

Flood risk assessment



Property:
8 Olney Avenue, Manchester, M22 8AB

Nation Grid Reference:
382770 388590

29/07/2021

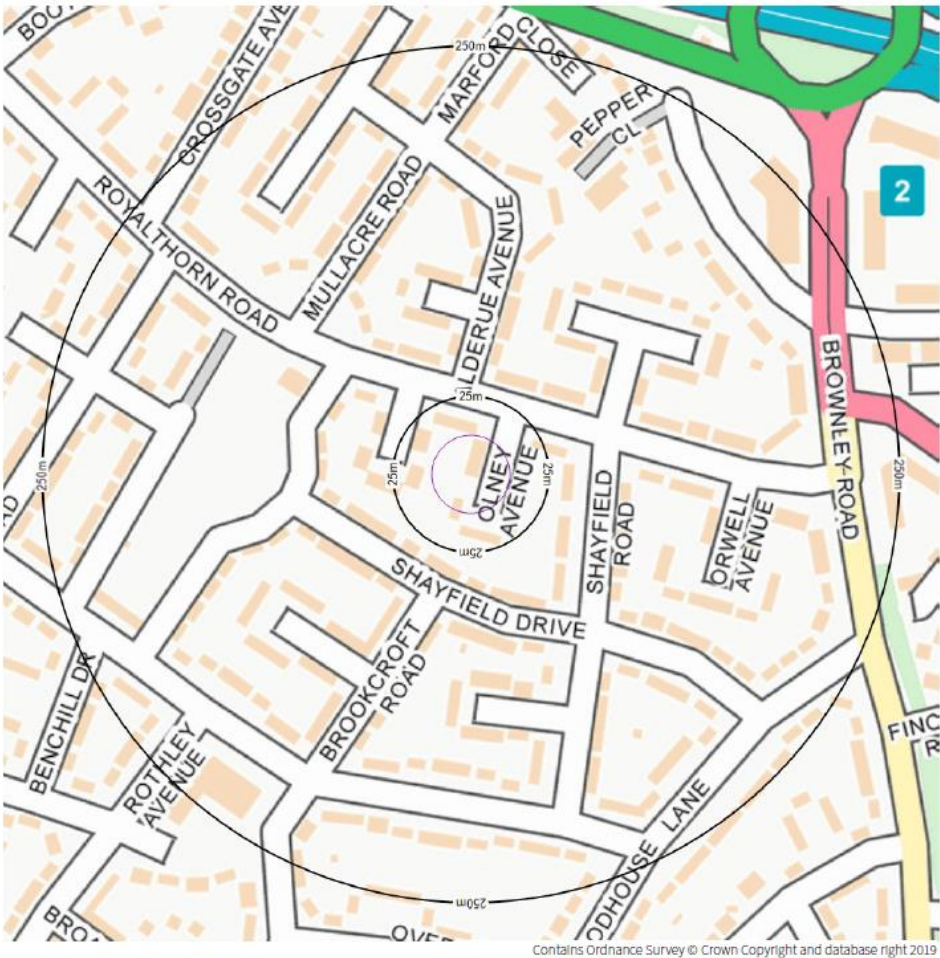


Description of the development:

Application number: 130552/FH/2021
Erection of a single storey side extension to form additional living accommodation.
Minor extension (household extension less than 250 square meters).



Property location



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Assessment of the flood risk

An assessment of the flood risk from all sources.

Flood Zone definitions are set out in the National Planning Policy Guidance.

This area has been classified as: **Flood Zone 3**

Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences.

Type of risk	Level of risk
Rivers (fluvial)	Medium
Sea (coastal)	Low
Surface water	High
Groundwater	Low
Sewer	Low
Reservoir and canal	Low
Other sources	No other sources of flood risk known

Flood risk from rivers (fluvial)

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

Land assessed as having a 1 in 100 (1%) annual probability of river flooding in any year.

Flood risk from the sea (coastal)

Land assessed as having a 1 in 200 (>0.5%) or greater annual probability of flooding from the sea (coastal flooding) in any year.

Flood risk from surface water

Surface water flooding, sometimes known as flash flooding:

- *Happens when heavy rain cannot drain away*

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**.*

*In addition, surface water flooding is difficult to predict as it depends on rainfall volume and location
Local features can greatly affect the chance and severity of flooding.*

The approximate extent and depth of flooding

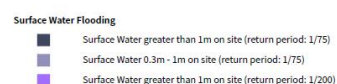
Extent of flooding: Low

Flood depth (millimetres): Below 300mm

Flood velocity (metres/second): Less than 0.25 m/s



The environment agency provides a flood warning service for this location. The resident is registered for the flood warning service.



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River and sea levels

River and sea levels are regularly checked by a network of monitoring stations. These levels can help you understand your flood risk.

River and sea levels for:

M22 8AB, Manchester, Greater Manchester, England

The nearest monitoring station is:

River level: Baguley Brook at Northern Moor

Station name: Northern Moor

Station ID: 5197

River name: Baguley Brook

Site datum: 28.85mAOD

Typical measured level: 0.17m

When the water level reaches 1.22m here, minor flooding is possible in this area.



Identification of any historic flood events

Response from the Environment Agency ref the flood history for the property.

Ref: GMMC126243BF Response 190507/JBa06

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

We have no records of flooding affecting the site.



Existing drainage features on site

Foul Water Drainage

Carries waste water away from a bathroom, kitchen or utility room connected to mains drainage / foul sewers.

Surface Water Drainage

Carries away rainwater from gutters that has run off roofs.

The rear of the property is also a large lawn area rather than a hard surface such as concrete or tarmac; this allows any rainwater to soak away in to the ground rather than flowing off in to drains helping to reduce the risk of surface water flooding.

In addition, gutters could be covered with gutter guards to prevent gutters becoming blocked with debris such as leaves and water butts installed to collect water.



Floor levels



The property is 44mAOD (above sea level).

The existing floor level is 250mm.

The new extension floor level will be the same finished floor level as the existing.



Advice for resilient design

To aid resilience of flood or surface water.

The property boundary is already fenced, using bases with impermeable material.

The new proposed floor will be a ground supported floor as these are the preferred option with a concrete slab of at least 150mm thickness.

A damp proof membrane (DPM) is included in the design to minimise the passage of water through the ground floor, the impermeable polythene membrane will be at least 1200 gauge any membrane joins required will overlap 300mm.

The floor insulation will be closed-cell type to minimise the impact of any flood water.

The floors will be finished in either ceramic or concrete-based floor tiles or a sand/cement screed. Any tiles will be grouted using water resistant grout.

If required flood resilient materials can be used, for example lime plaster and design, for example raised electrical sockets and making sure there's access to all spaces to enable drying and cleaning.