Flood Risk assessment for 2 Tuscan Road, East Didsbury, Manchester M20 5GS

Prepared by:
House Architecture Ltd
60 Ernocroft Road
Marple Bridge
Stockport
Cheshire
SK6 5DY

Statement:

i. The site is within Flood Zone 3 - Grid Ref - SJ 384532/389673 (from ordnance survey map)
(As identified on Environment Agency Flood Map).

ii. The application site has never flooded. The environment agency have confirmed that the last flooding recorded 100m from the site occurred in 1963 and 1964
(Information obtained from Environment Agency).

iii. There are flood defences protecting this area to 1 in 100 year standard
(protection standard obtained from Environment Agency)

iv. Extension levels will be the same as the existing house.

v. Surface water will be discharged to the existing mains drainage arrangement as for the house.

vi. The hard standing driveway of the property will be constructed in permeable materials to allow natural water run-off and absorption.