

Planning Application Proposal For

ERECTION OF SINGLE STOREY FRONT EXTENSION TO PROVIDE ADDITIONAL LIVING ACCOMMODATION

FLOOD RISK STATEMENT

INTRODUCTION

This statement has been prepared to support the planning application for **'Erection of single storey front extension to provide additional living accommodation'**. The proposed front extension would form a hallway and a bathroom.

LOCATION

64 Clinton Avenue
Manchester
M14 7LG



Image 1: existing aerial view of site

SITE CONTEXT

The proposal is located in a flood risk zone with moderate to high risk of groundwater flooding, there is also a low to moderate risk of surface water flooding and a low risk of flooding from rivers and the sea.

SOURCES OF FLOOD RISK

– Risk of flooding from rivers and the sea:

The property has a Low chance of flooding from rivers in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data.

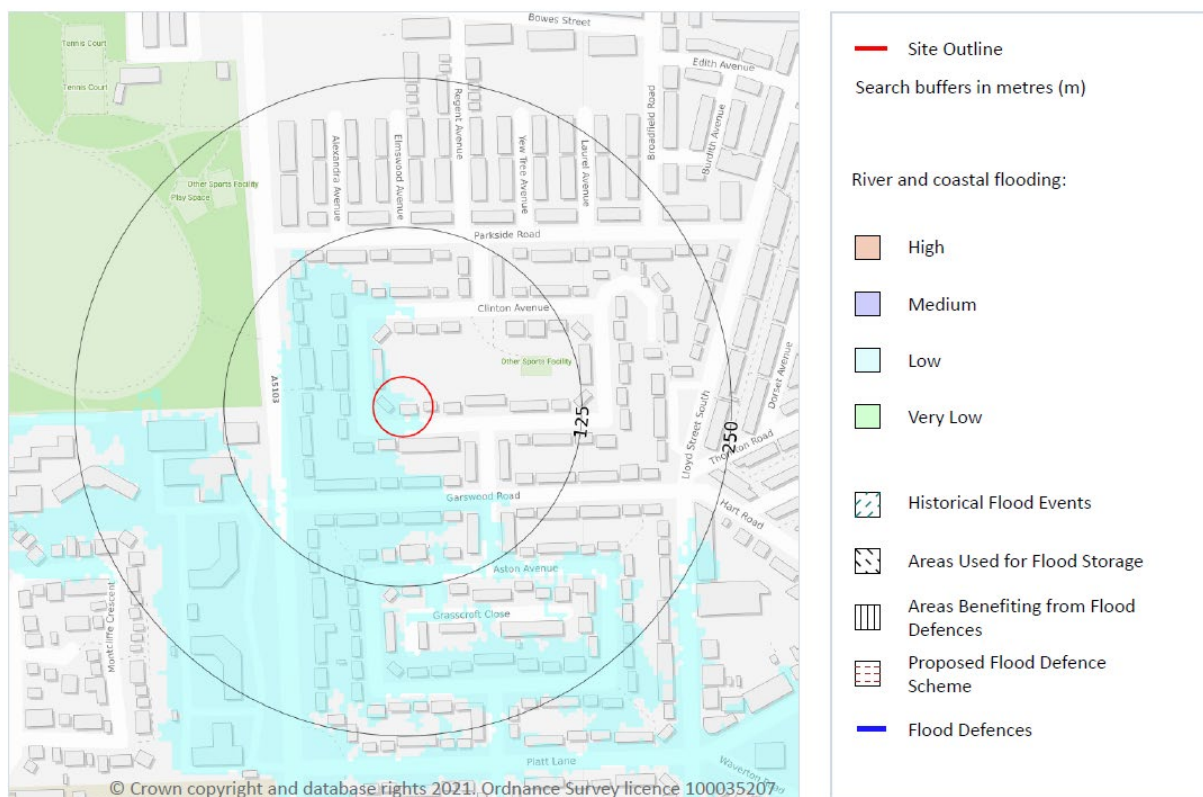


Image 2: Report prepared by Groundsure: Risk of flooding from rivers and the sea

– **Risk of flooding from surface water:**

The property is likely to be prone to flooding following extreme rainfall. The area in which the property is located has been assessed to be at a Low to moderate risk of surface water flooding. This area is considered to have a 1 in 250 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m.

These risk calculations are based on Ambiental Risk Analytics maps.

Flooding / Surface water flood risk

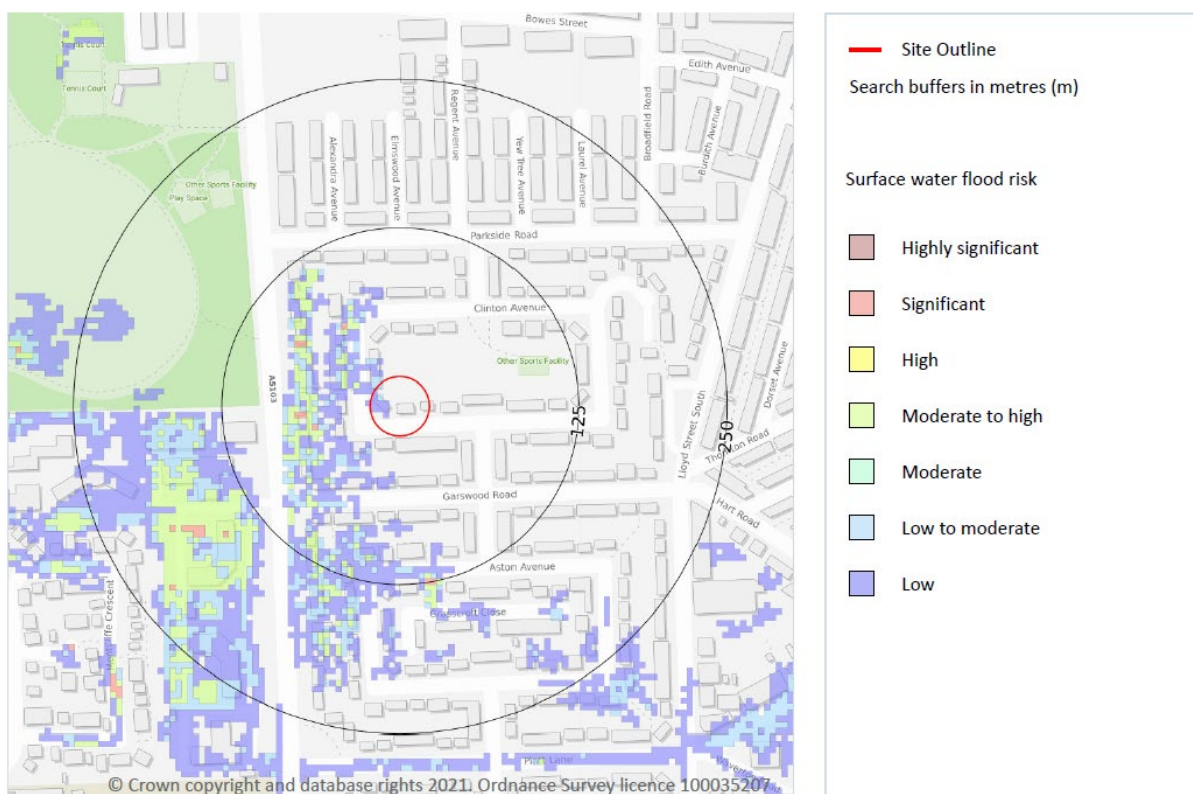


Image 3: Report prepared by Groundsure: Surface water flood risk

– **Risk of flooding from groundwater:**

Ambiental data indicates that the property is in an area with a moderate to high risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels could rise above ground level to depth of up to 25cm.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS).

Flooding / Groundwater flooding



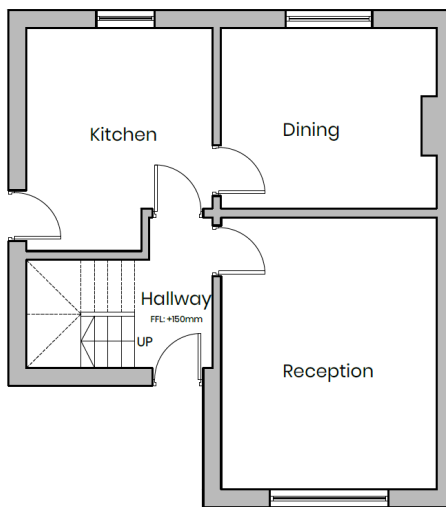
— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

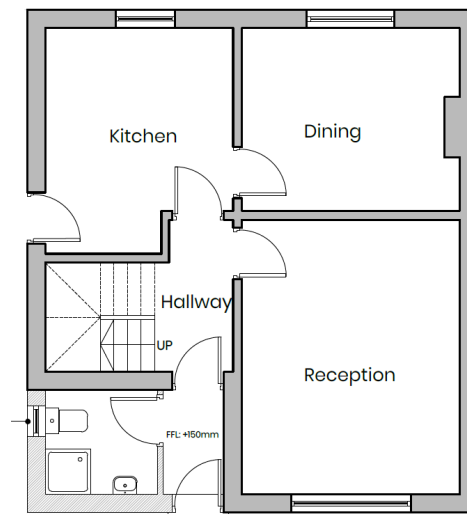
Image 4: Report prepared by Groundsure: Groundwater flooding

DETAILS OF HOW RISK OF FLOOD WILL BE ADDRESSED

The existing finished floor level is 150mm above ground level. The proposed finished floor level is also 150mm above ground level. Due to the nature of the property being residential, raising the finished floor level for the front extension and creating a level difference between existing finished floor level and front extension would be restrictive.



GA Existing Ground Floor Plan



GA Proposed Ground Floor Plan

Therefore, it is proposed that the following resistance and resilience measures are incorporated:

- using flood resistant materials that have low permeability to at least 600mm above the estimated flood level
- making sure any doors, windows or other openings are flood resistant to at least 600mm above the estimated flood level
- using flood resilient materials (for example lime plaster) to at least 600mm above the estimated flood level
- by raising all sensitive electrical equipment, wiring and sockets to at least 600mm above the estimated flood level
- making sure there is access to all spaces to enable drying and cleaning
- ensuring that soil pipes are protected from back-flow such as by using non-return valves.