



FLOOD RISK ASSESSMENT REV A

43 Milwain Road,
Burnage,
M19 2PX

SITE ADDRESS

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DESCRIPTION OF THE DEVELOPMENT

- Erection of single storey rear extension with associated raised decking and erection of 2.55 metre high fencing along boundaries with nos. 41 and 45 Milwain Road. To the rear of the property is Cringle Brook - approximately 11.3 m from the proposed extension.
- The extension was granted full planning in on the 24th March 2021 - The development is now seeking to vary the approved plans/conditions for the above application by extending the the extension width by 675mm (from 5840mm to 6515mm) an additional 2.6 sqm in total.

ASSESSMENT OF THE FLOOD RISKS.

- According to the 2D model reference provided by the EA the height of any proposed flooding to occur within the site boundary over the 1 % AEP (1 in 100 year) + 30% increase in flow is: Map reference 5 - 48.450mm Ordnance Datum and Map reference 6 - 48.440mm Ordnance Datum. The existing finished floor level is (FFL) 49.630 making the FFL 1180mm above any proposed flooding. There is an existing conservatory with a FFL @ 49.405mm but this is to be demolished, with the proposed FFL of the extension matching the existing FFL.
- Please refer to drawings:
- Existing Location + Landscape Plan 116-(08) - 001 Rev A
- Proposed Location + Landscape Plan 116-(08) - 014 Rev C
- Proposed Ground Floor Plan 116 (08) 016 Rev B