

ZONE 2 : DOMESTIC EXTENSION – FLOOD RISK STATEMENT

3 CRANDON DRIVE, EAST DIDSBURY, MANCHESTER M20 2WL

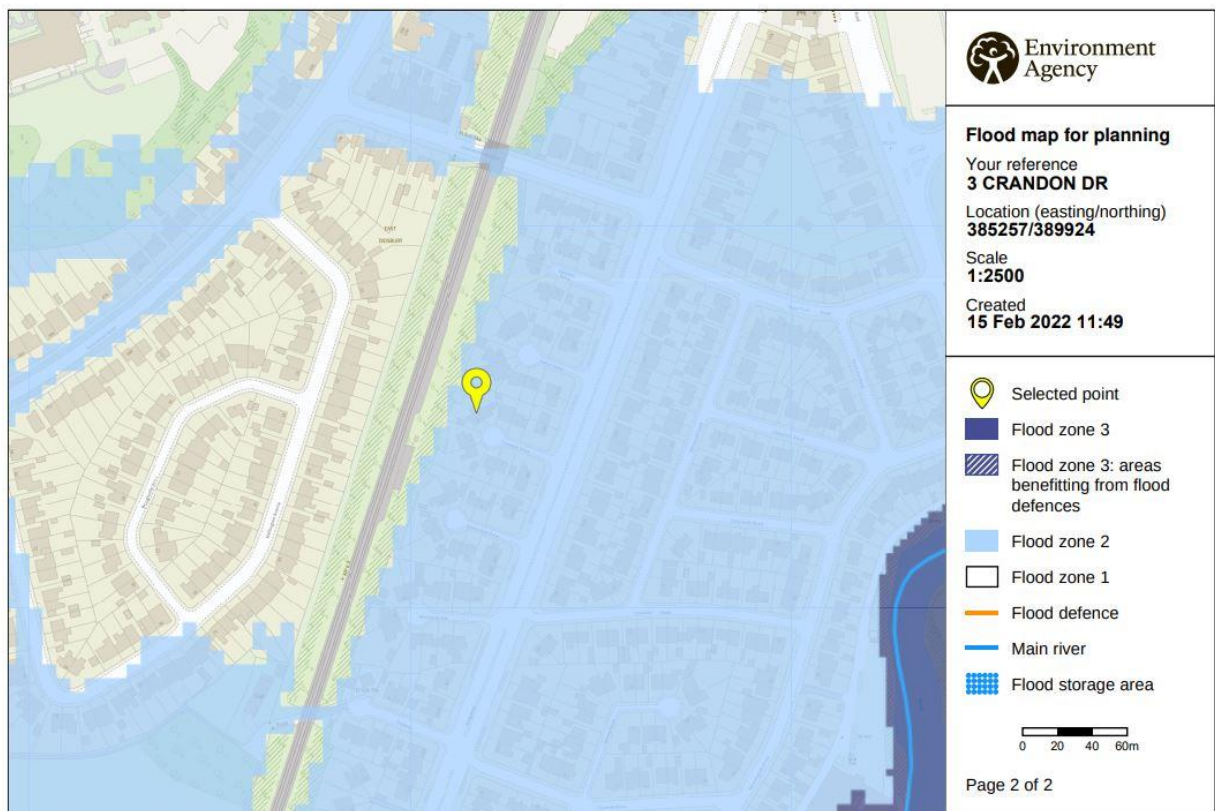
V1 22.02.2022

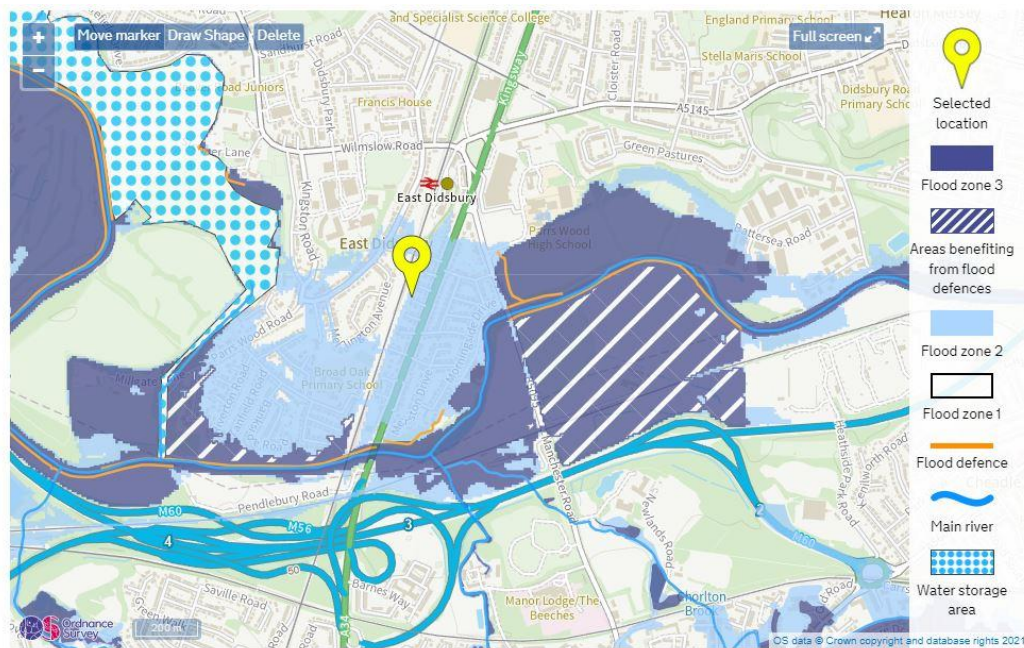
Historic flood record information and details of escape in event of flood added as requested by Planning Dept - Application number: 132824/FH/2022

Proposal: Erection of a single storey rear and part single, part two storey side extension to provide additional living accommodation

The site is within Flood zone 2 as noted in the plan below from the Environment Agency

(as identified on Fig1 EA Flood Map below)





There are flood defences protecting the immediate adjacent area as noted on the hatched area on the map above. The historic flood map incidence from 1964 shows no flooding history to the property, see fig 2 below

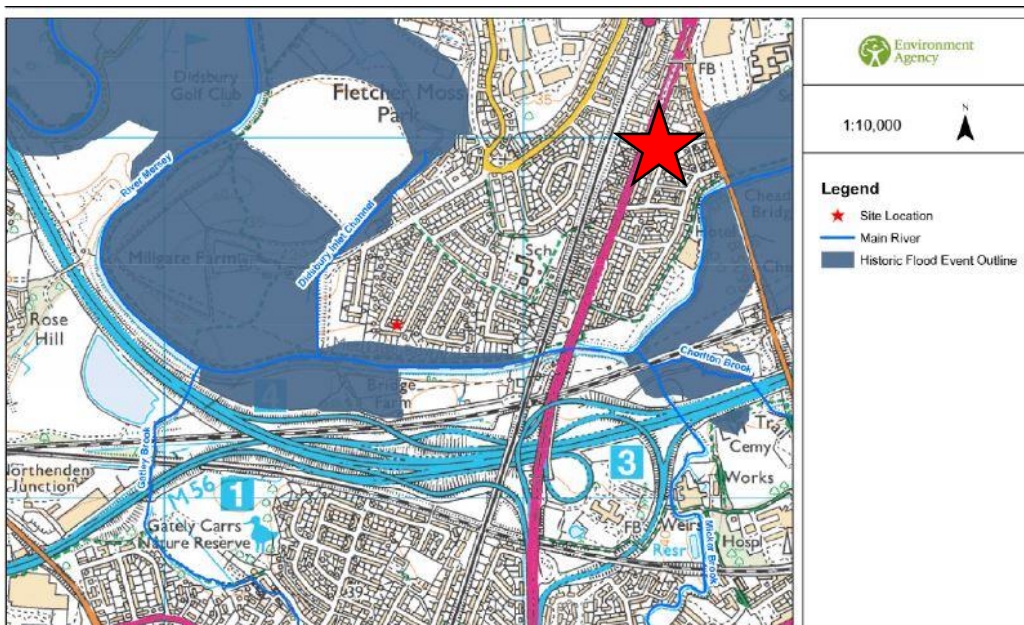


Fig 3 illustrates the likely (low) flood risk from river sources taken from EA maps

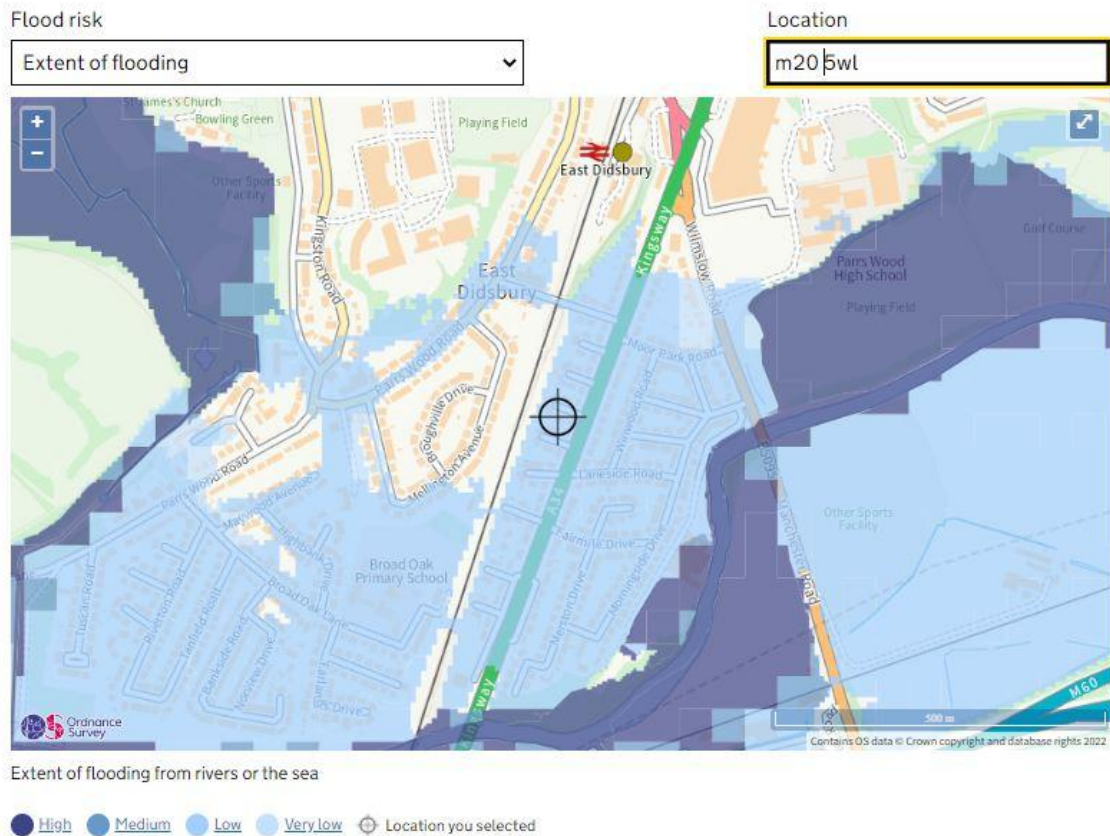
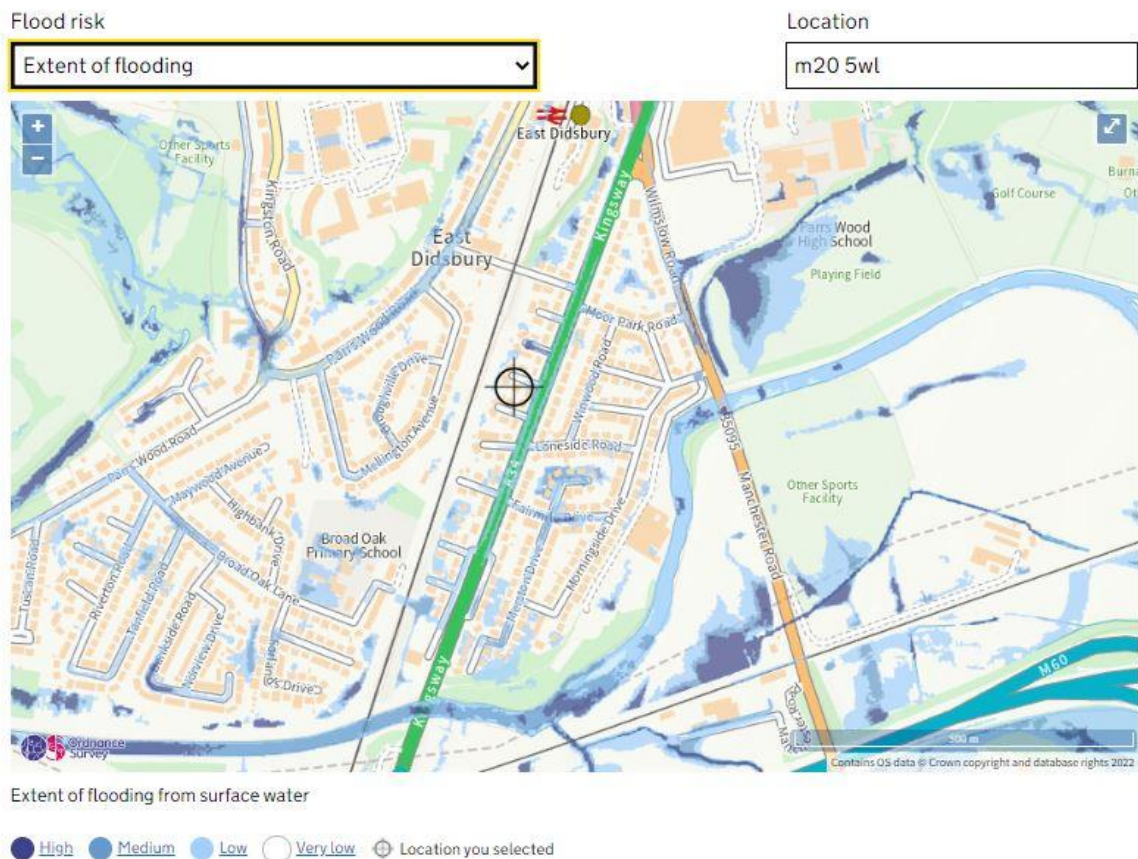


Fig 4 illustrates the likely (very low) risk from surface water sources



The extension to the house will have floor levels set at the same level as the main ground floor of the existing dwelling. 32.150 os datum. It is not practical to raise the floor levels in the extension for reasons of access.

Surface water will be discharged to the existing mains drainage arrangement as for the existing dwelling. All areas of hardstanding will fall away from the property as is good practice. There is no significant variation in terms of groundwater/surface run off that this proposal would create. Final drainage design is to be agreed with building control.

Additional measures in place;

The residents subscribe to the EA early flood warning system.

Proposed external materials are resilient and have low porosity.

Electrical installations are all above 300mm of finished floor level

Floor /lower wall finishes are robust.

Historic Flood data.

Further to consultation with the Environment Agency there are no records of any historic flooding to this area. see email below.

FW: GMMC251122SW Response attached from the Environment Agency



srmilesarchitect@gmail.com
To: srmilesarchitect@gmail.com



GMMC251122SW - DEF.pdf
3 MB



GMMC251122SW - DFM.pdf
4 MB



GMMC251122SW - Table.pdf
47 KB

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From: GMMC Info Requests <InfoRequests.GMMC@environment-agency.gov.uk>

Sent: 22 February 2022 12:09

To: 'srmilesarchitect@gmail.com' <srmilesarchitect@gmail.com>

Subject: GMMC251122SW Response attached from the Environment Agency

Dear Simon,

Thank you for your enquiry which was received on 15/02/22.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Please find attached the data requested and my colleagues supporting comments below;

We have no records of flooding affecting the site. However, this does not mean flooding has not occurred in the past or that it will not flood in future.

We recommend that you also contact United Utilities and Manchester Council who may hold additional information (the former especially in relation to sewer flooding).

Here are some additional links that may be of use:

<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

Please get in touch if you have any further queries or contact us within two months if you'd like us to review the information we have sent.

Kind regards,

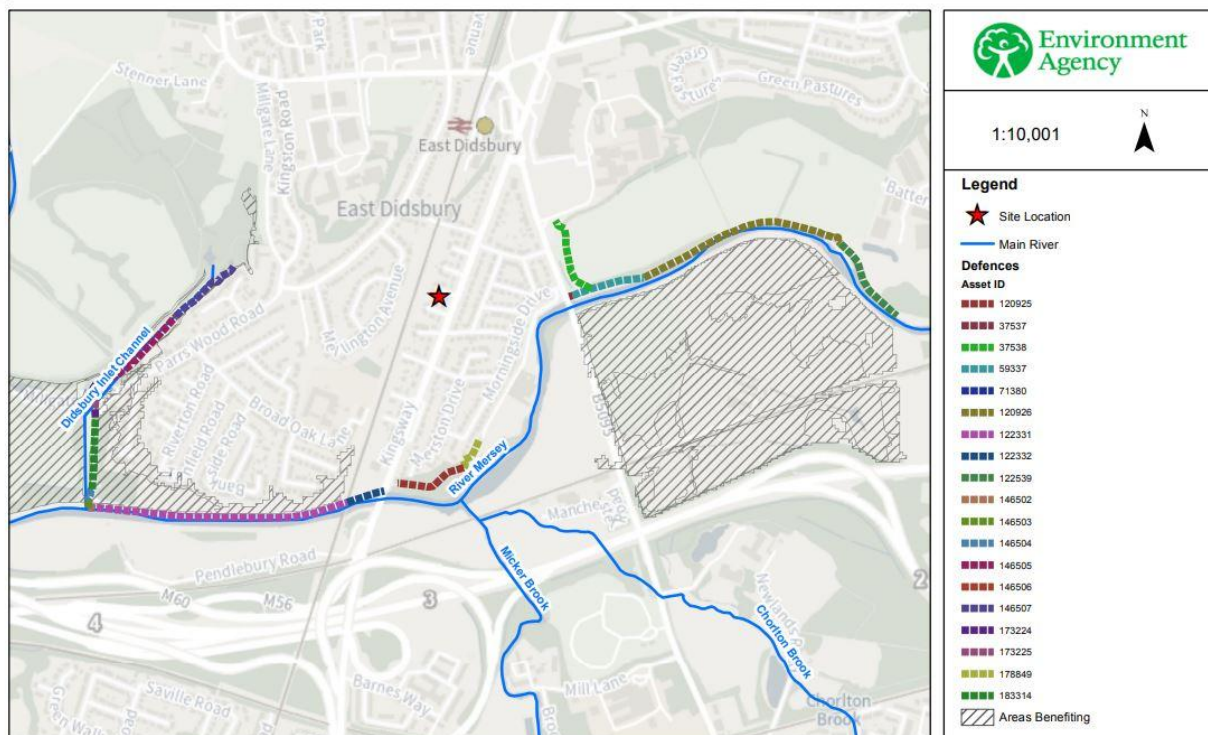
Sarah

Sarah Walters | Customer and Engagement Officer
Greater Manchester, Merseyside and Cheshire

Direct email: InfoRequests.GMMC@environment-agency.gov.uk

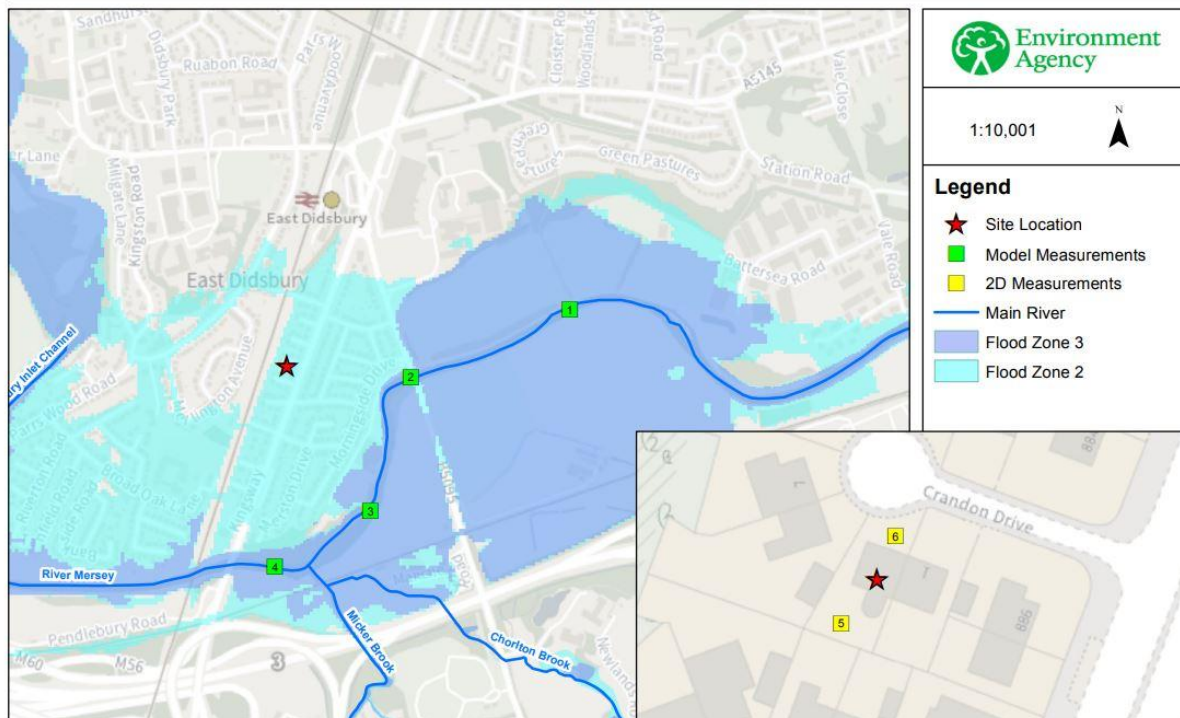
Office address: Richard Fairclough House, Knutsford Road, Latchford, Warrington, WA4 1HT

Flood Defence Map centred on Crandon Drive Didsbury M20 5WL.
Created on 17/02/2022 [GMMC251122SW]



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Detailed Flood Map centred on Crandon Drive Didsbury M20 5WL.
Created on 17/02/2022 [GMMC251122SW]



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Escape in the event of flood.

The premises are a two storey semi detached dwelling.

In the event of flooding the Flood risk early warning system would offer advance notice, and escape via front/rear doors at ground level would be feasible.

If a situation developed where occupants were unable to escape, then refuge could be taken at first floor level, until emergency services were able to assist.

Escape via first floor windows is possible from front and rear of the premises.

Sequential Test

According to the Sequential Test the development is classed as “More Vulnerable” and “development is appropriate”. According to the info from the EA and Table 1 of the Sequential Test, our property is in Zone 2 Medium Probability Flood Zone. According to Table 2 of the Sequential Test, our property would be “More Vulnerable”. According to Table 3 of the Sequential Test, “development is appropriate”.