

Flood Statement

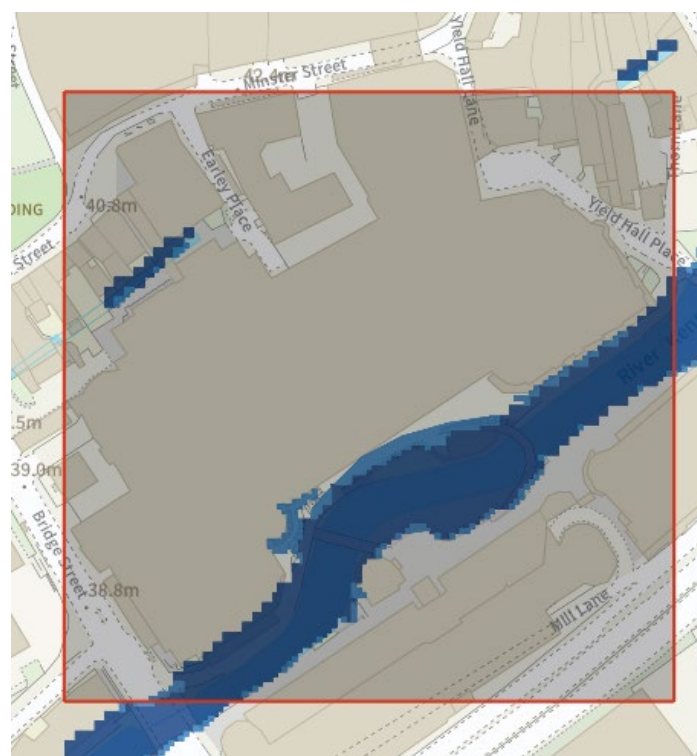
McDonald's, R14 The Riverside, The Oracle, Bridge Street, Reading RG1 2AG

26th February 2026

Description of Development/Environment

McDonald's **The Riverside** is a food retail operation of approximately **522m²** providing hot & cold consumables for people visiting the retail & drive thru development. The retail mix includes the option to purchase hot meals, pre-prepared salads, desserts, hot & cold drinks with additional 'impulse' purchases.

In line with the revised designations introduced on 25/03/2025, the frontage of the site is located close to Flood Zone 3, as shown below.



-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

Rivers and the sea

Climate change: projected chance of flooding

This location is at risk from flooding from rivers or the sea when climate change is taken into account:

- from rivers for the period 2070 to 2125
- from the sea (tidal flooding) by the year 2125

Surface water for planning

Present day chance of flooding

The chance of surface water flooding at this location could be more than 3.3% (1 in 30) each year. Extract showing 1 in 100 (NTS)



The Proposal

The scope of the proposal is for the refurbishment of the shopfront to include the redecoration of the fascia panel, window and door frames and replacement canopies, with associated works.



PROPOSED ELEVATION

Extract from drawing P21-050-0980-05-A - Existing & Proposed Elevations

This application is for the refurbishment of the restaurant and no extension is proposed. The Environmental Agency advise that a non-domestic extension where the additional footprint created by the development does not exceed 250 m² is a minor extension. Therefore, this development amounts to no extension in a Flood Zone 3.

Conclusion

The proposal is to update the restaurant, in line with the corporate image and the design of the building, thus not making the flood risk factor any worse than currently envisaged.