

Flood Risk Assessment –

6 Tuscan Road, Didsbury, M20 5GS

130564/FH/2021

Erection of single storey extensions to the side and rear and erection of first floor side extension.

Please refer to the attached flood map produced by the environment agency which locates our site within the flood zone 3.

The Environment Agency have no records of historical flooding.

The site benefits from increased defence from the river Mersey and inlet which runs to the rear of the property. This is indicated on the attached document obtained from the environment agency.

The site at Number 6 Tuscan Road is sloped up to the house from the rear garden. The internal finished floor level is at least 2m higher than the level of the rear garden and it is our intention to retain this as part of the new works.

Our site surface water will be drained via the mains drainage located on Tuscan Road.

Details below for the levels and location of the site along with our proposed extension floor level.

Easting: 385381

Northing: 389745

The estimated flood level for the development is 31.65 annual 1 in 100 year.

The new finished floor levels will match the existing house.