



FLOOD RISK ASSESSMENT

TO ACCOMPANY:

Planning Application

BY:

Mr Kyle Wilson

TO:

Rochdale Metropolitan Borough Council

FOR:

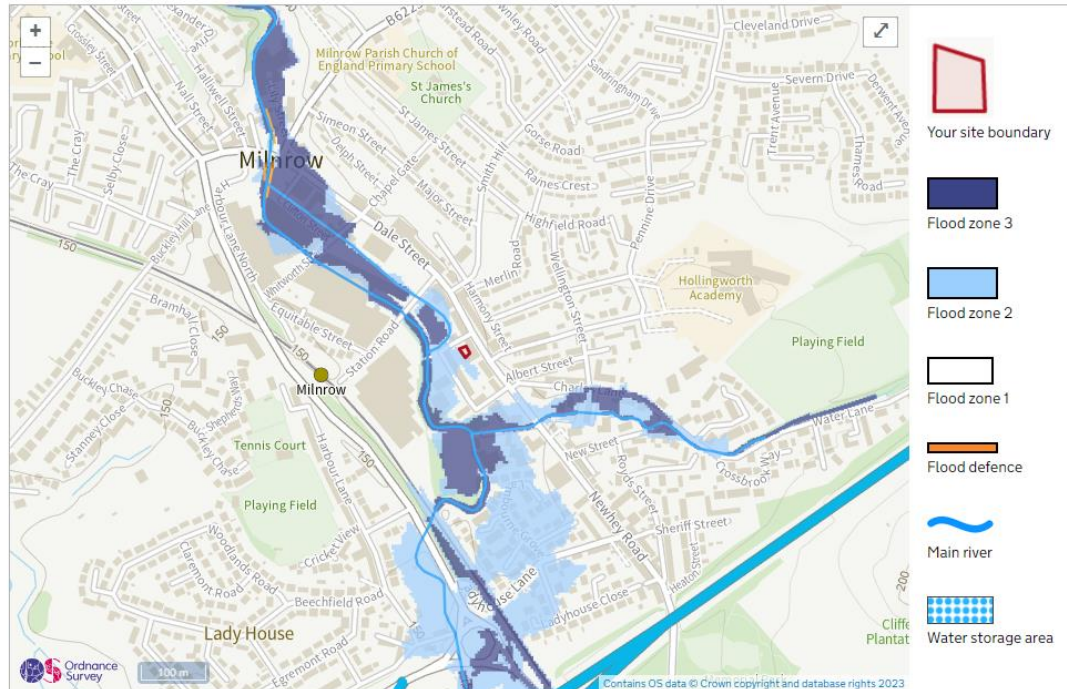
Proposed replacement garage with storage above

AT:

On land rear of no. 110 Dale Street, Milnrow, Rochdale, OL16 4HX

1.0 FLOOD LEVEL

- 1.1 The application site is partially within/adjacent to Flood Zone 2 as indicated on the following map.



Flood map for Planning

2.0 PROPOSAL

- 2.1 The application seeks to replace the existing building with a new garage with storage to the first floor.
- 2.2 The existing garages have an external footprint of 74.5m² and the replacement building would have a footprint of 88m² resulting in an increase of just 13.5m².
- 2.3 The site levels will remain the same, the ground floor level of the garage will be no lower than the existing and flood resilience measures would be incorporated.
- 2.4 Resilience measures include non-permeable building materials and the positioning of electric points up to/above 600mm above ground level.
- 2.5 A mezzanine level is proposed which would allow for safe storage in the event of flooding.
- 2.6 The Environment Agency do not offer a flood warning service at this address although the applicant can check government websites for information on flood alerts in this area.

3.0 CONCLUSION

- 3.1 The proposal being only 13.5m² larger than the structure it will replace, along with its resilient design should ensure that the proposal has no detectable impact on flooding.
- 3.2 The development does not propose residential accommodation and therefore, the scheme would not be inappropriate in this instance.

5th June 2023