29 DEC 2010

ENVIRONMENT AGENCY GUIDANCE

A Topographical Survey of the site was carried out in early 2009 by SD Land Survey Ltd which provided data on the current levels throughout the site. This information has been provided to the Environment Agency (Warrington) for comparison with the existing flood data levels contained within the Upper Mersey Flood Risk Mapping Study, 2009.

The Environment Agency has reviewed the information and stated that the site currently lies within **Flood Zone 1**.

Planning Policy Statement 25 states that dwelling houses (classed as 'More Vulnerable' buildings) are compatible with Flood Zone 1 & 2.

PPS25 also states that planning applications for development proposals of 1 hectare or greater in Flood Zone 1 and all proposals for new development located in Flood Zones 2 and 3 should be accompanied by a FRA. Therefore the environment agency advised that a Flood Risk Assessment is not required under PPS25 guidance as the site is below these thresholds.

It was felt that a simple FRA may be submitted with the planning application which is appropriate for the scale, nature and location of the development, for use by the planning authority in ensuring this statutory consultation has been carried out.

FLOOD AVOIDANCE & RESILIENT CONSTRUCTION

The 1 in 100 year plus climate change event has been calculated at reference node ea01325_Etherow_ETHE01_cs27 as being 120.24mAOD (see appendix) as advised by the Environment Agency. The EA has requested the Finished Floor Level of the new build dwellings to be set at 600mm above this point. In addition to this, where appropriate the detailing of the development will incorporate guidance on flood resistant and/or flood resilient construction methods for both the new build properties and the refurbishment of the existing building.

SURFACE WATER MANAGEMENT

The development proposals include for landscaping around the dwellings and within the curtilage of the houses, at present the majority of the area is a non permeable

tarmacadam surface. The proposals therefore will not increase the occurrence of surface water run-off. It is anticipated that there will be an increased use of eternal permeable finishes & materials due to the requirement for domestic gardens, this will increase the holding capacity of the site. All construction detailing will be in accordance with Approved Document Part H of the Building Regulations. It is intended that the water disposal is to be by connection to an existing public sewer, confirmation of the acceptance of this is currently being sought.

APPENDICES

Appendix 1 – Levels Taken From Upper Mersey Flood Risk Mapping Study, 2009.