



# Paul Butler Associates

Planning, Development & Heritage Consultants

## Flood Risk Assessment

<b>Job Number:</b>	21.1595
<b>Project:</b>	The White Lion Public House
<b>Client:</b>	Stockport Leisure Limited
<b>Date:</b>	4 March 2022

### Introduction

This Flood Risk Assessment (FRA) has been prepared by Paul Butler Associates on behalf of Stockport Leisure Limited to support an application for planning permission and listed building consent in relation to The White Lion Public House, Great Underbank, Stockport, SK1 1LW.

The purpose of this report is to outline the potential flood risk to the site, the impact of the proposed development on flood risk elsewhere, and the proposed measures which could be incorporated to mitigate the identified risk. This report has been prepared in accordance with guidance contained in the National Planning Policy Framework (NPPF) 2021, and the National Planning Practice Guidance (NPPG) Flood Risk and Coastal Change.

### Site Location and Context

The White Lion Public House is located on the north side of the junction of Great Underbank and Little Underbank / Deanery Way in Stockport Town Centre (see figure 1). The site is located between the Market Place to the east and the main Merseyway shopping area to the west. The postal address is The White Lion Public House, Great Underbank, Stockport, SK1 1LW.

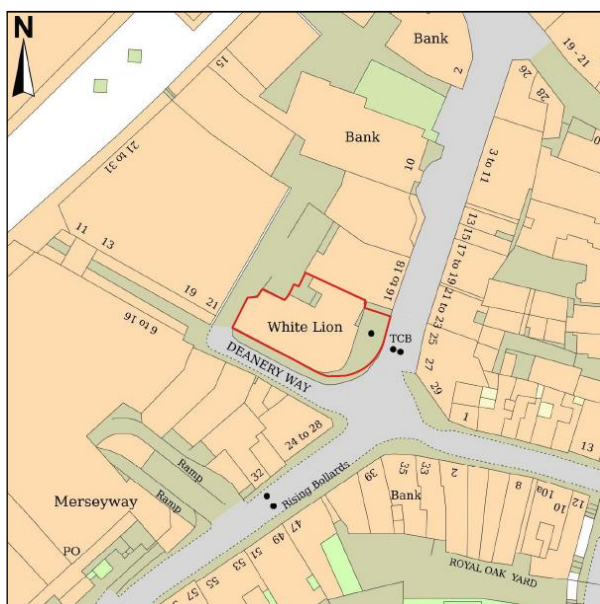


Figure 1: Site Location Plan.

31 Blackfriars Road, Salford, Manchester M3 7AQ

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The site is irregular in shape and has an area of approximately 0.06 hectares. The building is set back from the main built frontage of properties to Great Underbank with a wide footway provided. There is a yard area to the rear, part of which provides a bin store for the apartments on the upper floors of the building. This can be accessed via a vehicular route along the back of the building from Little Underbank / Deanery Way. There is no car parking associated with the application premises.

The site is located within the designated Stockport Town Centre and a Shopping Area. It is also located within Flood Zone 2.

The entirety of the site is occupied by built development / hardstanding. There are no water sources or features on, or adjacent to the site. The site has a gently sloping topography which slopes up from west to east c.300mm towards the main corner entrance.

### Development Proposals

The proposed scheme is for internal and external alterations to facilitate reuse of The White Lion Public House as a public house (sui generis use) and provision of ancillary outside seating area. The scheme involves the sensitive refurbishment and reuse of The White Lion Public House which is a prominent Grade II listed building in Stockport Town Centre which has been vacant since 2008. The proposal does not involve a change of use of the building.

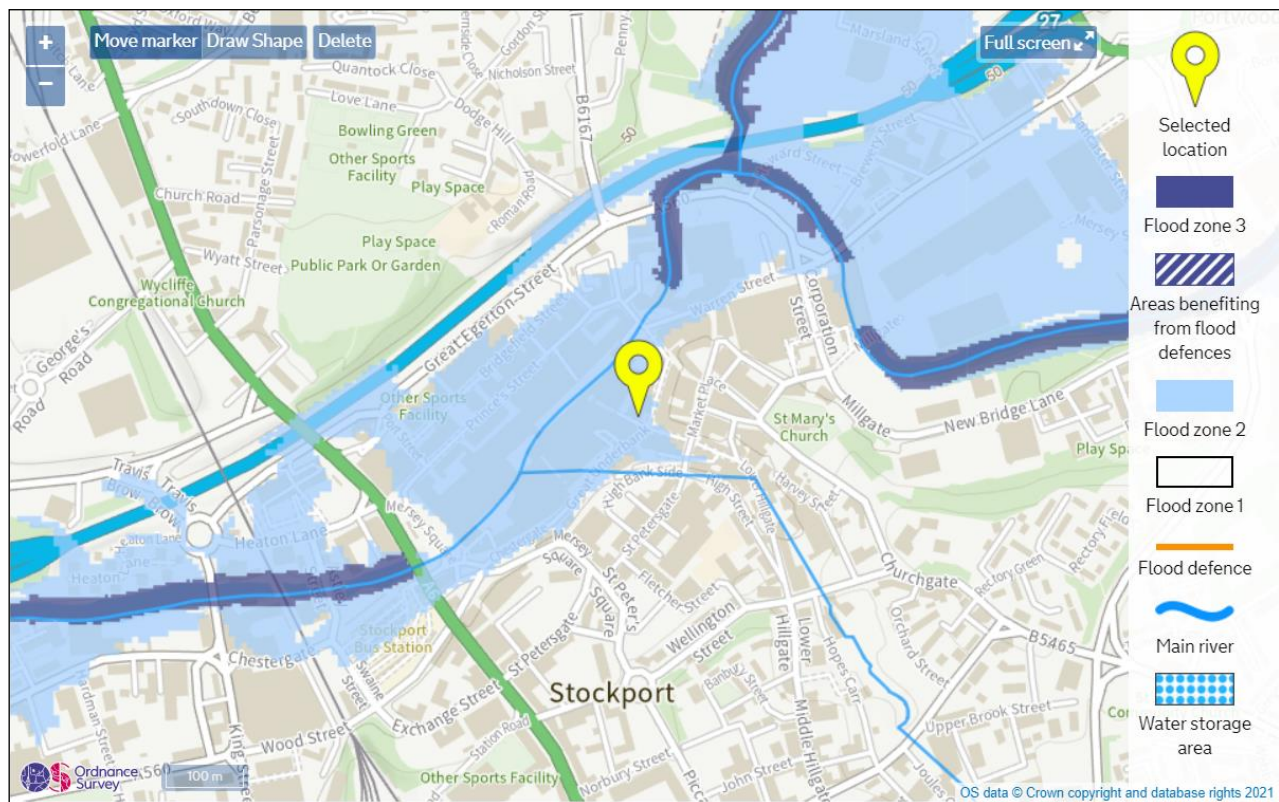
External plant will be installed on the rear elevation of the public house, and a bin store will be provided on an existing hardstanding area.

An ancillary outside seating area is also proposed on part of the footway adjacent to the building. It will operate during the hours of operation of the premises if weather conditions allow. It will have a maximum capacity of 60. Fabric umbrellas will be provided and the area will be enclosed by planters and fabric barriers.

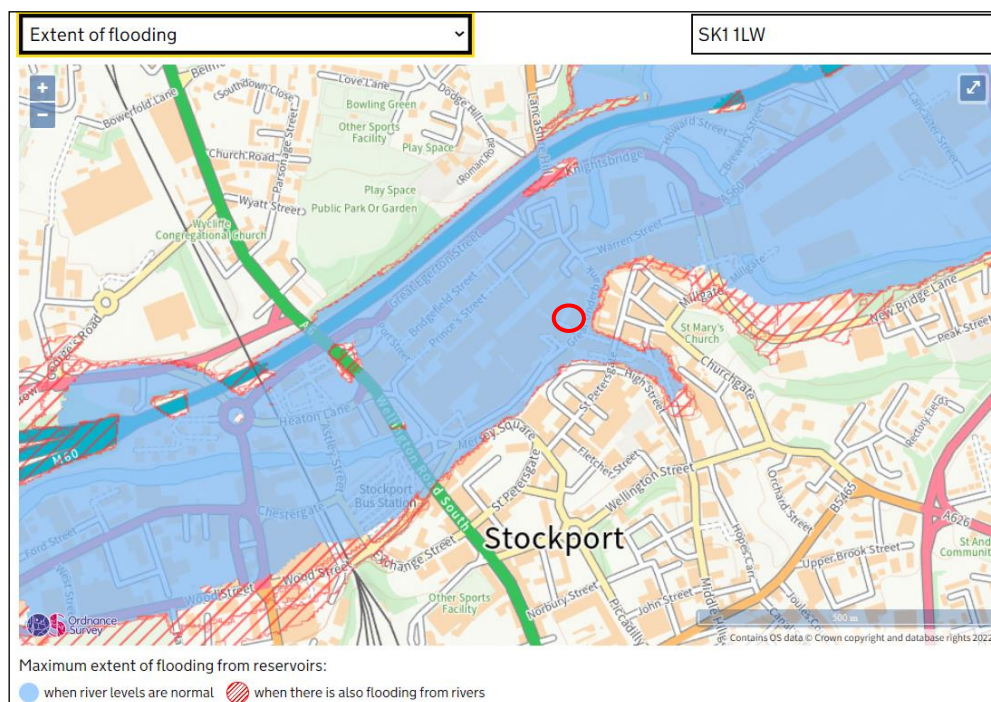
Full details of the application proposals are provided by the application drawings and within the Planning and Heritage Statement prepared by Paul Butler Associates.

### Flood Risk and Policy Context

The Environment Agencies 'Flood Map for Planning' (see figure 2) shows that the site is located within Flood Zone 2 – an area considered to be at flood risk with an annual probability of flooding between 1% (1 in 100) and 0.1% (1 in 1,000).



### Reservoir Flooding





The Environment Agency reservoir risk map shows the site to be located in an area which could be affected by a reservoir failure. The site appears to be at risk from the reservoirs within Derbyshire. These are typically at least 10km from the site. The reservoir flood map shows the consequences of a full breach of the dam structure with the reservoir at full capacity, as such a worst case scenario. However, the flood maps do not consider the probability of such a failure. The probability of failure is low as the reservoir is inspected and maintained in accordance with the Reservoirs Act. As such the probability of a failure is extremely low.

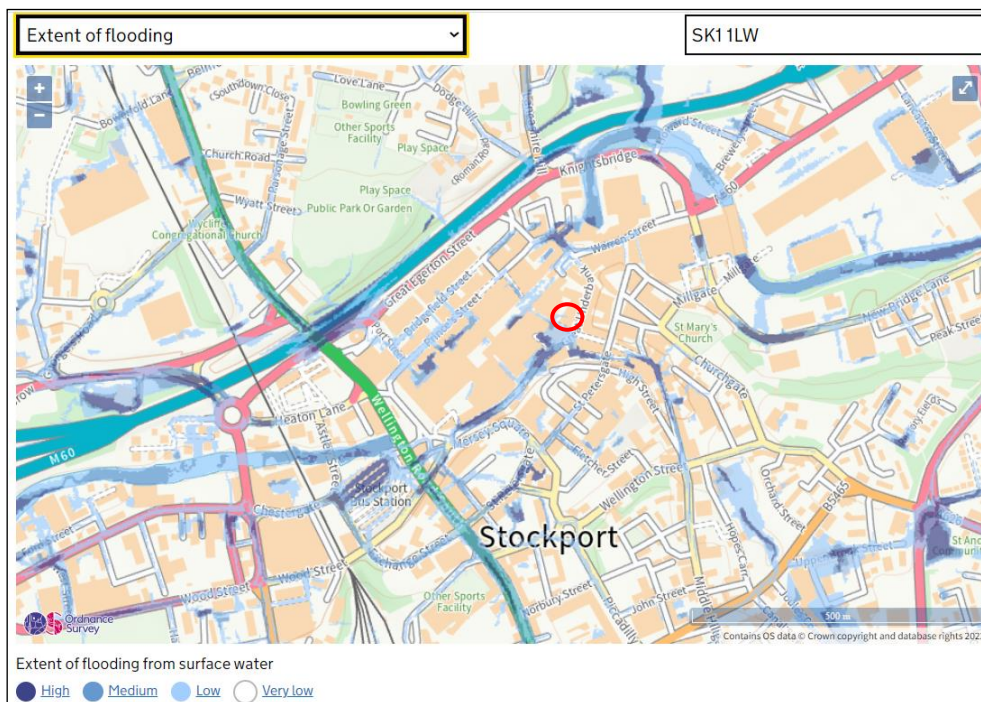


Figure 4: Environment Agency Surface Water Flood Risk Map identifying the application site.

The Environment Agency surface water flood map (see figure 4) shows very low risk of flooding within the site itself. The ground floor of the premises is slightly elevated above the footway which provides a threshold from surface water flooding. Areas of higher risk are located within proximity to the site including along Great Underbank to the south and Little Underbank to the east.

In accordance with the NPPG: Flood Risk and Coastal Change, alterations (which is classed as development that does not increase the size of buildings eg alterations to external appearance) are considered 'Minor Development'. Paragraph 067 of the NPPG: Flood Risk and Coastal Change states: 'The Sequential and Exception Tests do not need to be applied to minor developments...'

Paragraph 047 of the NPPG: Flood Risk and Coastal Change states:

'Minor developments are unlikely to raise significant flood risk issues unless:

- they would have an adverse effect on a watercourse, floodplain or its flood defences;
- they would impede access to flood defence and management facilities, or;

- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows’.

The proposed development which involves the reuse of the building as a public house (its lawful use), and provides ancillary seating area on the footway (with no physical development) will not result in any of the above issues.

The reuse as a public house and ancillary outside seating area will constitute a ‘less vulnerable’ use as per the Paragraph 066 of the NPPG: Flood Risk and Coastal Change, which covers restaurants and cafes.

#### *Past Flooding History*

A search on the British Hydrological Society Chronology of British Hydrological Events website found no records of past flooding close to the site.

Undertaking an internet based search for flooding found no further reference to flooding close to the site.

#### *SFRA Flooding History*

The SFRA provided no references to the site being flooded.

#### *Environment Agency Flooding History*

The Environment Agency provided no references to the site being flooded.

#### Flood Warning and Evacuation

Flood Alerts cover this area. The owners / managers of the public house should register to receive flood alerts which is a free service that provides prior warning of a fluvial flood event.

The site owner should prepare a flood plan to inform staff and customers of the flood risk and to provide advice on what to do in the event of a flood.

The flood plan should include details of a safe evacuation route to be used during a flood event. The main entrance will serve as the evacuation point as this provides access to the east / north east and away from areas of greatest flood risk.

The proposal involves the installation of an additional set of doors to the main entrance primarily for acoustic mitigation as well as security. Consideration should be given to specifying doors which include appropriate seals and can act as an element of flood defence.

The proposed ancillary seating area will be provided on the footway. It will not be used when there is a flood risk event.

A template Flood Risk Plan and Warning Notice are attached at Appendix 1. These will be completed and displayed in staff areas.

#### Impact on Flood Risk Elsewhere

The proposed development is to reuse the subject building for its lawful use as a public house. External alterations relate to the provision of external mechanical plant to the rear elevation and the provision of bin storage on an existing hardstanding area.

An ancillary outside seating area is also to be provided on the footway. This will comprise freestanding furniture and canvas style barriers. No physical installations will take place and there will be no change to the existing footway surfacing.

Based on the above it is confirmed that the proposed development will not remove flood storage space from the floodplain and increase flood risk elsewhere.

#### Conclusions and Recommendations

It is concluded that there is a risk of the site flooding due to its location within Flood Risk 2. The proposed development is a 'less vulnerable' and 'Minor Development' based on NPPG Flood Risk and Coastal Change. The proposed development seeks only to reuse an existing building as a public house and provide an ancillary outside seating which are at minimal risk of flooding. No extensions are proposed.

Mitigation has however been identified within this report including owners/managers of the premises signing up for flood risk alerts, and identification of a safe route. These measures are considered proportionate to the nature of the development and meet the requirements of Section 14 of the National Planning Policy Framework.