

**PROPOSED CHANGE OF USE
10 TOTTINGTON ROAD,
BURY, BL8 1LH**

FLOOD RISK ASSESSMENT

**Pentland Design & Management
6 Orient Road
Salford
Manchester M6 8LD**

June 2026

1. Reason for Report

This Flood Risk Assessment report accompanies a Prior Approval application for change of use of the property. The report has been prepared as required by the Local Planning Authority

2. Location

The site is located at 10 Tottington Road, Bury, BL8 1LH (See location plan)

3. Scope of Report

The report has been prepared in accordance with the requirements of PPS 25. The report comprises an appraisal of the flood risk posed to the site, any potential increase in flood risk to adjoining properties, together with possible measures to mitigate flood risk to acceptable levels.

4. Existing site

The site centre coordinates are Eastings 379614; Northings 411194. The site is adequately serviced by both foul and surface water drainage connected to the main sewers.

5. Proposed Change of Use

The proposed change of use is from a small HMO (C4 Class of Use) to a large HMO (Sui Generis Class of Use).

6. Flood Map

The Environment Agency Flood Map identifies the site to be within Zone 1, where the risk of flooding is 1 in 1000 years with 35% climate change, in cases of extreme flooding. The site does not fall within zones 2 or, 3.

7. Flood Risk Identification

1) Tidal/Fluvial -The Environment Agency Flood Map indicates that the site is not exposed to sources of flood risk

8. Conclusion

The proposed development does not fall within an area of risk of flooding.

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Flood map for planning



50 m