

FLOOD RISK ASSESSMENT

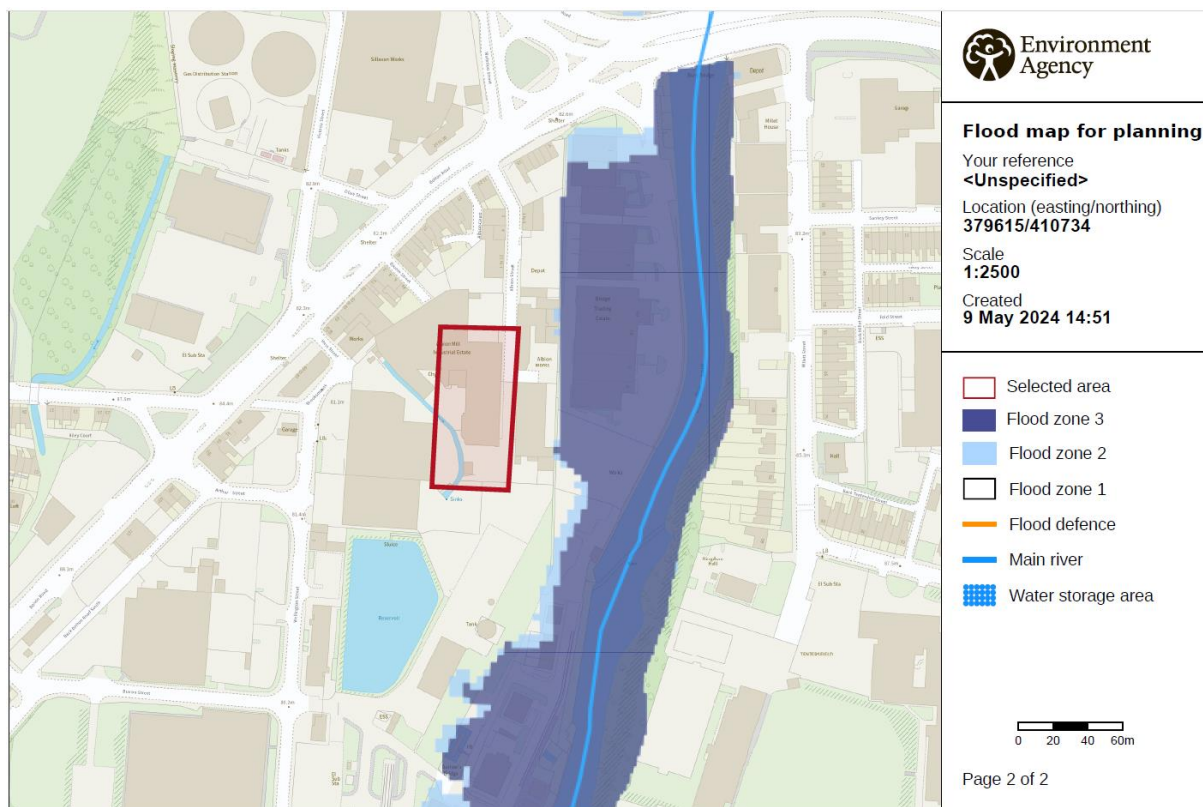
GSS23089 - Albion Mill, Albion Street, Bury, BL8 2AD

DATE	May 2024
APPLICANT	Bracknell Properties Limited
ADDRESS	Albion Mill, Albion Street, Bury, BL8 2AD
PROPOSAL	Change of Use from Retail (Class E) to Residential (Class C3).
LOCATION	Bury

This assessment has been commissioned to prepare a Flood Risk Assessment in support of a prior approval application for the conversion of the first, second and third floors of the existing 4-storey building into residential accommodation (42 self-contained flats).

The site is situated on Albion Street in the Bury area in Manchester.

The first, second and third floors of the above site consists of Class E - retail, and the proposal is to convert the space to Class C3 – Residential.



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In reference to the EA online mapping above, the entire site of the proposed development is located within Flood Zone 1, an area with a low probability of flooding.

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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	

According to The Environment Agency flood map for planning, the flood zones are 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 is therefore concluded, that in relation to Flood Risk, there appears to be no reason why the site cannot be safely re-developed and meet the requirements of NPPF/PPG.