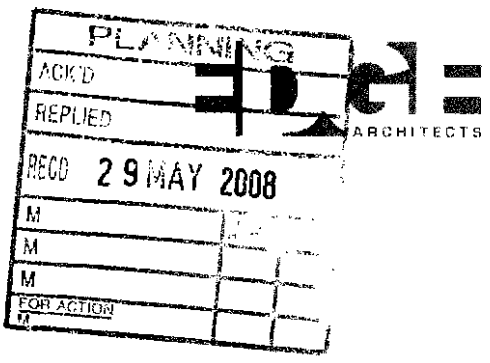
**Client:** **Mr James Nichols**
**Project:** **Domestic Extension and Remodelling of 120 Old Lansdowne Road, Didsbury, M20 2NY**

Our Ref: E046
Date: May 2008




# FLOOD RISK ASSESSMENT

## 1.00 INTRODUCTION

1.01 This Flood Risk Assessment is submitted to Manchester City Council (MCC), on behalf of Mr James Nichols, in support of a planning application for the refurbishment, remodelling and extension of 120 Old Lansdowne Road, Didsbury.

1.02 Full planning approval is sought for the remodelling and extension works.

1.03 Didsbury is a predominantly residential area with a population of approximately 20,500.

1.04 Old Lansdowne road is classified by the Environment Agency as having a 'Low' risk of flooding.

1.05 Flooding in this area would be very unlikely as the closest river, the River Mersey, is approximately 425m ('as the crow flys') away from the property.

1.06 The environment agency advises that the chance of flooding each year in this area by the River Mersey is '0.1% (1 in 1000) or less.

## 2.00 DESIGN MEASURES TO PREVENT THE RISK OF FLOODING

2.01 The extension to the house will be constructed with a solid ground bearing concrete floor.

2.02 No air bricks will be installed in the external walls below 900mm.

2.03 The external walls will be of cavity wall construction.

2.04 Stainless steel wall ties will be used within the cavity wall below 900mm.

2.05 All internal walls at ground level will be constructed in blockwork.

2.06 All kitchen units will be fitted 100mm above floor level on plastic legs.

## 3.00 ADDITIONAL INFORMATION

3.01 Please see attached Environment Agency flood risk proforma for 'Householder and other minor extensions'.

March 2007

## Householder and other minor extensions

*The guidance below is designed to cater for domestic extensions as well as the extension of an existing building used for non-domestic purposes where the footprint created by the development does not exceed 250 square metres.*

The Environment Agency recommends that:

**Applicants** complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Planning Authority that flood risk issues have been addressed as part of the development.

**Planning Authorities** check the planning application and ensure that one or other of the mitigation measures proposed in the table below has been incorporated into the development

| **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 ;<br><br>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;<br><br>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.<br><br>All levels should be stated in relation to Ordnance Datum | |

Click here for information on flood resilience and resistance techniques

**Cumulative impact of minor extensions and the removal of Permitted Development rights.**

In circumstances where local knowledge (Strategic Flood Risk Assessment held by the LPA/ letters from the parish council etc.) has indicated that the cumulative impact of minor extensions may have a significant effect on flood risk as highlighted in PPS25 paragraph D14, FRA guidance note 2 can be applied.

End of comment

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FOR ACTION