

Flood risk assessment

Property:

8 Olney Avenue, Manchester, M22 8AB

Nation Grid Reference:

382770 388590

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.

Fluvial (River): Medium
Surface water: High
Groundwater: Low
Sewer: Low
Reservoir and canal: Low

Flood risk from rivers

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

The property is 44m above sea level (Ordnance datum).

Flood risk from surface water

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

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, local features can greatly affect the chance and severity of flooding.



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Surface Water Flooding

- Surface Water greater than 1m on site (return period: 1/75)
- Surface Water 0.3m - 1m on site (return period: 1/75)
- Surface Water greater than 1m on site (return period: 1/200)



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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.



Estimated flood level

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

This area has been classified as a Flood Zone 3 - land assessed as having a 1 in 100 annual probability of river flooding (1%), or a 1 in 200 or greater annual probability of flooding from the sea (coastal flooding) (>0.5%) in any year.

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



Floor levels



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 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.