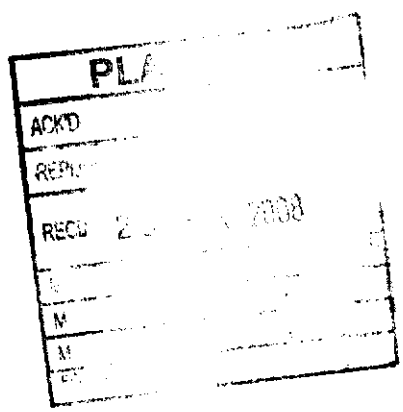
FLOOD RISK ASSESMENT

MR & MRS CLOUSTON
501 PARRS WOOD ROAD, DIDSBURY,
MANCHESTER, M20 5QG



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07.42.FRA
March 2008

PLANNING APPLICATION
SINGLE STOREY EXTENSION
501 PARRS WOOD ROAD, DIDSBURY, MANCHESTER, M20 5QG

1.00 FLOOD RISK ANALYSIS

1.01 The proposals relate to an existing semi-detached house, within a residential area.

1.02 The Planning Application is to extend the property to the ground floor to provide additional accommodation comprising:
Porch
Ground floor shower room
Utility area

1.03 The extension will be of masonry construction with a solid concrete floor. The internal floor level will be the same as the existing floor level, approximately 170mm above external ground level.

1.04 The Environment Agency has identified the property as being in an area which has a low chance of flooding (0.5% or less).

1.05 Below is an extract from the Environmental Agency online database :

'What does 'low' mean for me?
The location you have selected is in an area that is unlikely to flood except in extreme conditions. The chance of flooding each year is 0.5% (1 in 200) or less. This takes into account the effect of any flood defences that may be in this area, whether or not these are currently illustrated on the Flood Map.'

See maps below.



The property is located within the light blue hatching, which should not flood unless in the most extreme of cases.

1.06 The Environmental Agency further identifies recommendations for suitable preventative actions. The extract is given below :

Applicant to choose one or other of the flood mitigation measures below.	**Applicant to provide the LPA with the supporting Information detailed below as part of their FRA**	**Applicant to tick one of the boxes below**
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, Flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)	✓
Or; Floor levels within the extension will be set 300mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal & coastal flood level.	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum	

1.07 501 Parrs Wood Road is set elevated from the general road level, as is clearly indicated on the photograph below :



1.08 Therefore, in addition to the 170mm step down from inside to the immediate external ground level, there is a fall of approx 550mm down to the front property boundary, giving a total of 720mm protection.
This is in excess of the required 300mm and therefore the extension is considered to be appropriately protected from the risk of flooding.

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