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To	Planning Officer	Place Directorate
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Date	17 October 2022	Reference See application number
Subject	CONSULTATION RESPONSE (FLOOD RISK AND DRAINAGE)	

Application Number: 22/80516/FUL

Proposal: Erection of a first floor side/rear extension to form two apartments together with alterations to elevations to include bin storage

Location: 2 Weymouth Road Eccles Salford M30 8WW

I have reviewed the above planning application consultation and have the following comments:

Flood Risk

The site is in Flood Zone 1 and is less than 1ha. Due to the medium risk of surface water flooding, and high risk of ground water flooding, a flood risk assessment is required.

The development is classed as More Vulnerable owing to its residential use.

This is deemed to be appropriate in this flood zone.

There is a risk of surface water flooding in the site.

Flood resilience measures are required up to the level of the 1 in 1000 year flood event. In order to discharge the recommended condition below the applicant will be required to submit a schedule or drawing of the flood resilience measures that will be implemented in the development.

The ASTGW indicates that the risk class for this 1km map square is greater than 75% for groundwater flooding. Pending consultation with the BGS and further site investigation, ground levels should not be changed particularly within 1m of the site boundaries, and finished floor levels should be at least 300mm above surrounding ground.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	x	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	x	x	x	✓ *

Key:

✓ Development is appropriate

x Development should not be permitted

Drainage strategy

All drainage works should be carried out inline with the relevant building regulations.

Recommended conditions

(Refer to <http://www.salford.gov.uk/planning-building-and-regeneration/planning-policies/local-planning-policy/other-local-planning-policies/flood-risk-and-development-planning-guidance/>)

1)	(FRD1)	A Flood Risk Assessment is required.
2)	(FRD11)	The applicant should demonstrate that the disposal of surface water from the site will not exacerbate existing flooding.