



Flood Risk Assessment

7 Greenpark Road,

Manchester,

M22 4DS

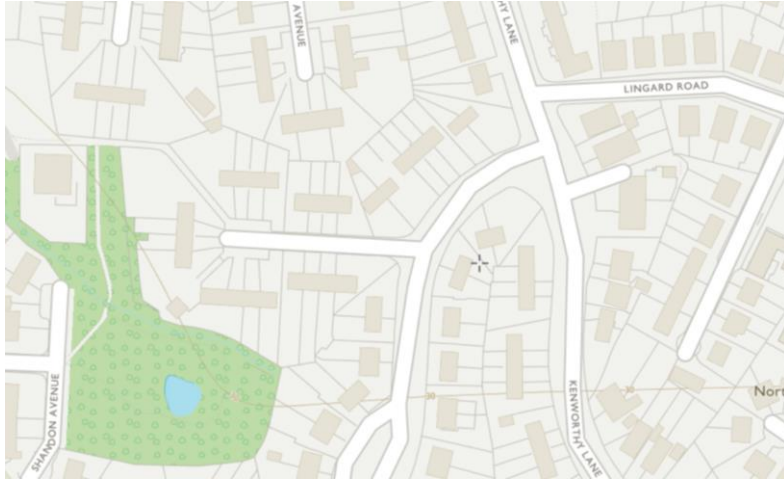
Householder Planning Application

129307/FH/2021

Flood Risk Assessment

Erection of a two storey side extension and single storey rear extension to form additional living accommodation

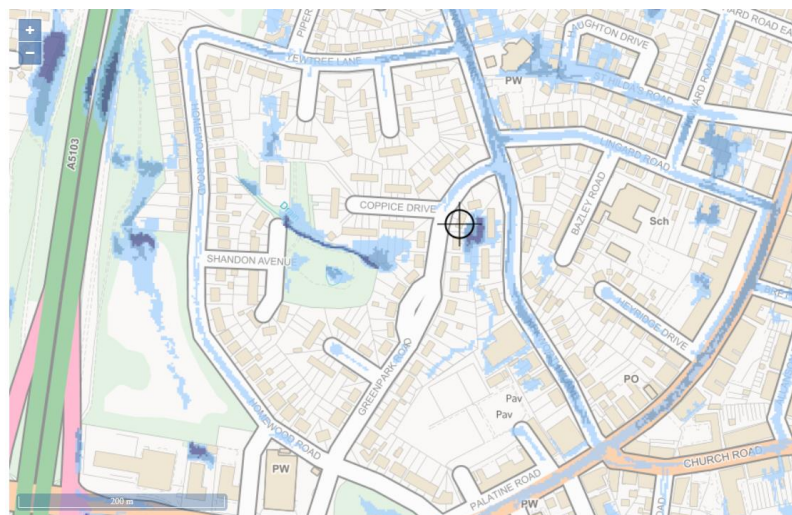
OS Map of Site- 7 Greenpark Road, Manchester, M22 4DS



The OS Map above shows that the site lies at 30m above sea level. According to the Environment Agency, the site lies within an area with a medium probability of flooding- Flood Zone 2. The floor levels within the proposed extension will sit at the same level as the existing house which is 250mm from external ground floor level.

The Government website identifies surface water to be a high risk factor. It also identifies other low risk factors to be rivers and the sea, and reservoirs. The map below shows the extent of flooding from surface water in the area.

Map to show Extent of Flooding for 7 Greenpark Road, Manchester, M22 4DS



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

Due to the risk factors affecting the site, it may be possible to incorporate some preventative measures if required. This could include aco drains to surround the extension and provide a means to divert excessive levels of surface water before reaching the extension.

Ensuring the pavement surrounding the extension is constructed using permeable paving to allow water to dissipate through the hardstanding and prevent water build up around the property edge.

Map to show Susceptibility to Surface Water Flooding - Future Scenario for Manchester



Enlargement of map to show site area



The map above shows that the site has a low susceptibility to the front of the site and an Intermediate Susceptibility to the rear of the site, both of which lies outside of the site boundary.