

Flood Risk Assessment

Applicant: Chris Collingridge

Agent: Alan Holcroft

Application Address:

254 Brantingham Road

Manchester

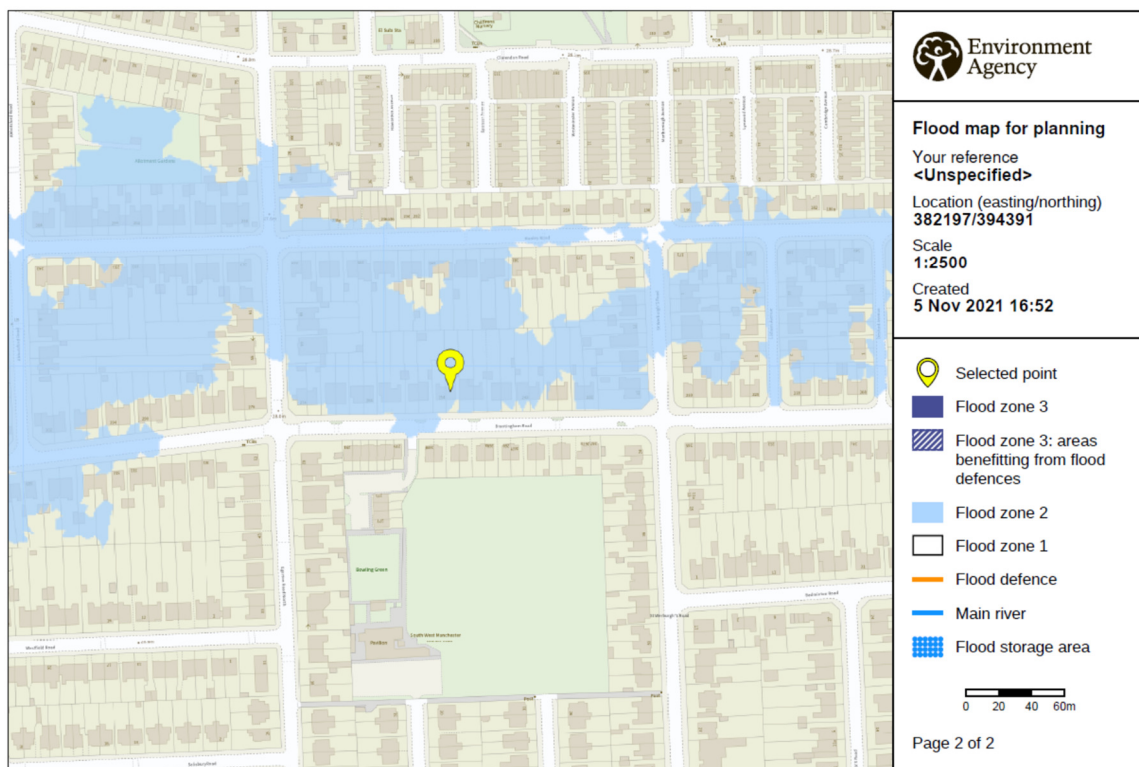
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Planning Application Ref: 132095/FH/2021

Date: 05.11.21

This Flood Risk Assessment has been prepared to accompany the Planning Application for a Single Storey Rear extension at the Applicant Address above (App No 132095/FH/2021).

The Property sits within a Flood Zone 2 area that is considered Medium Risk by the Environment Agencies River mapping: –



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The House is a semi-detached property that is sighted immediately off Brantingham Road with an area of Soft Landscaping Gardens to the Front and rear of the property and Hard Landscape paving to the side. The site has a gentle slope from front to rear in the direction of the flood zone centre.

The Proposed work involves a single storey rear extension that is considered a “minor extension” in floor risk terms. The accompanying planning drawings show the proposed layout and design of the new extension. The application does not involve a change of use.

The existing FFL is 225mm above the natural external ground level at the rear of the property. 150mm at the front.

The FFL of the new extension will match the FFL of the existing property. It is the Applicants intention to maintain the 225mm Ground level to FFL. Any new hard standing at the rear will be at the same external ground level.

New Rainwater pipes are noted on the submitted elevations. The new roof areas will remove the rainwater via a combination of new and existing Gulleys. All gulleys new and old will connect into the existing drain located at the side/front of the property and run out to the existing system located on Brantingham Road.

The Applicant has no knowledge of any historical flooding at the property.

Considering the above information, we don't believe the proposed extension will increase the risk of flooding at the property. However, to mitigate any possible future flood damage to the property, the applicant will put into place the following preventative measures:-

1. Maintain the same FFL as per the existing FFL. Currently 225mm above natural ground level at the rear
2. Flood Seals around new UPVC French doors at rear of property. (StormMeister or similar approved)

Should the Local Authority require additional flood resistance/Resilience measures to improve the performance of the new extension, we would suggest an appropriate planning condition is attached to any decision noticed issued.

[end of assessment]