Flood Risk Assessment

104359/FO/2013

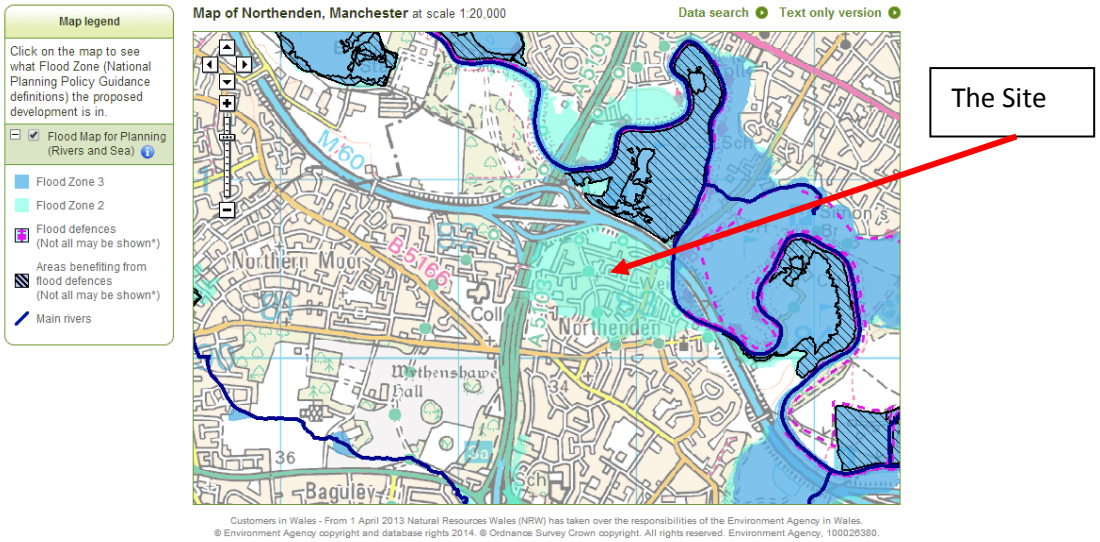
Land To The East Of No 1 St Hildas Road, Northenden, Manchester

Erection of a pair of semi-detached dwellings with associated parking and boundary treatment

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ZONE 2 : Pair of dwellings FRA Statement

The site is within Flood Zone 2 - Grid Ref: 383019/390389 (As identified on Environment Agency Flood Map). Land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%).



There are new flood defences protecting this site – recently the Environment Agency have improved flood defence measures alongside the River Mersey in Northenden and surrounding areas of Northenden. If river levels rise rapidly, sluice gates can be opened at Sale Ees and at Fielden Park in Didsbury, taking the peak of the flood wave and directing it safely into Sale Water Park and onto Withington Golf Course, Parrswood Playing Fields, Fletcher Moss, and Didsbury Rugby Club.

Development levels for road and ground will be as existing ground level. Finished floor levels will ground level or slightly raised due address the low flood risk.

Surface water will be dealt with by using sustainable drainage by discharging to soakaways.