

Flood Risk Assessment

Application for single storey rear extension and two-storey side extensions.

2 The Island, Summerseat, BL9 5QJ

For Ms. Katherine Dunlop

April 2026

Job Number: 18-213

- 1.1 This Flood Risk Assessment (FRA) has been prepared on behalf of Katherine Dunlop ('The Client') in support of an application for the erection of 1No. single-storey rear extension and 2No. two-storey side extensions at 2 The Island, Summerseat, BL9 5QJ. The property lies within Flood Zone 3.
- 1.2 The proposal is for a minor extension of less than 250 square metres. The purpose of this FRA is to demonstrate compliance with the Environment Agency (EA) Standing Advice (SA) for minor extensions in areas of high flood risk.
- 1.3 Under the SA for developments of this scale, minor extensions must follow the simplified assessment route. The SA requires that the finished floor levels (FFLs) of the extension are set no lower than the existing ground-floor levels of the property, and that suitable flood-resilient construction measures are incorporated.
- 1.4 Materials and design measures that reduce the potential for internal damage will be incorporated, including flood boards or similar to prevent flood water entering the building, raised electrical outlets (at least 400mm above ground floor level), raised electrical appliances where appropriate, and the use of water-resistant finishes and membranes. These features ensure that the proposed extension is as resilient as reasonably possible to potential flood events.
- 1.5 The development will not increase flood risk elsewhere. The extensions are positioned entirely within the existing curtilage and do not involve any lowering of ground levels or significant changes to site drainage. As such, the works will not displace floodwater, obstruct overland flow routes, or increase surface water runoff. Existing drainage arrangements will remain in place, meaning the development will not introduce any additional capacity burden that could worsen conditions either on-site or downstream.
- 1.6 Safe access and egress will have been considered in accordance with government advice when planning permission was granted for The Island development. Access to The Island is via a private road that crosses the River Irwell, and although this route may become inaccessible during significant flood events, residents will mitigate this using EA flood warnings and by maintaining a personal flood plan. Emergency preparations, such as having essential items and evacuation information readily available, will further enhance safety during any potential flood scenario. These measures are all already in place.
- 1.7 Climate change allowances do not require detailed modelling for minor extensions under the SA framework. Nevertheless, by adopting resilient construction and maintaining existing floor levels, the design inherently accounts for the increased likelihood and severity of flooding associated with climate change.
- 1.8 This FRA demonstrates that the proposed development is safe, proportionate and fully compliant with SA for minor extensions in Flood Zone 3. The extensions will not contribute to increased flood risk elsewhere and incorporate appropriate measures to safeguard the property and its occupants for the lifetime of the development.