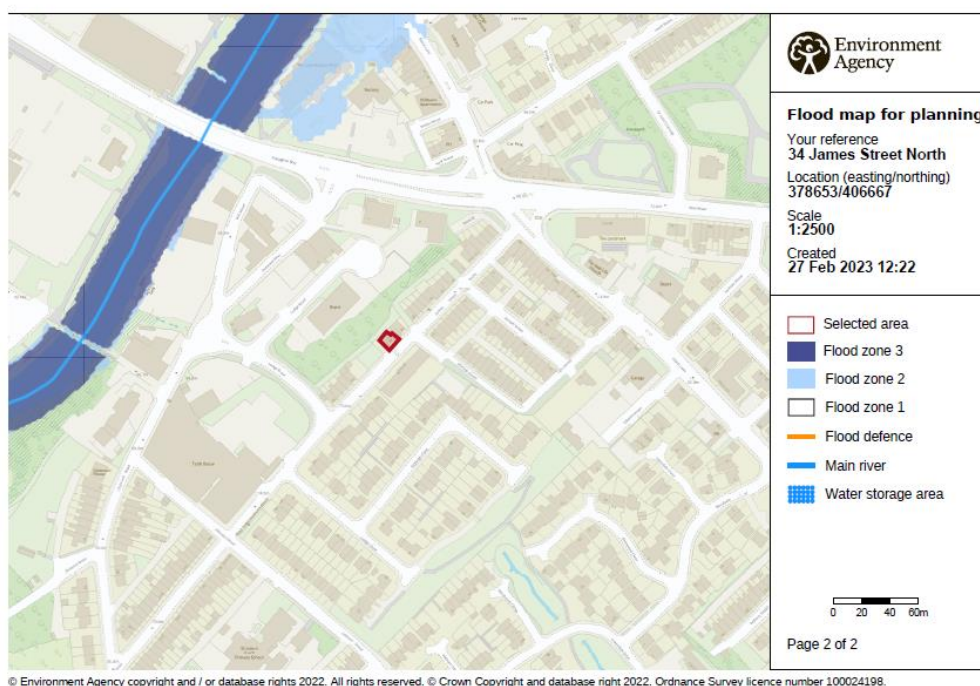


FLOOD RISK ASSESSMENT
GSS23011 – 34 JAMES STREET NORTH, MANCHESTER

DATE February 2023
APPLICANT Jober Estates LTD
ADDRESS 34 James Street North, Manchester, M26 1LL
PROPOSAL Change of Use from Office (Class E) to residential (Class C3).
LOCATION Radcliffe, Manchester.

The property consists of Class E - Office, and the proposal is to convert the space to Class C3 – Residential.

The proposed development falls within Flood Zone 1, an area with a low probability of flooding.



Environment Agency's Flood Map

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting Information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new dwellings' CLG (2007)	N/A
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ₁	

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According To The Environment Agency flood map for planning, the flood zones as follows,

Flood Zone 1 refers to land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%) – lowest risk.

Flood Zone 2 – land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1%– 0.1%). Or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5%– 0.1%) in any year – medium risk.

Flood Zone 3 – land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%). Or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year – highest risk

It should be noted that the property is within an area benefiting from flood defences.

Given the relatively small scale of the proposed extension, It Is thought to be a low risk development. In order to mitigate the effects of any potential flooding, certain the measures have been considered In the design of the extension such as having a cavity wall construction which will comply with Building Regulations In relation to damp proofing and drainage. Any new collected rainwater or Internal foul drainage will be connected to the property's existing drainage system.

Further anti-flood Items will be considered In the final specification.