

167 Radcliffe Road, Bury BL9 9LN

Flood Risk Assessment

167 Radcliffe Road is a detached two storey property largely in residential use with one room previously used as a shop, now vacant. There is a hard surfaced forecourt and a rear garden set down from the building.

It is approximately 180 metres to the north of the River Irwell Irwell and within Flood Zone 2, Medium Risk, where there is a 0.1% to 1% probability of flooding. The surrounding land is within Risk Zone 3. It is important to realise that the Zones indicate previous flooding not the current situation after the flood defences have been completed.

There was a flood event on Boxing Day 2015 which demonstrated the need for flood protection measures to be implemented. Planning permission (number 64789) was granted in December 2019 for the “erection of walls between 1.5 and 3m in height to form a flood defence”. The permission has been implemented.

The works to the river are based on a predicted 1% Annual Exceedance Probability (AEP), i.e. protection from flooding with a probability of occurring 1 in 100 years, and take account of a predicted climate change of 30%. The Boxing Day flood was a 3% AEP. The scheme provides protection above the level experienced on Boxing Day.

- The property is already predominantly in residential use and there will be no additional risk to occupiers or likelihood of damage to the property if the use of the front room is also changed to residential use.
- The property is close to the edge of the Risk Zones and some distance from the river. In the very unlikely event of a flood the depth of any water is unlikely to exceed the 200mm threshold height of the front door. The rear garden is approximately 500mm lower than the ground floor of the house.
- There is a safe pedestrian route of egress to the north.
- The flood protection measures have eliminated the realistic probability of another major flood event. It is not necessary to provide a detailed Flood Risk Assessment or to carry out flood mitigation to the property.

Vehicular Access

Radcliffe Road is a classified Road. There is a hard surfaced forecourt at the front of the shop and within the ownership of the property. It was previously used for parking by customers of the shop. There is an existing footway crossing to both number 167 and the house next door, number 165. There are double doors to a car port at the side of the house with a detached garage at the rear.

The footway crossing is next to a traffic light controlled pedestrian crossing which must have been installed after the vehicular access to the property was established. It is unlikely that a new vehicular access would be permitted in such a situation.

However, it must be accepted that the vehicular access does exist and that it is already used for access to residential accommodation. If the whole of the property is in residential use there will be far less traffic than when there was a shop with dozens of customers a day.

The forecourt will be enclosed with a low fence not affecting visibility. The forecourt is large enough for a car to turn and to enter and leave in forward gear.

If the proposal to allow the property to become wholly a dwelling is not allowed the front room would remain in commercial use. It would be perverse not to permit the change of use to a dwelling.