very low risk which means that this area has a chance of flooding of less than 0.1% each year.

Considering the elevated location of the proposed development on the site area and the original property being identified as having a very low risk to flood, extra flood resistance and resilience measures should not be required.

No risk of groundwater flooding has been identified for the site.

Figure 2.3: Surface Water Flood Risk Calculator



3.0 Extra Flood Resistance and Resilience Measures

Environment Agency Recommendation:
If you cannot raise the floor levels in this way, you will also need to include extra flood resistance and resilience measures. These measures should protect the property to at least 300mm above the estimated flood level.

With no history of floods being recorded on Defra’s website and further research highlighting that the site area where the original property was located has a chance of flooding of less than 0.1% each year, retaining the original ground floor finished floor level should be sufficient to mitigate future risk of flooding.

No sleeping accommodation is proposed on ground floor level to minimise the risk to life.

Flood map for planning

Your reference	Location (easting/northing)	Created
5 East View	379302/415146	19 Apr 2023 15:47

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)

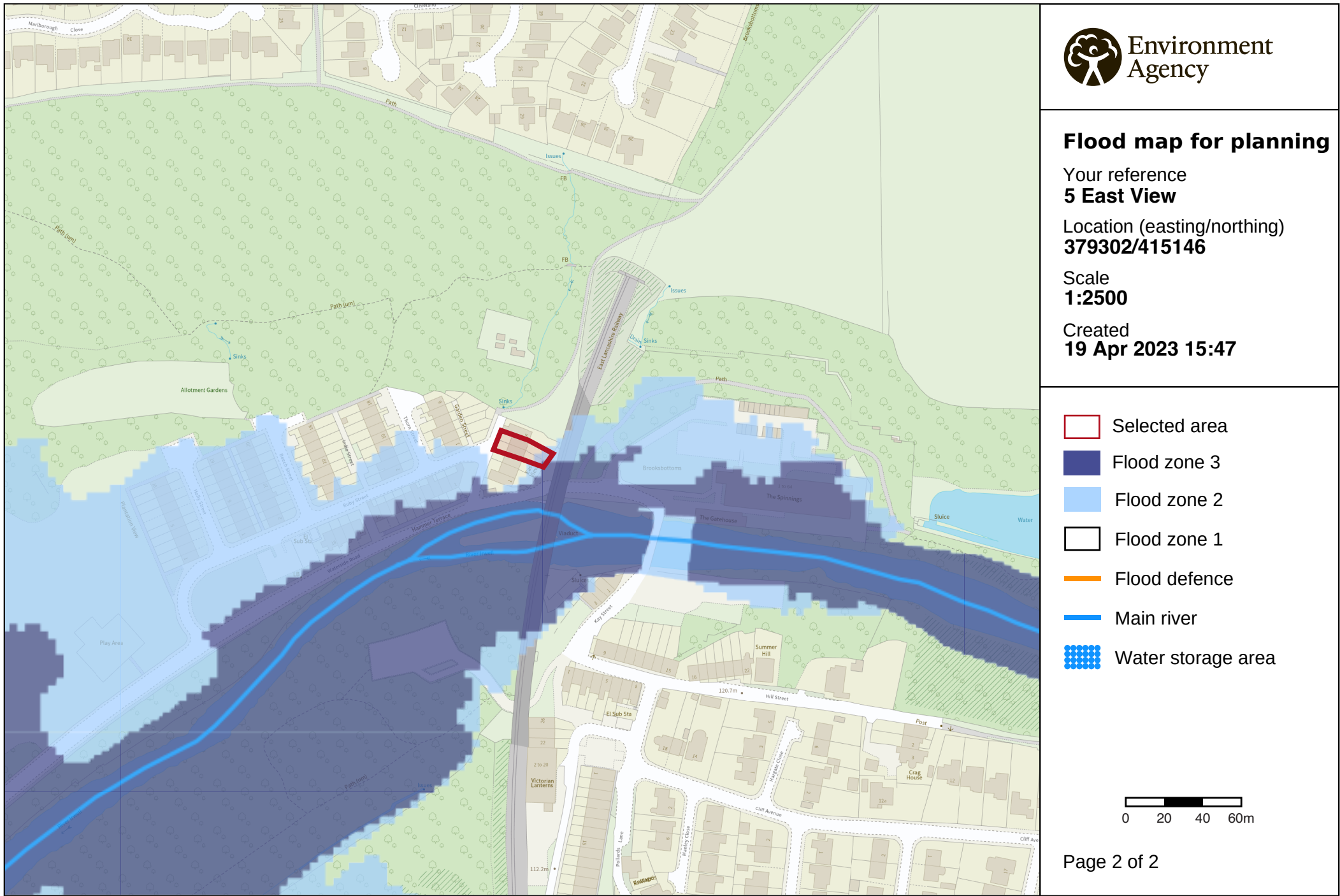
Notes

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.

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Appendix B

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5, EAST VIEW, BURY, BL9 5PG

Rivers and sea risk	Very low risk Very low risk means that this area has a chance of flooding of less than 0.1% each year.
Surface water risk	Very low risk Very low risk means that this area has a chance of flooding of less than 0.1% each year. Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is Bury.
Reservoir risk	Reservoir flooding is highly unlikely however, reservoirs that could affect this area are • Calf Hey • Cloughbottom • Clowbridge • Cowpe • Ogden Haslingden
Groundwater risk	No risk of groundwater flooding