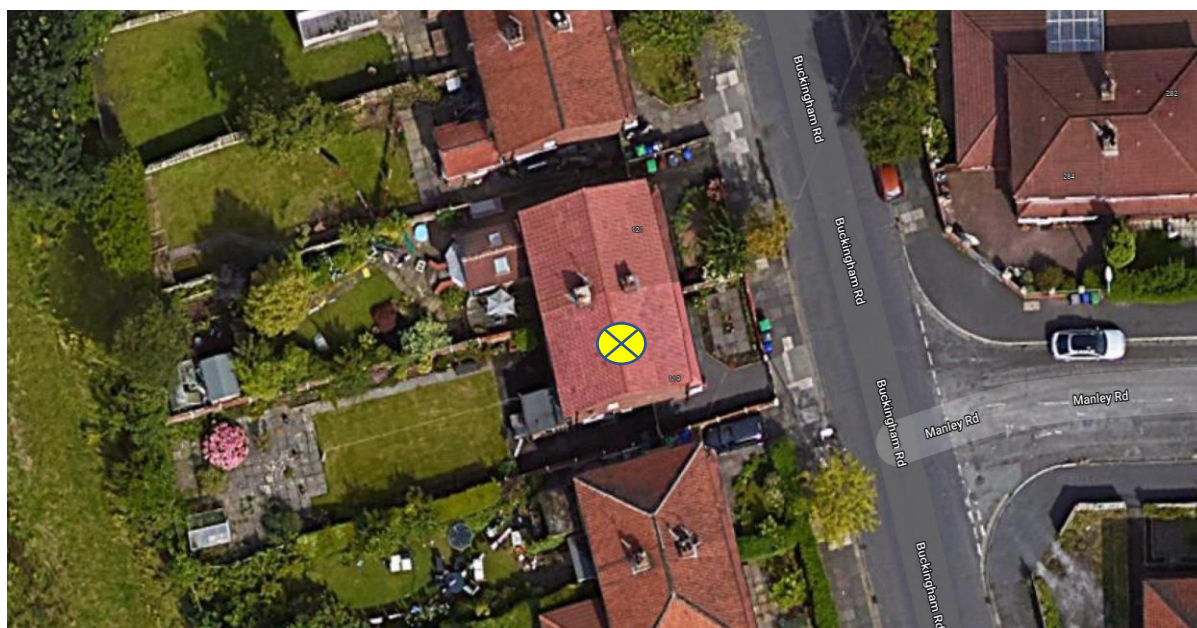


Flood Risk Statement – 119 Buckingham Road, Manchester, M21 0RG

Manchester City Council Planning Application Ref: 131302/FH/2021

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





Flood Risk Summary Data

We have researched the Environment Agency, GOV.UK and DEFRA Data Services Platforms available public data sources in respect of 'Flood Risk' for the property and the surrounding area and the findings are detailed below and substantiated in the various print out documentation and plans shown on the following pages.

GOV.UK – Check your long term flood risk

Rivers and the Sea = LOW RISK

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.

Surface Water = LOW RISK

(This flood risk summary reports the highest risk from surface water within a 20m radius of this property)

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.

Reservoirs – RISK

Flooding from reservoirs is however extremely unlikely according to the data source.

The closest reservoirs at Gorton are located 7.8 km away from the property.

DEFRA Data Services Platform

Shows No Recorded Flood Outlines in the vicinity of the site

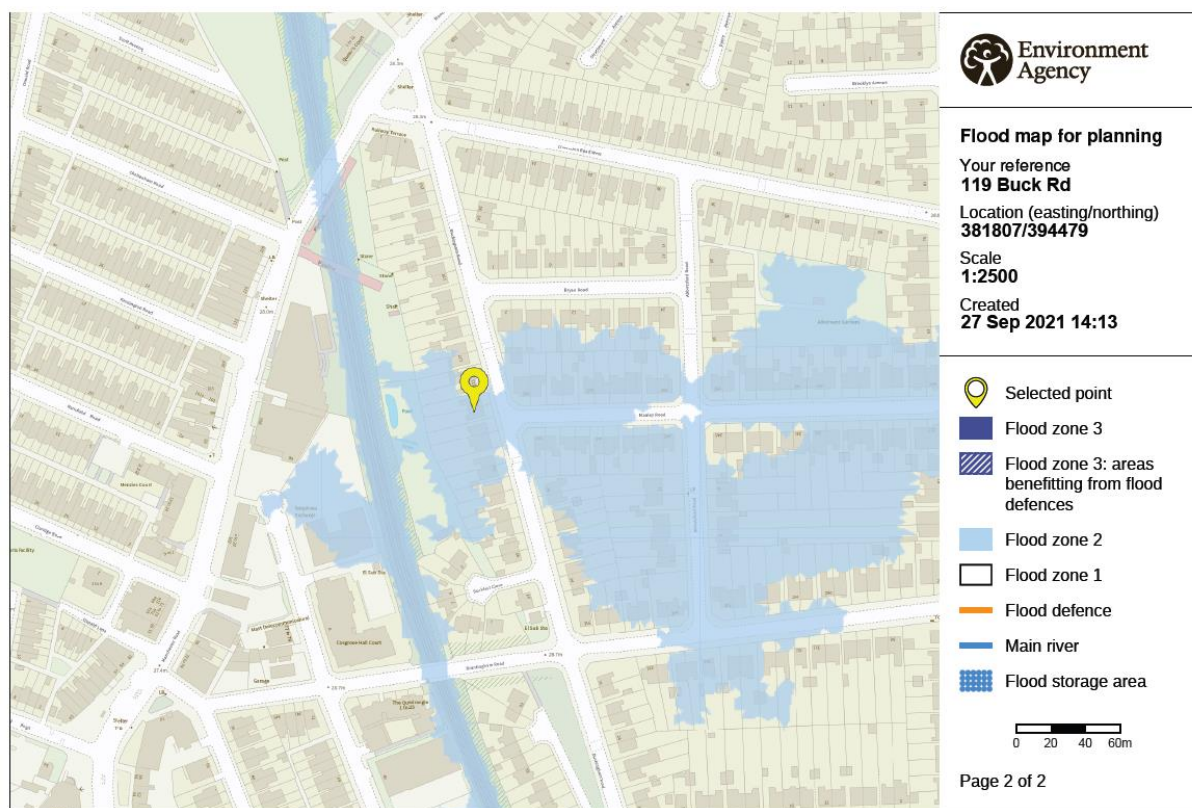
Shows No Historic Recorded Flooding in the area

Shows the site outside of Flood Alert Area

Shows the site outside of Flood Risk Area

Shows the site outside of Flood Warning Area

Environment Agency (Flood Map for Planning)



Shows the property located in a Flood Zone 2

The flood map for planning shows river and sea flooding data only and doesn't include other sources of flooding.

Flood risk summary for the area around:

119, BUCKINGHAM ROAD, MANCHESTER, M21 0RG

Rivers and the sea

Low risk

▼ [What this information means](#)

This flood risk summary is not property specific.

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.

This information is suitable for identifying:

- which parts of countries or counties are at risk, or have the most risk
- areas likely to flood first, deepest or most frequently

It's very unlikely to be reliable for a local area and extremely unlikely to be reliable for identifying individual properties at risk.

This service takes into account any flood defences.

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

[View a map of the risk of flooding from rivers and the sea](#)

Surface water

Low risk

▼ [What this information means](#)

This flood risk summary reports the highest risk from surface water within a 20m radius of this property.

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.

This information is suitable for identifying:

- which parts of towns or streets are at risk, or have the most risk
- the approximate extent and depth of flooding

It's likely to be reliable for a local area but not for identifying individual properties at risk.

Surface water flooding, sometimes known as flash flooding:

- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Manchester council**.

[View a map of the risk of flooding from surface water](#)

Other flood risks

Reservoirs

There is a risk of flooding from reservoirs in this area

Flooding from reservoirs is extremely unlikely. An area is considered at risk if peoples' lives could be threatened by an uncontrolled release of water from a reservoir.

[View a map of the risk of flooding from reservoirs](#)

► [Reservoirs that could affect this area](#)

▼ Reservoirs that could affect this area

Audenshaw No. 3 (grid reference SJ9093496835)

Owner: United Utilities Water plc

Lead Local Flood Authority: Tameside

Comments: If you have questions about local emergency plans for this reservoir you should contact the named Local Authority

Gorton Upper (grid reference SJ8989396254)

Owner: United Utilities Water plc

Lead Local Flood Authority: Manchester

Comments: If you have questions about local emergency plans for this reservoir you should contact the named Local Authority

Audenshaw No.2 (grid reference SJ9164396093)

Owner: United Utilities Water plc

Lead Local Flood Authority: Tameside

Comments: If you have questions about local emergency plans for this reservoir you should contact the named Local Authority

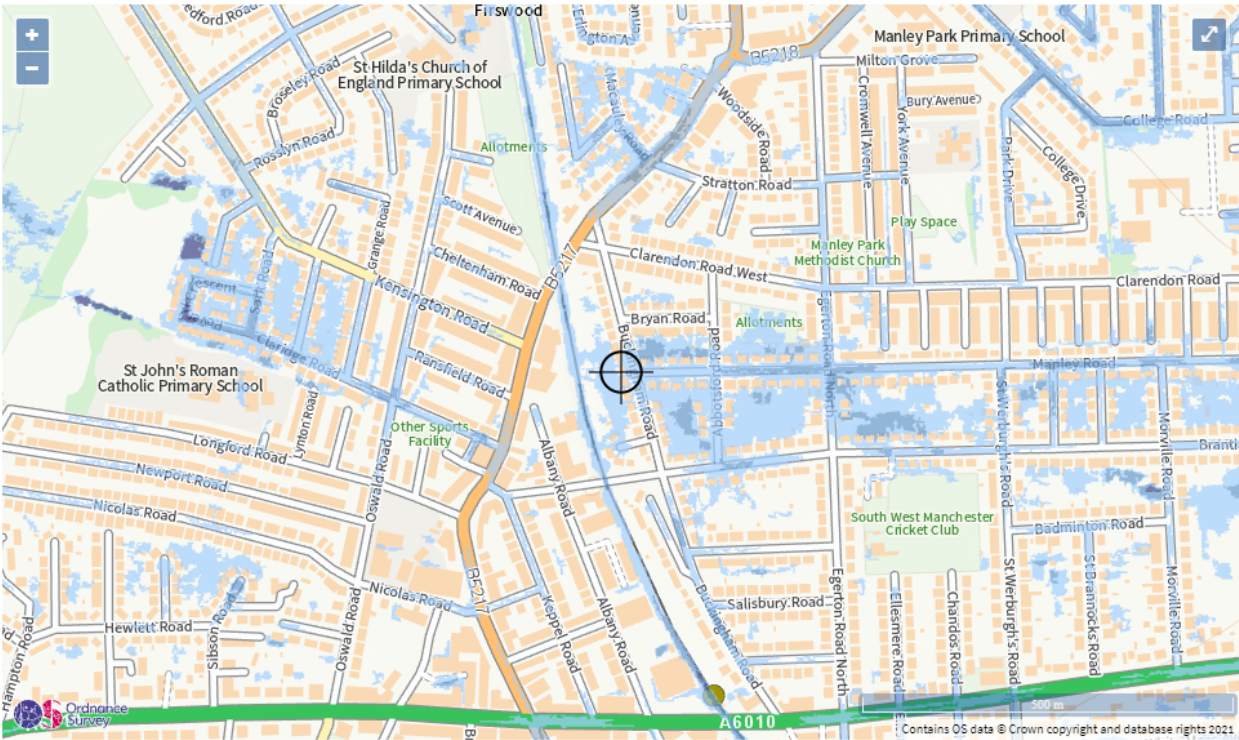
Audenshaw No.1 (grid reference SJ9185296483)

Owner: United Utilities Water plc

Lead Local Flood Authority: Tameside

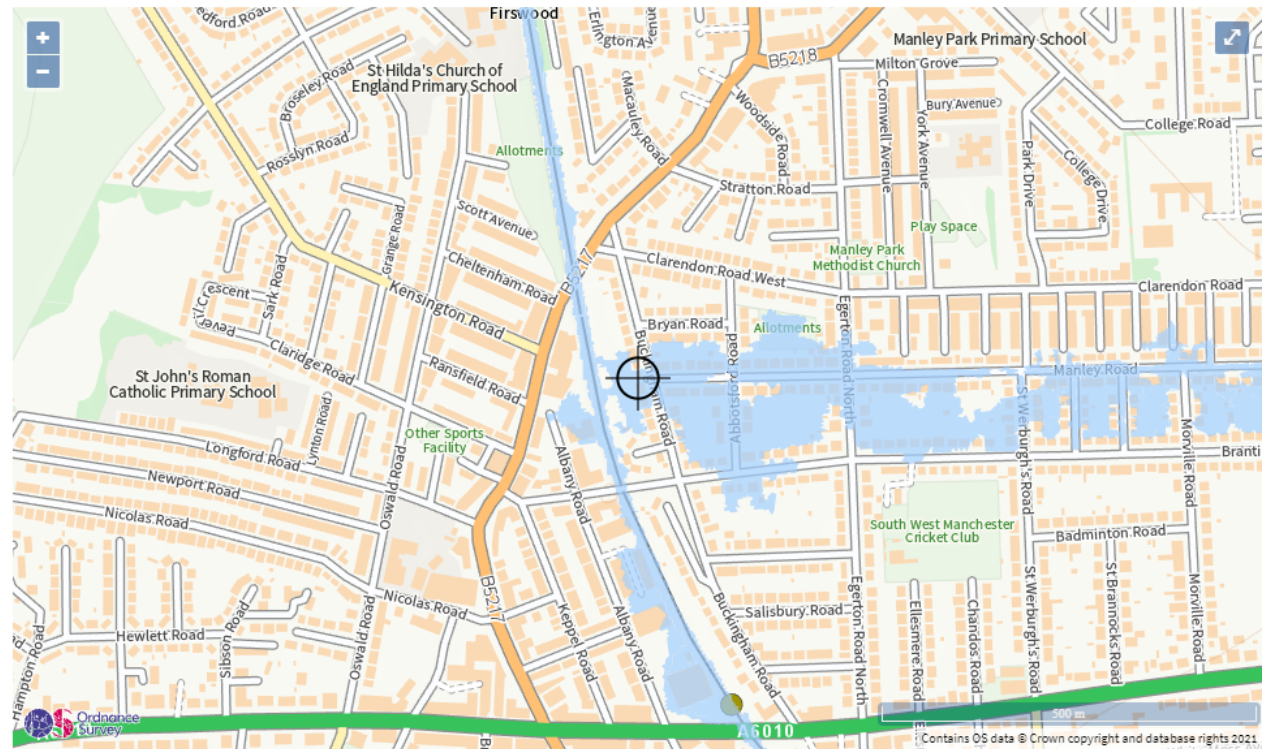
Comments: If you have questions about local emergency plans for this reservoir you should contact the named Local Authority

FLOOD RISK STATEMENT – 119 BUCKINGHAM ROAD, MANCHESTER, M21 0RG



Extent of flooding from surface water

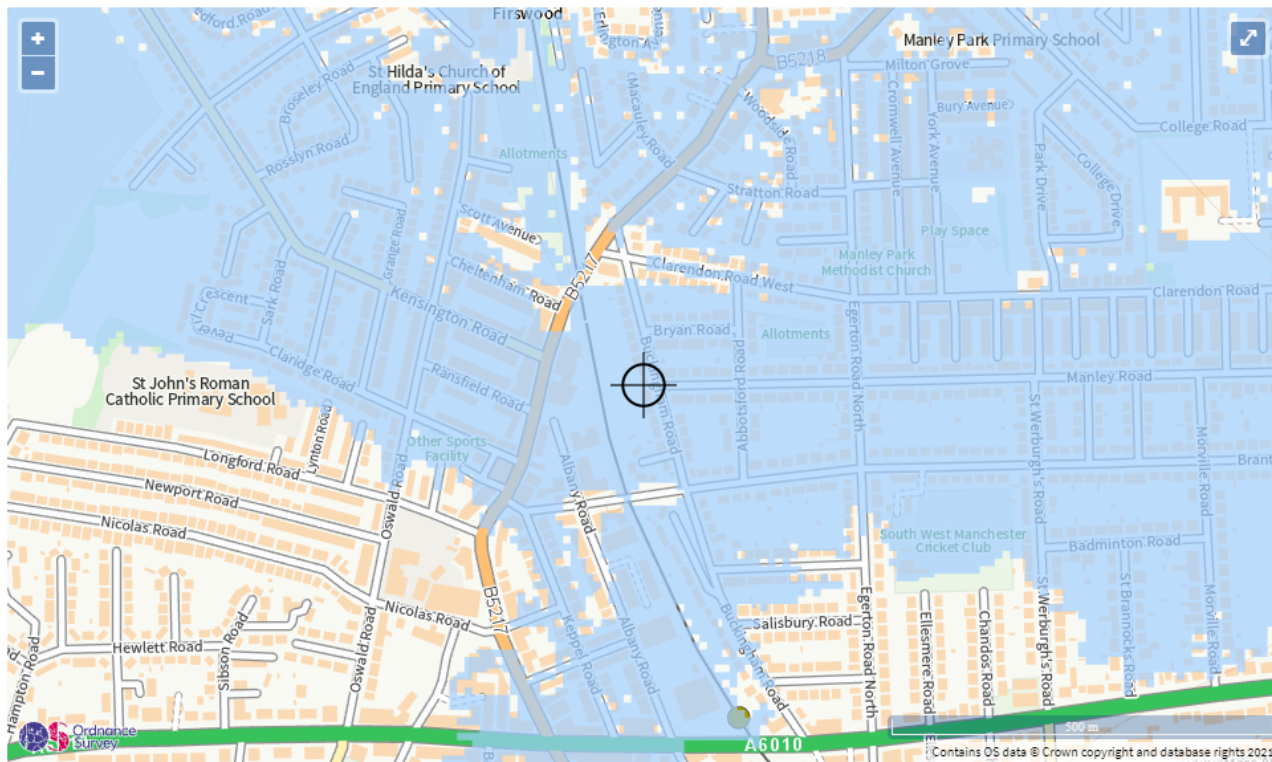
● High ● Medium ● Low ● Very low ⊕ Location you selected



Extent of flooding from rivers or the sea

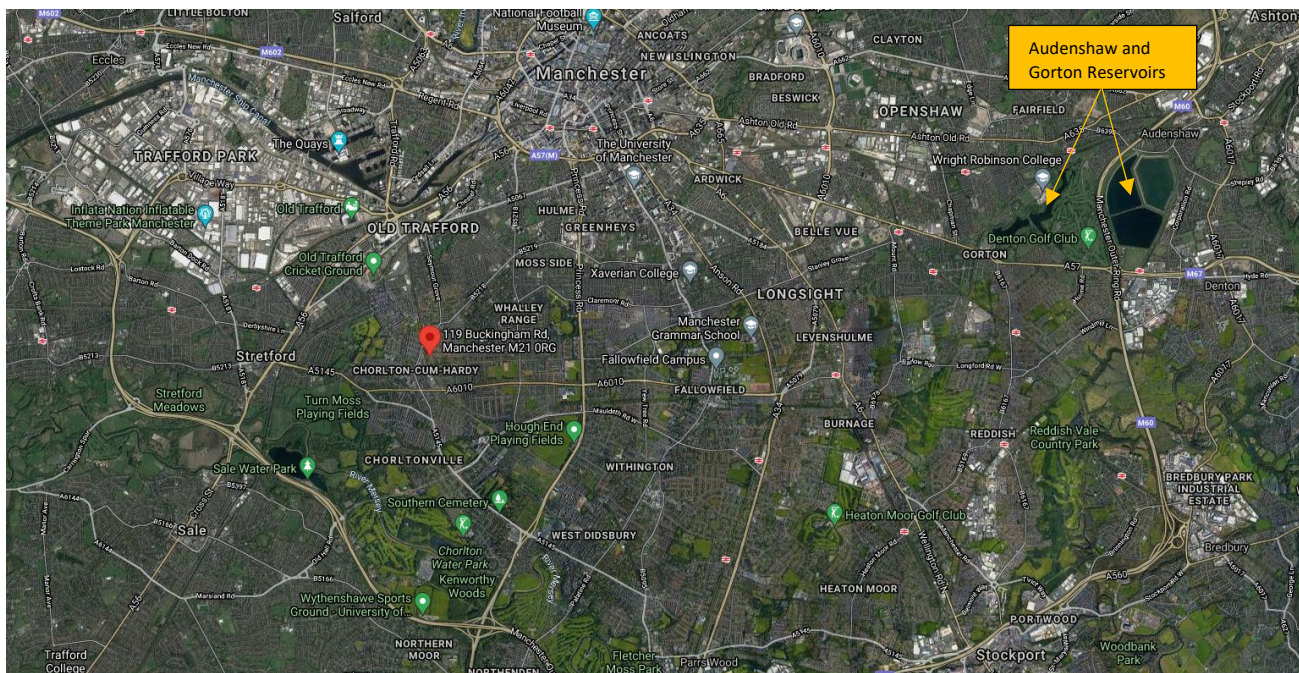
● High ● Medium ● Low ● Very low ⊕ Location you selected

FLOOD RISK STATEMENT – 119 BUCKINGHAM ROAD, MANCHESTER, M21 0RG



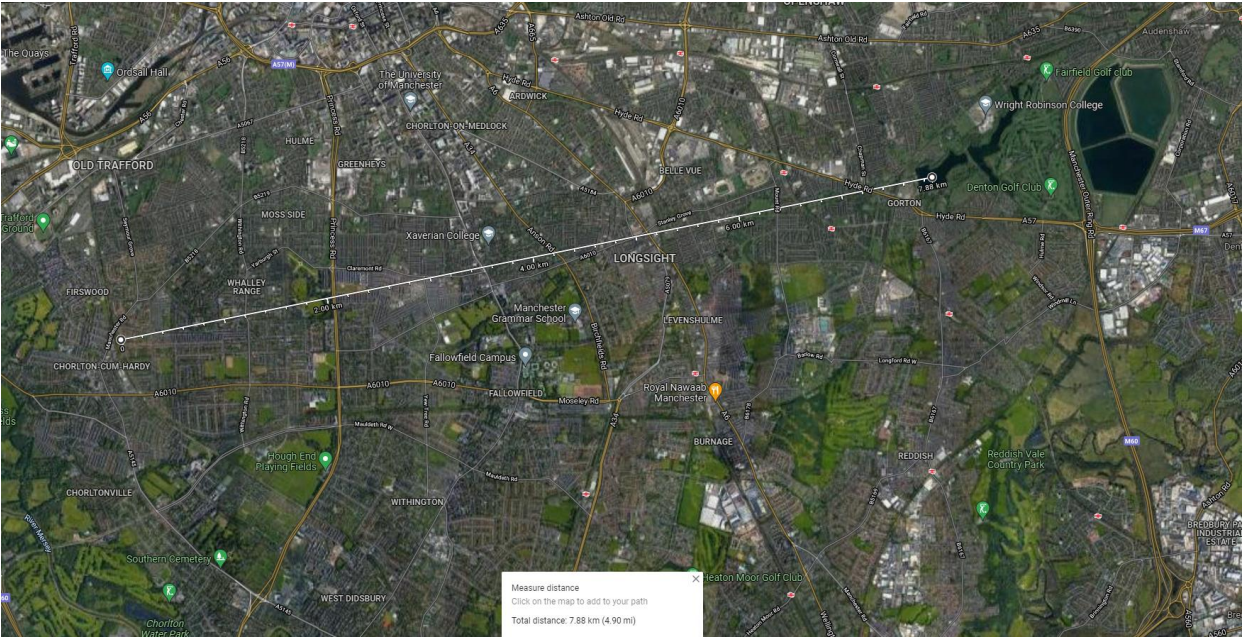
Extent of flooding from reservoirs

● Maximum extent of flooding ⊕ Location you selected

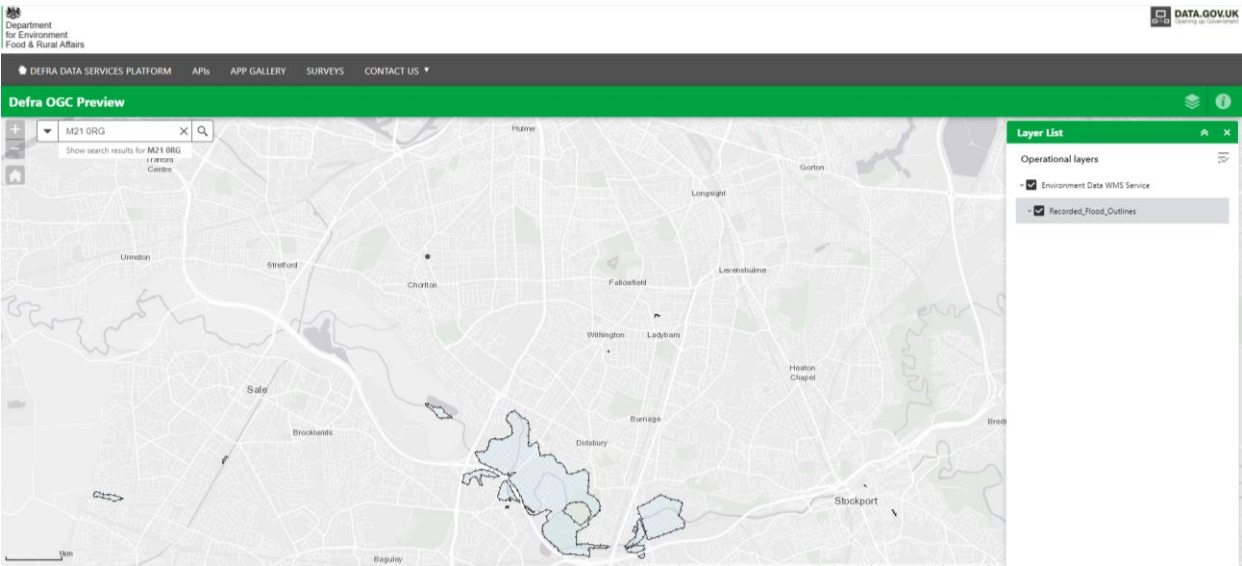


Google Aerial Map showing relationship and distance between site address (shown with red marker) and Audenshaw and Gorton Reservoirs

FLOOD RISK STATEMENT – 119 BUCKINGHAM ROAD, MANCHESTER, M21 0RG

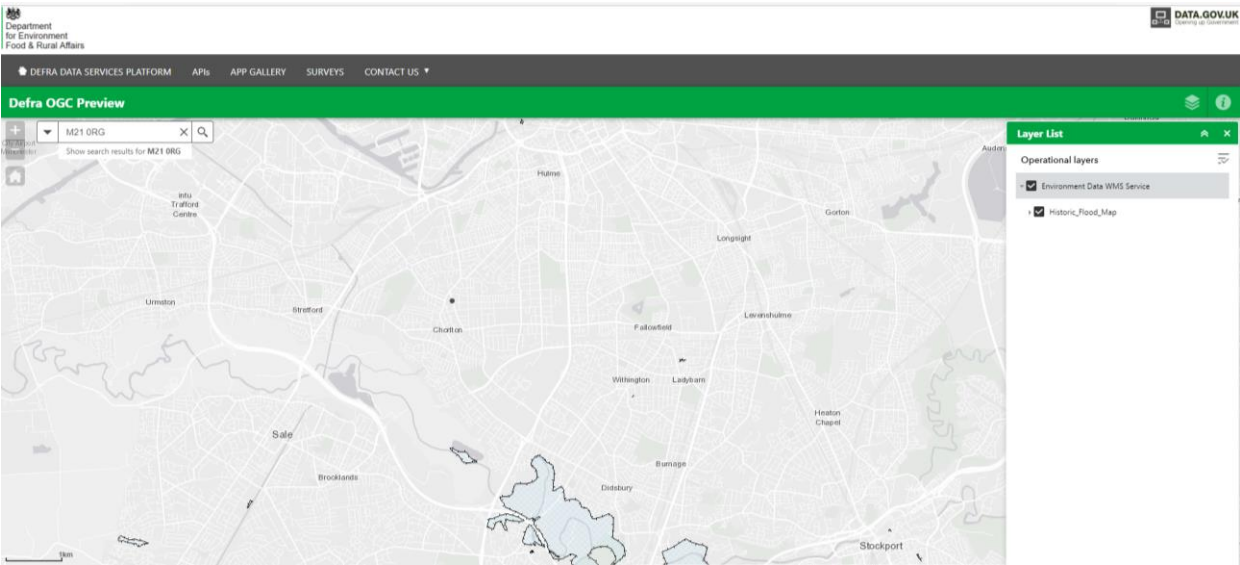


Google Aerial Map showing relationship and distance between site address (shown with red marker) and Audenshaw and Gorton Reservoirs – closest reservoir at Gorton is 7.8km away from the site.

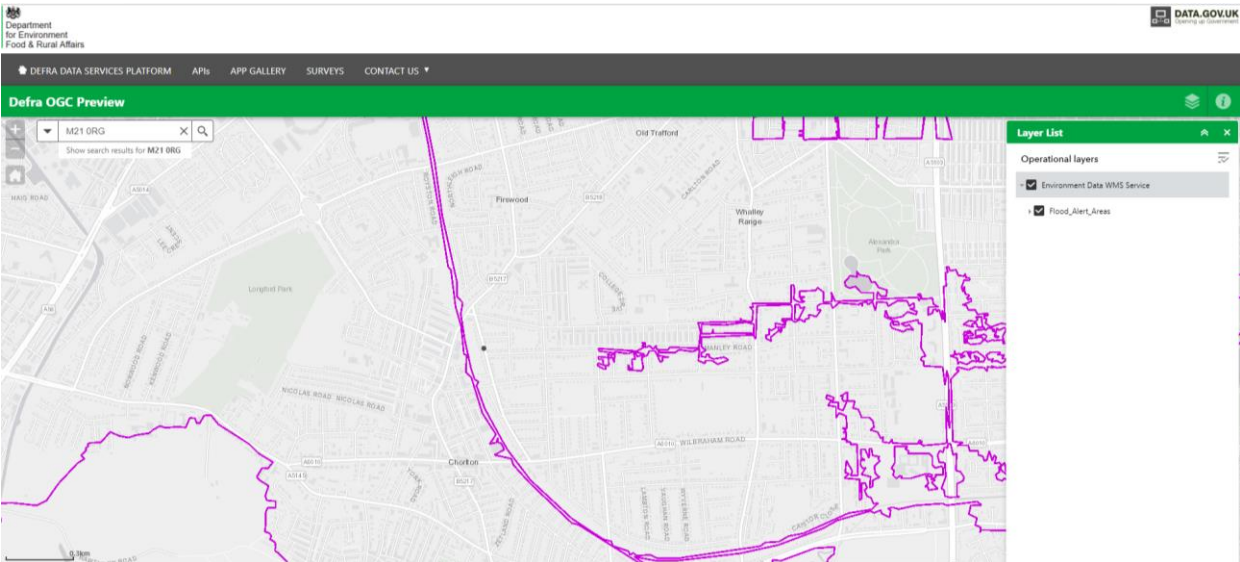


DEFRA Data Services Platform – Shows No Recorded Flood Outlines in the vicinity of the site

FLOOD RISK STATEMENT – 119 BUCKINGHAM ROAD, MANCHESTER, M21 0RG

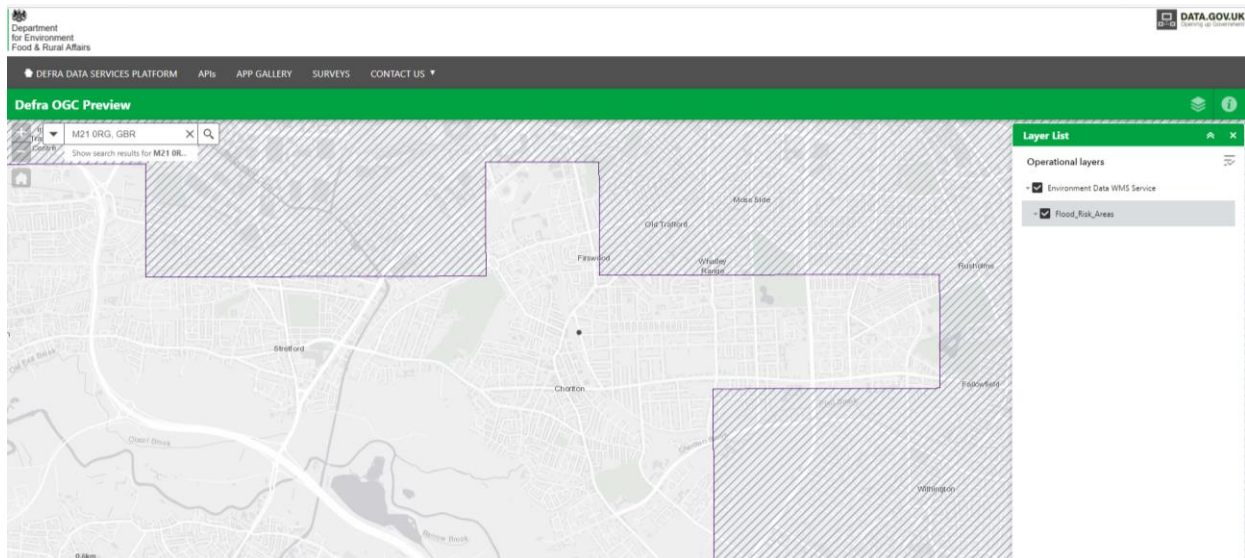


DEFRA Data Services Platform – Shows No Historic Recorded Flooding in the area

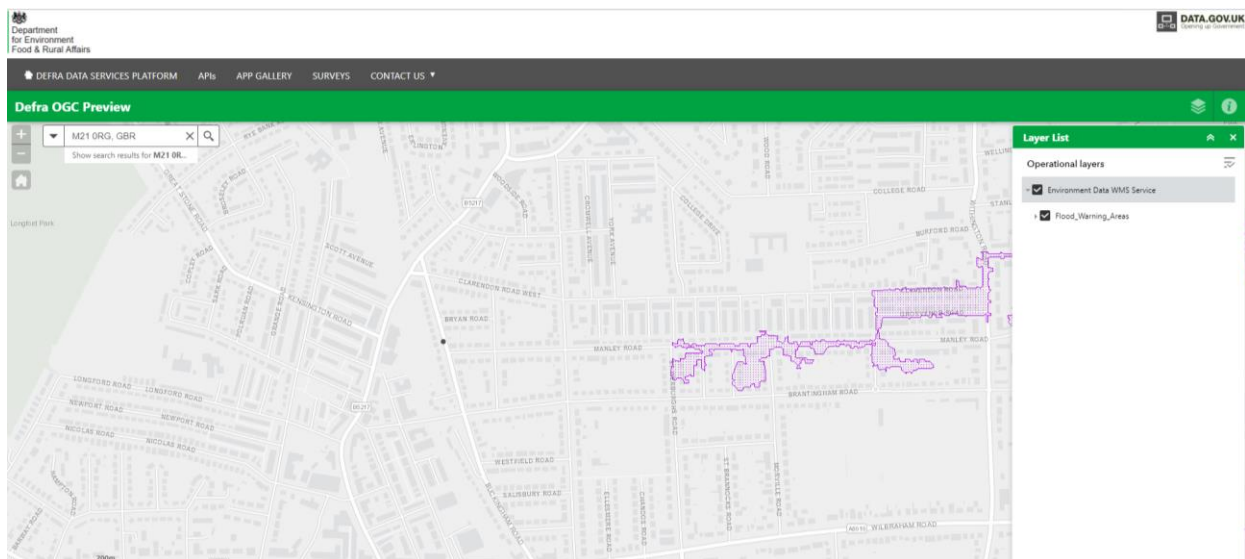


DEFRA Data Services Platform – Shows the site outside of Flood Alert Area

FLOOD RISK STATEMENT – 119 BUCKINGHAM ROAD, MANCHESTER, M21 0RG



DEFRA Data Services Platform – Shows the site outside of Flood Risk Area



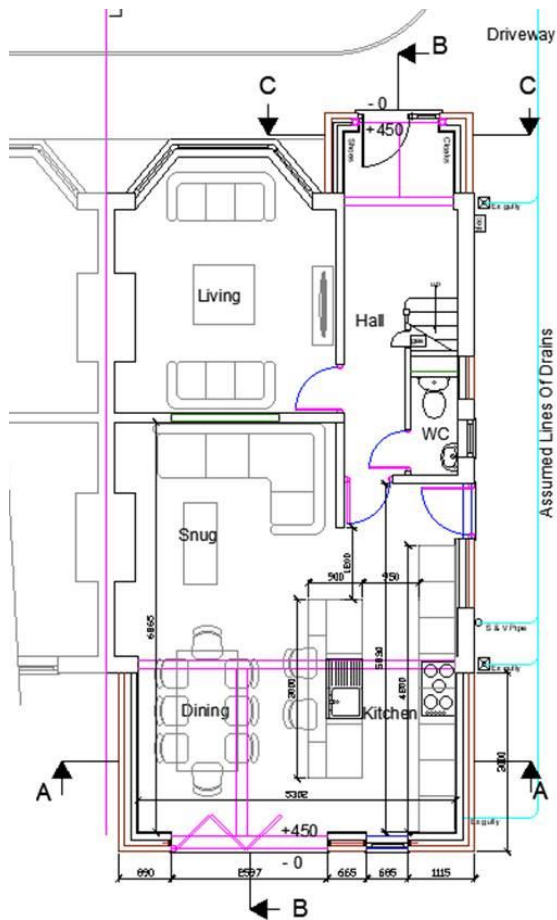
DEFRA Data Services Platform – Shows the site outside of Flood Warning Area

Existing Drainage Features

The property has drainage locations at the perimeter of the house, into which both surface water and rainwater pipework discharge directly and connect into the mains system. The proposed extension is set to be located on existing hardstanding surfaces (driveway and patio area) which manage surface water through falls into the drain locations, and also into natural soakaway features (lawn / flower beds). The extension will not reduce the amount of permeable surface that is within the curtilage of the property.

Minimisation of Potential Flood Risk

The architect has shown on the submitted planning drawings that the proposed new floor level of the extension will not lower than the existing dwelling house. The floor level is shown to be +450mm above that of the surrounding outside ground level at both the front and rear of the property. Attached below is an extract from the architect's drawings which clearly shows this.



Conclusion

The proposal is a modest sized residential / householder extension development that is being constructed on existing level impermeable ground within the residential curtilage. Based on the information sourced and included in this statement, we consider that the proposed extension proposal is unlikely to be affected by potential Flood Risk, nor will it pose any potential Flood Risk related concerns to the neighbouring area.