

FLOOD RISK ASSESSMENT 55 BROADOAK LANE DIDSBURY

FLOOD RISK ASSESMENT

This document is to accompany our application for the small single storey rear extension at the above address

. The red-line boundary containing the development site is shown to be situated within an area of Low Flood Risk of the Environment Agency Flood Map in terms of Rivers and the Sea and Surface water, though there is a risk of flooding from the Mersey River.. The nearest watercourse to the application site is the River Mersey which is located approximately 600m south of the proposed development. The proposed works lie within the area of low flood risk and the proposed finished floor level will be approx 200mm above external ground level and will match the existing floor levels therefore will be no lower than any of the existing FFL's within the existing property.

The applicant is aware of the flood risk and is willing to comply with all guidance moving forward