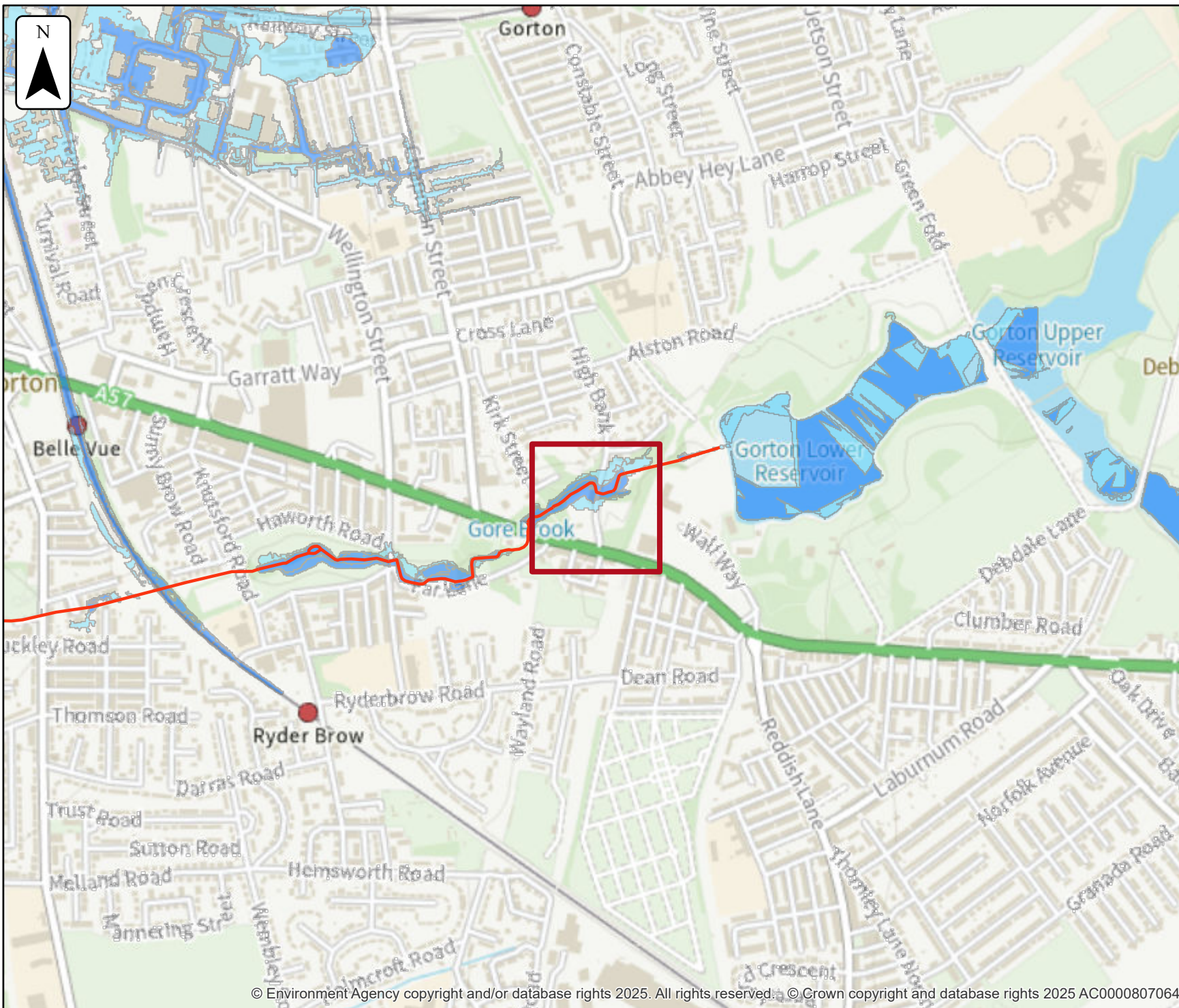




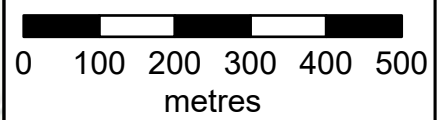
Flood map for planning

Location (easting/northing)
389142/395960

Scale
1:10,000

Created
2 Apr 2025

-  Selected area
-  Main river
-  Flood defence
-  Water storage area
- Flood Zones 2 and 3
- Rivers and Sea
-  Flood Zone 2
-  Flood Zone 3



Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- modelled node point map(s) showing the points used to get the data to model the scenarios and table(s) providing details of the flood risk for different return periods
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

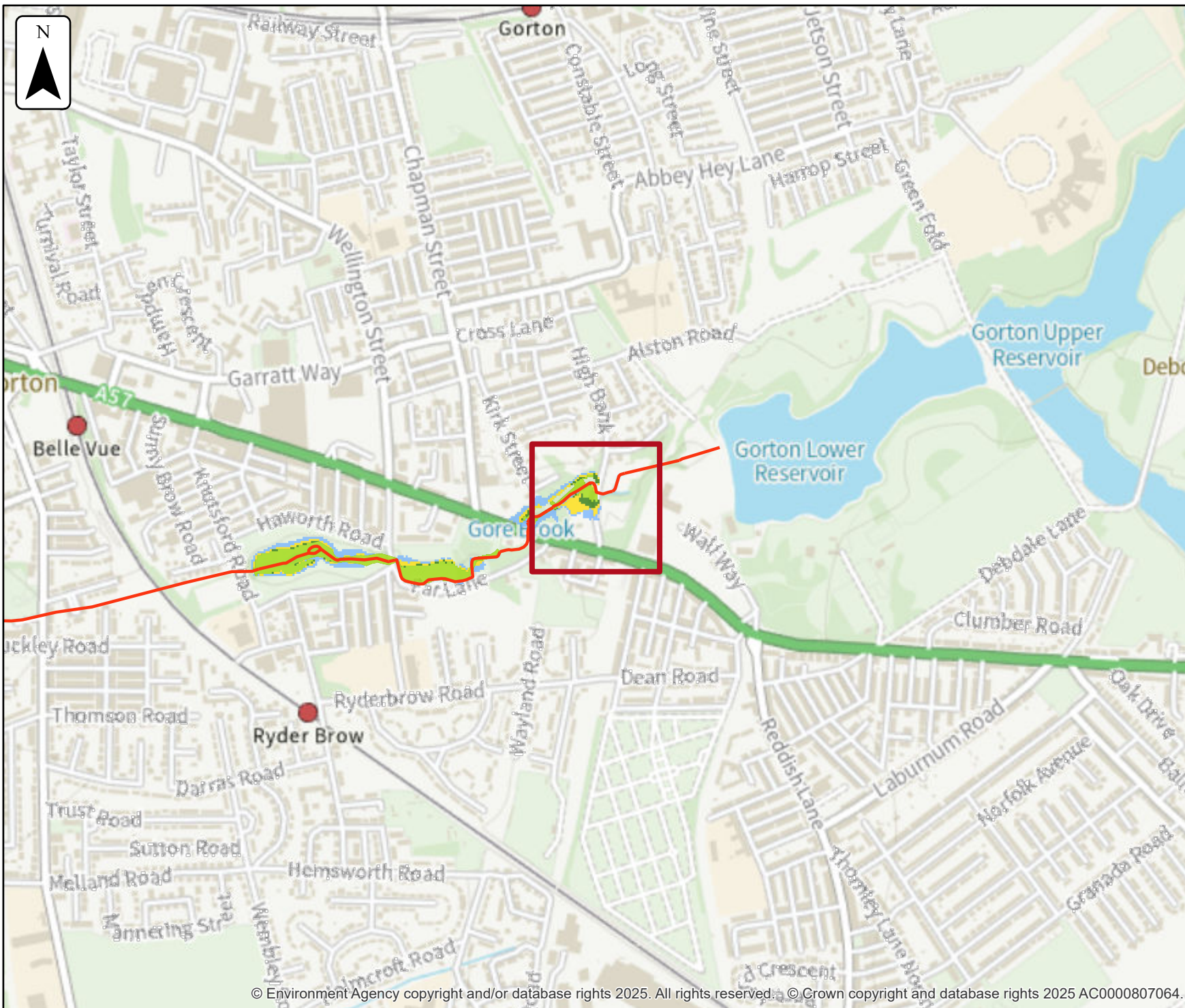
The climate change data included in the models may not include the latest [flood risk assessment climate change allowances](#). Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

- Defended modelled fluvial: risk of flooding from rivers where there are flood defences
- Defences removed modelled fluvial: risk of flooding from rivers where flood defences have been removed
- No defences exist modelled fluvial: risk of flooding from rivers where there are no flood defences
- Defended climate change modelled fluvial: risk of flooding from rivers where there are flood defences, including estimated impact of climate change
- Defences removed climate change modelled fluvial: risk of flooding from rivers where flood defences have been removed, including estimated impact of climate change
- No defences exist climate change modelled fluvial: risk of flooding from rivers where there are no flood defences, including estimated impact of climate change



Defences removed climate change modelled fluvial extent

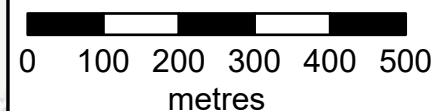
Location (easting/northing)
389142/395960

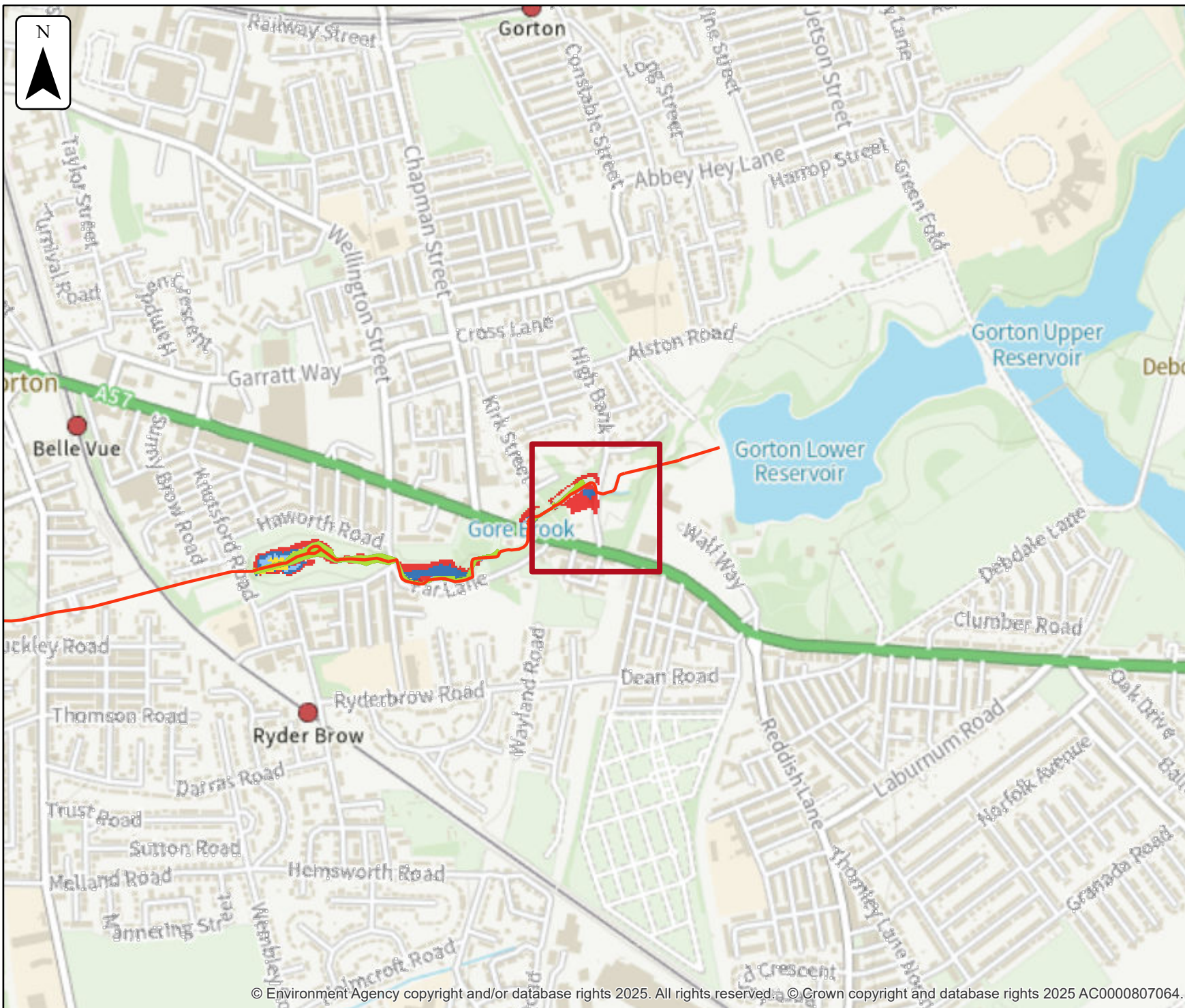
Scale Created
1:10,000 2 Apr 2025

Model name
**Chorlton Platt Gore
2024**

- Selected area
- Main river
- Modelled flood extent
- 1% AEP (+41%)
- 1% AEP (+53%)
- 1% AEP (+85%)
- 0.1% AEP (+53%)

Flood extents may not be
visible where they overlap
other return periods





Defences removed modelled fluvial extent

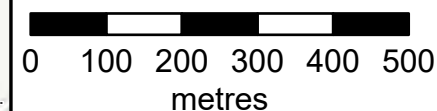
Location (easting/northing)
389142/395960

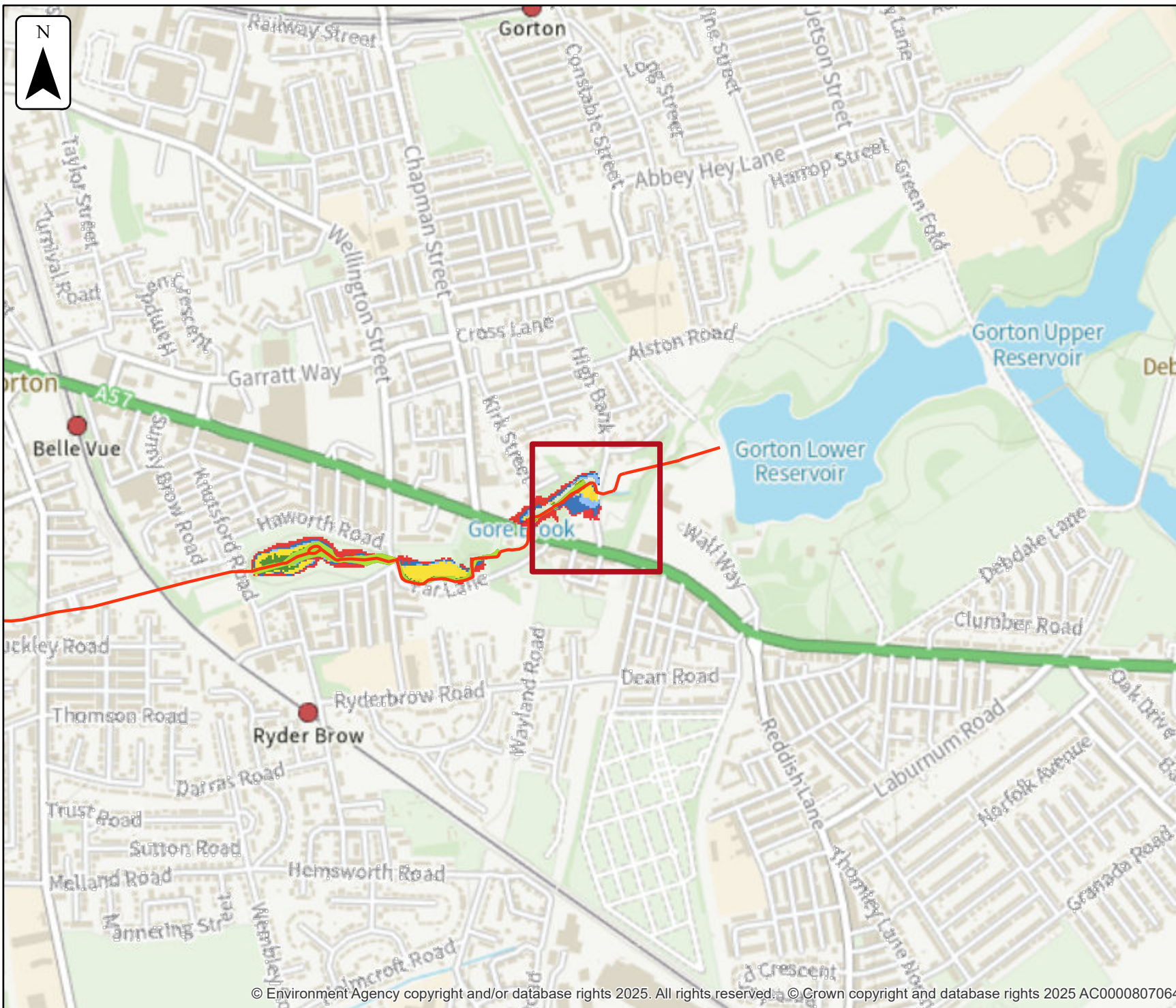
Scale Created
1:10,000 2 Apr 2025

Model name
**Chorlton Platt Gore
2024**

-  Selected area
-  Main river
- Modelled flood extent
 -  5% AEP
 -  2% AEP
 -  1.33% AEP
 -  1% AEP
 -  0.5% AEP
 -  0.1% AEP

Flood extents may not be
visible where they overlap
other return periods





Defended climate change modelled fluvial extent

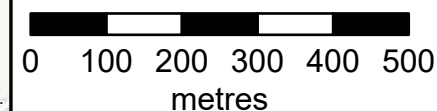
Location (easting/northing)
389142/395960

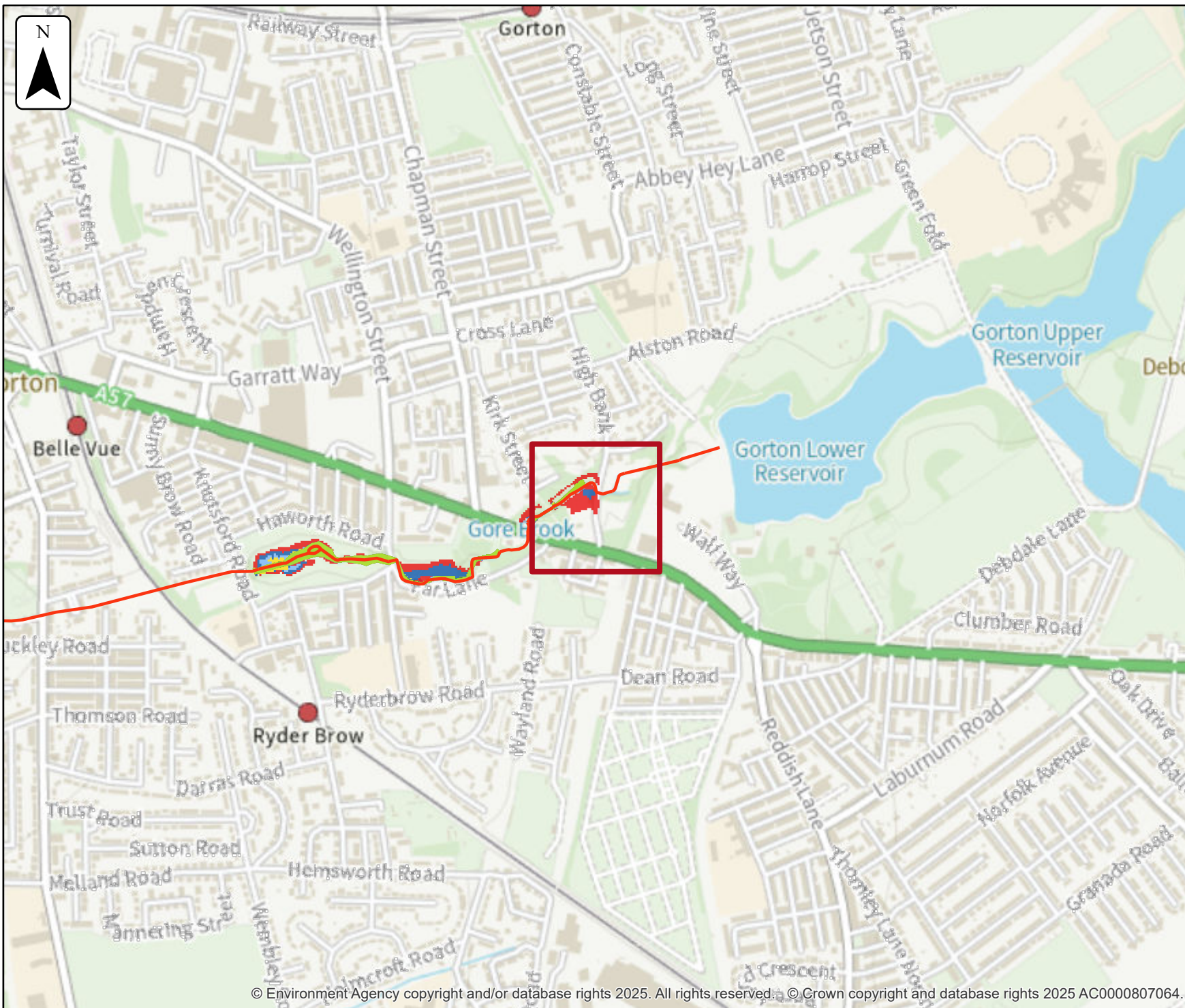
Scale Created
1:10,000 2 Apr 2025

Model name
**Chorlton Platt Gore
2024**

- Selected area
- Main river
- Modelled flood extent
- 50% AEP (+53%)
- 5% AEP (+53%)
- 1% AEP (+41%)
- 1% AEP (+53%)
- 1% AEP (+85%)
- 0.1% AEP (+53%)

Flood extents may not be
visible where they overlap
other return periods





Defended modelled fluvial extent

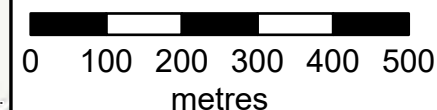
Location (easting/northing)
389142/395960

Scale Created
1:10,000 2 Apr 2025

Model name
Chorlton Platt Gore 2024

- Selected area
- Main river
- Modelled flood extent
 - 5% AEP
 - 2% AEP
 - 1.33% AEP
 - 1% AEP
 - 0.5% AEP
 - 0.1% AEP

Flood extents may not be visible where they overlap other return periods





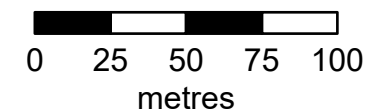
Defences removed climate change modelled fluvial node locations

Location (easting/northing)
389142/395960

Scale Created
1:2,500 2 Apr 2025

Model name
**Chorlton Platt Gore
2024**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defences removed climate change

Label	Modelled location ID	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
				Level	Level	Level	Level	Level	Level
1	1600857	389010	395931	60.19	61.25	62.22	62.50	63.52	65.76
2	1600830	389012	395935	60.19	61.25	62.22	62.50	63.52	65.79
3	1600961	389027	395943	60.18	61.25	62.22	62.50	63.51	65.80
4	1600894	389046	395953	60.17	61.23	62.21	62.50	63.49	65.79
5	1600996	389051	395956	60.30	61.21	62.21	62.50	63.43	65.78
6	1600979	389060	395961	60.89	61.72	62.88	63.25	64.30	65.79
7	1600882	389066	395964	60.90	61.74	62.89	63.26	64.30	65.80
8	1600991	389078	395973	60.91	61.75	62.89	63.26	64.28	65.79
9	1600912	389088	395982	60.93	61.76	62.90	63.26	64.32	65.79
10	1600948	389105	395992	60.98	61.78	62.90	63.26	64.34	65.78

Data in this table comes from the Chorlton Platt Gore 2024 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.

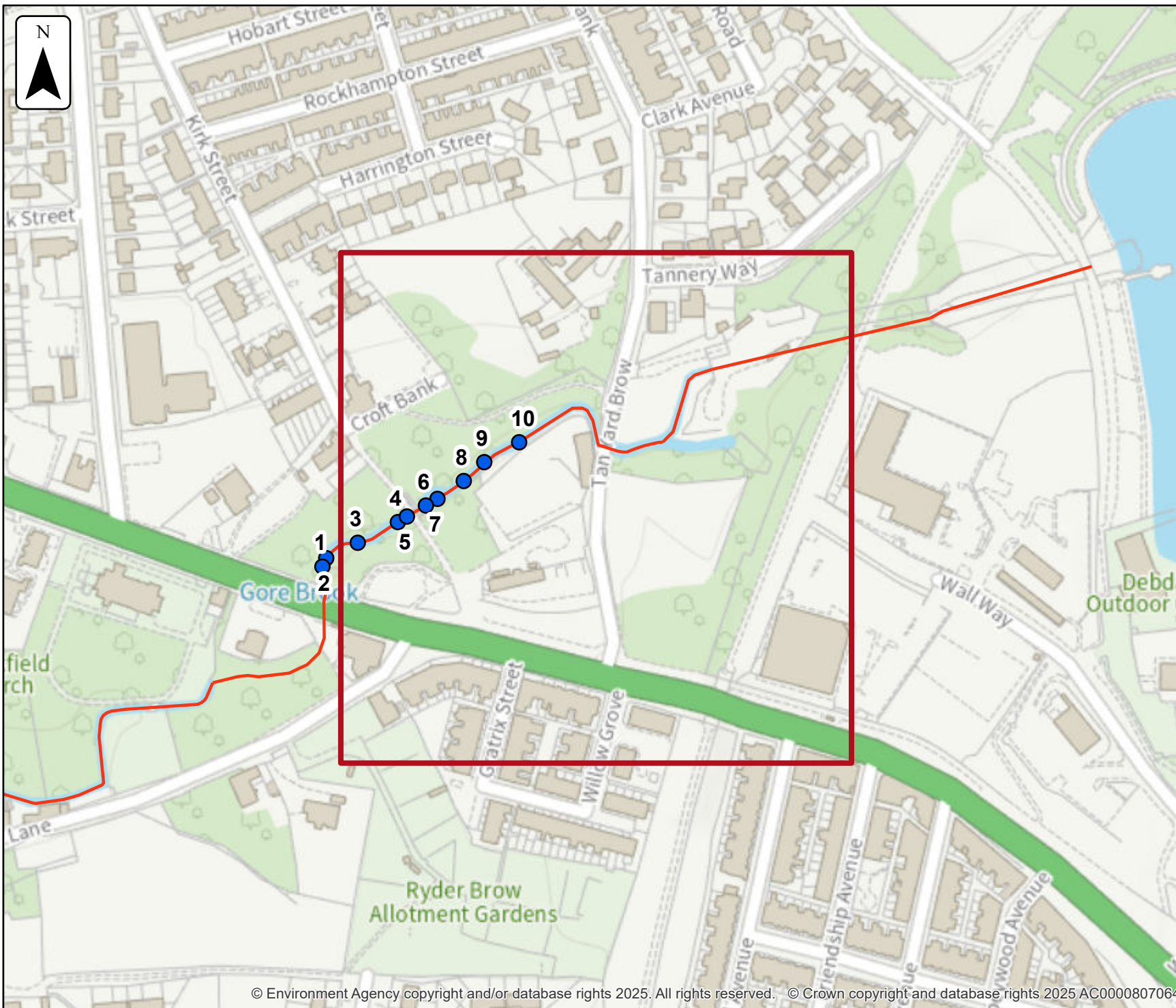
Defences removed climate change

Label	Modelled location ID	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
				Flow	Flow	Flow	Flow	Flow	Flow
1	1600857	389010	395931	3.47	7.73	10.60	11.37	13.94	18.56
2	1600830	389012	395935	3.47	7.73	10.60	11.48	18.64	23.18
3	1600961	389027	395943	3.47	7.73	10.60	11.59	17.46	21.20
4	1600894	389046	395953	3.47	7.74	10.61	11.51	19.32	21.70
5	1600996	389051	395956	3.47	7.74	10.61	11.39	14.52	19.09
6	1600979	389060	395961	3.47	7.74	10.61	11.39	14.86	19.09
7	1600882	389066	395964	3.47	7.74	10.62	11.40	15.16	20.05
8	1600991	389078	395973	3.47	7.74	10.63	11.41	19.81	22.93
9	1600912	389088	395982	3.47	7.75	10.66	11.44	21.35	20.52
10	1600948	389105	395992	3.47	7.76	10.76	11.54	19.16	20.15

Data in this table comes from the Chorlton Platt Gore 2024 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.



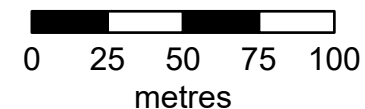
Defences removed modelled fluvial node locations

Location (easting/northing)
389142/395960

Scale Created
1:2,500 2 Apr 2025

Model name
**Chorlton Platt Gore
2024**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defences removed

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1600857	389010	395931	59.86	60.15	60.37	60.60	60.74	60.94	61.12	61.27	61.73	63.44
2	1600830	389012	395935	59.86	60.15	60.36	60.59	60.73	60.93	61.11	61.27	61.73	63.38
3	1600961	389027	395943	59.86	60.14	60.35	60.58	60.73	60.93	61.11	61.26	61.73	63.33
4	1600894	389046	395953	59.96	60.14	60.34	60.56	60.71	60.91	61.09	61.25	61.72	63.34
5	1600996	389051	395956	60.14	60.28	60.42	60.56	60.68	60.88	61.07	61.23	61.71	63.24
6	1600979	389060	395961	60.64	60.86	61.0	61.12	61.21	61.38	61.57	61.74	62.27	64.19
7	1600882	389066	395964	60.65	60.88	61.01	61.14	61.23	61.40	61.59	61.75	62.28	64.15
8	1600991	389078	395973	60.66	60.89	61.03	61.16	61.24	61.42	61.60	61.76	62.29	64.20
9	1600912	389088	395982	60.67	60.91	61.04	61.17	61.26	61.43	61.62	61.77	62.29	64.15
10	1600948	389105	395992	60.75	60.96	61.09	61.21	61.30	61.46	61.63	61.79	62.30	64.19

Data in this table comes from the Chorlton Platt Gore 2024 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.

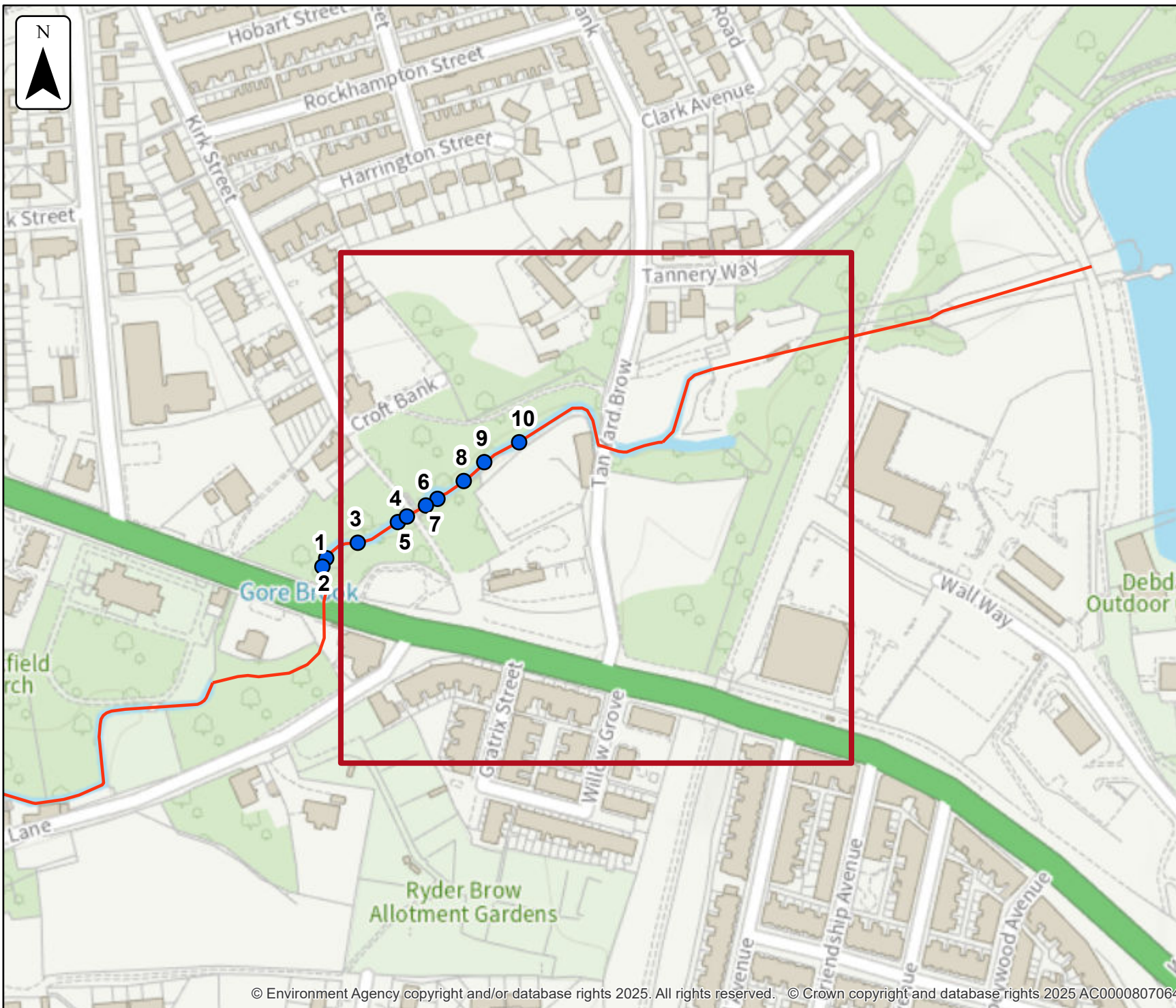
Defences removed

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1600857	389010	395931	2.27	3.33	4.17	5.10	5.69	6.51	7.23	7.77	9.20	13.53
2	1600830	389012	395935	2.27	3.33	4.17	5.10	5.69	6.51	7.23	7.77	9.20	18.0
3	1600961	389027	395943	2.27	3.33	4.17	5.10	5.69	6.51	7.23	7.78	9.20	16.52
4	1600894	389046	395953	2.27	3.33	4.17	5.10	5.69	6.51	7.23	7.78	9.20	18.58
5	1600996	389051	395956	2.27	3.33	4.17	5.10	5.69	6.51	7.24	7.79	9.21	13.34
6	1600979	389060	395961	2.27	3.33	4.17	5.10	5.69	6.51	7.24	7.79	9.21	14.01
7	1600882	389066	395964	2.27	3.33	4.17	5.10	5.69	6.51	7.24	7.79	9.22	15.51
8	1600991	389078	395973	2.27	3.33	4.17	5.10	5.69	6.51	7.24	7.79	9.23	14.25
9	1600912	389088	395982	2.27	3.33	4.17	5.10	5.69	6.51	7.24	7.80	9.26	16.17
10	1600948	389105	395992	2.27	3.33	4.17	5.10	5.69	6.51	7.25	7.81	9.30	12.49

Data in this table comes from the Chorlton Platt Gore 2024 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.



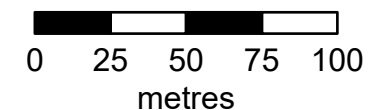
Defended climate change modelled fluvial node locations

Location (easting/northing)
389142/395960

Scale Created
1:2,500 2 Apr 2025

Model name
**Chorlton Platt Gore
2024**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defended climate change

Label	Modelled location ID	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
				Level	Level	Level	Level	Level	Level
1	1600857	389010	395931	60.19	61.25	62.22	62.50	63.59	65.76
2	1600830	389012	395935	60.19	61.25	62.22	62.50	63.57	65.76
3	1600961	389027	395943	60.18	61.25	62.22	62.50	63.54	65.80
4	1600894	389046	395953	60.17	61.23	62.21	62.50	63.48	65.79
5	1600996	389051	395956	60.30	61.21	62.21	62.50	63.43	65.80
6	1600979	389060	395961	60.89	61.72	62.88	63.25	64.31	65.80
7	1600882	389066	395964	60.90	61.74	62.89	63.26	64.30	65.80
8	1600991	389078	395973	60.91	61.75	62.89	63.26	64.28	65.79
9	1600912	389088	395982	60.93	61.76	62.90	63.26	64.29	65.80
10	1600948	389105	395992	60.98	61.78	62.90	63.26	64.31	65.78

Data in this table comes from the Chorlton Platt Gore 2024 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.

Defended climate change

Label	Modelled location ID	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
				Flow	Flow	Flow	Flow	Flow	Flow
1	1600857	389010	395931	3.47	7.73	10.60	11.37	13.88	18.56
2	1600830	389012	395935	3.47	7.73	10.60	11.48	17.87	22.25
3	1600961	389027	395943	3.47	7.73	10.60	11.59	16.24	21.20
4	1600894	389046	395953	3.47	7.74	10.61	11.51	18.69	21.70
5	1600996	389051	395956	3.47	7.74	10.61	11.39	14.52	19.61
6	1600979	389060	395961	3.47	7.74	10.61	11.39	14.52	19.61
7	1600882	389066	395964	3.47	7.74	10.62	11.40	15.16	20.75
8	1600991	389078	395973	3.47	7.74	10.63	11.41	14.07	22.93
9	1600912	389088	395982	3.47	7.75	10.66	11.44	14.62	20.11
10	1600948	389105	395992	3.47	7.76	10.76	11.54	12.81	20.15

Data in this table comes from the Chorlton Platt Gore 2024 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.



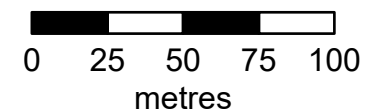
Defended modelled fluvial node locations

Location (easting/northing)
389142/395960

Scale Created
1:2,500 2 Apr 2025

Model name
**Chorlton Platt Gore
2024**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defended

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1600857	389010	395931	59.86	60.15	60.37	60.60	60.74	60.94	61.12	61.27	61.73	63.44
2	1600830	389012	395935	59.86	60.15	60.36	60.59	60.73	60.93	61.11	61.27	61.73	63.42
3	1600961	389027	395943	59.86	60.14	60.35	60.58	60.73	60.93	61.11	61.26	61.73	63.39
4	1600894	389046	395953	59.96	60.14	60.34	60.56	60.71	60.91	61.09	61.25	61.72	63.34
5	1600996	389051	395956	60.14	60.28	60.42	60.56	60.68	60.88	61.07	61.23	61.71	63.23
6	1600979	389060	395961	60.64	60.86	61.0	61.12	61.21	61.38	61.57	61.74	62.27	64.19
7	1600882	389066	395964	60.65	60.88	61.01	61.14	61.23	61.40	61.59	61.75	62.28	64.19
8	1600991	389078	395973	60.66	60.89	61.03	61.16	61.24	61.42	61.60	61.76	62.29	64.20
9	1600912	389088	395982	60.67	60.91	61.04	61.17	61.26	61.43	61.62	61.77	62.29	64.23
10	1600948	389105	395992	60.75	60.96	61.09	61.21	61.30	61.46	61.63	61.79	62.30	64.19

Data in this table comes from the Chorlton Platt Gore 2024 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.

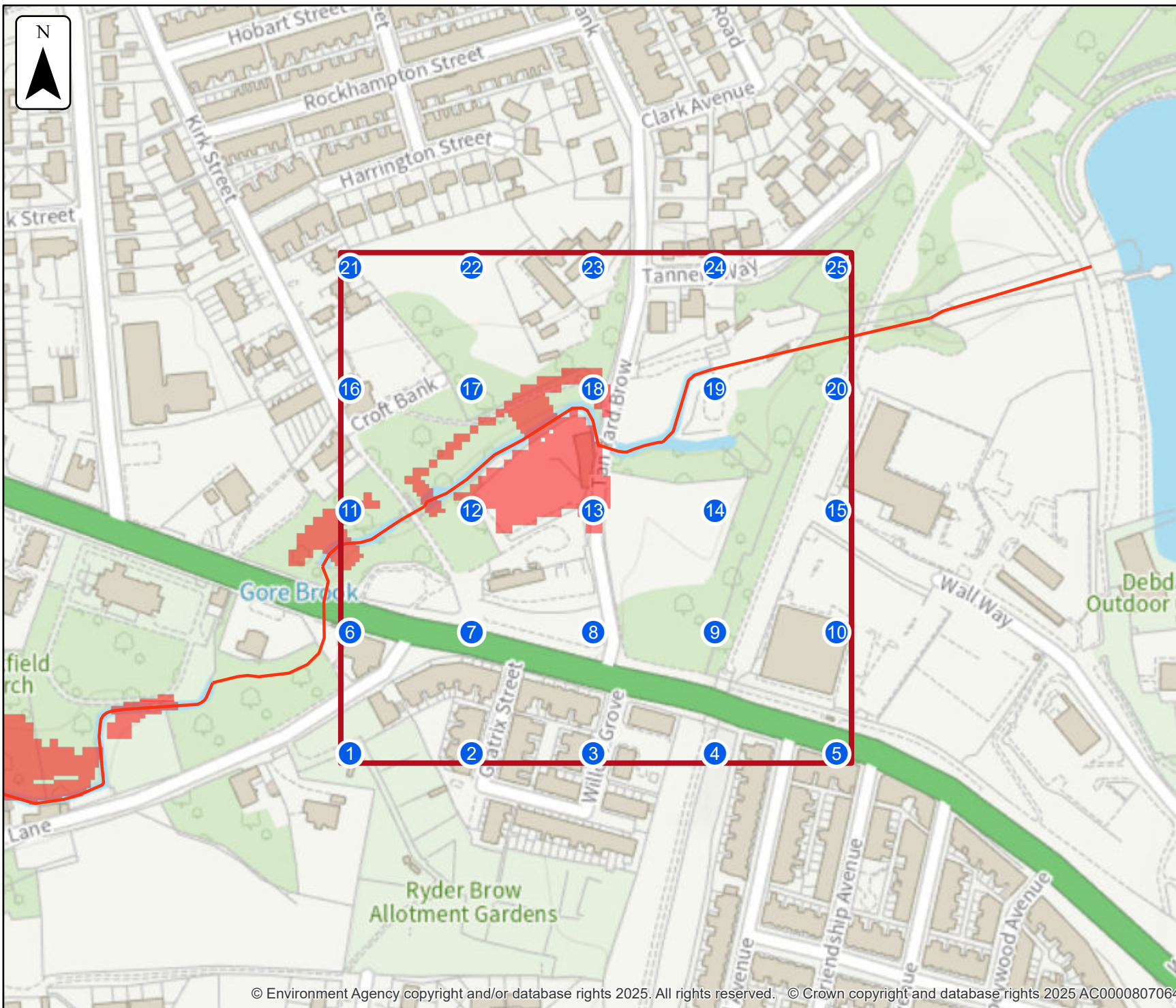
Defended

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1600857	389010	395931	2.27	3.33	4.17	5.10	5.69	6.51	7.23	7.77	9.20	13.53
2	1600830	389012	395935	2.27	3.33	4.17	5.10	5.69	6.51	7.23	7.77	9.20	18.32
3	1600961	389027	395943	2.27	3.33	4.17	5.10	5.69	6.51	7.23	7.78	9.20	16.76
4	1600894	389046	395953	2.27	3.33	4.17	5.10	5.69	6.51	7.23	7.78	9.20	18.58
5	1600996	389051	395956	2.27	3.33	4.17	5.10	5.69	6.51	7.24	7.79	9.21	14.01
6	1600979	389060	395961	2.27	3.33	4.17	5.10	5.69	6.51	7.24	7.79	9.21	14.01
7	1600882	389066	395964	2.27	3.33	4.17	5.10	5.69	6.51	7.24	7.79	9.22	14.51
8	1600991	389078	395973	2.27	3.33	4.17	5.10	5.69	6.51	7.24	7.79	9.23	14.25
9	1600912	389088	395982	2.27	3.33	4.17	5.10	5.69	6.51	7.24	7.80	9.26	14.28
10	1600948	389105	395992	2.27	3.33	4.17	5.10	5.69	6.51	7.25	7.81	9.30	12.49

Data in this table comes from the Chorlton Platt Gore 2024 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.



Defended modelled fluvial extent and height

Location (easting/northing)
389142/395960

Scale Created
1:2,500 2 Apr 2025

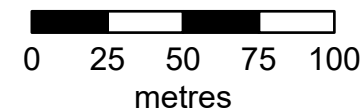
Model name
**Chorlton Platt Gore
2024**

- Selected area
- Main river

Modelled 2D grid
Water level in mAOD

- 0 - 0.0
- 0.0 - 8.125
- 8.125 - 16.25
- 16.25 - 24.375
- 24.375 - 32.5
- 32.5 - 40.625
- 40.625 - 48.75
- 48.75 - 56.875
- 56.875 - 65.0

This map shows the
0.1% AEP height data



Sample point data

Defended

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	389023	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	389082	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	389141	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	389200	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	389259	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	389023	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	389082	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	389141	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	389200	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
10	389259	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	389023	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.63
12	389082	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
13	389141	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	1.06
14	389200	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	389259	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	389023	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17	389082	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	389141	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	1.36
19	389200	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	389259	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	389023	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	389082	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	389141	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
24	389200	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	389259	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			2.02	2.25	2.38	2.51	2.65	2.85	3.03	3.18	3.65	5.68

Data in this table comes from the Chorlton Platt Gore 2024 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defended

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
1	389023	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	389082	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	389141	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	389200	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	389259	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	389023	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	389082	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	389141	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	389200	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
10	389259	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	389023	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	63.35
12	389082	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
13	389141	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	64.53
14	389200	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	389259	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	389023	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17	389082	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	389141	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	64.34
19	389200	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	389259	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	389023	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	389082	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	389141	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
24	389200	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

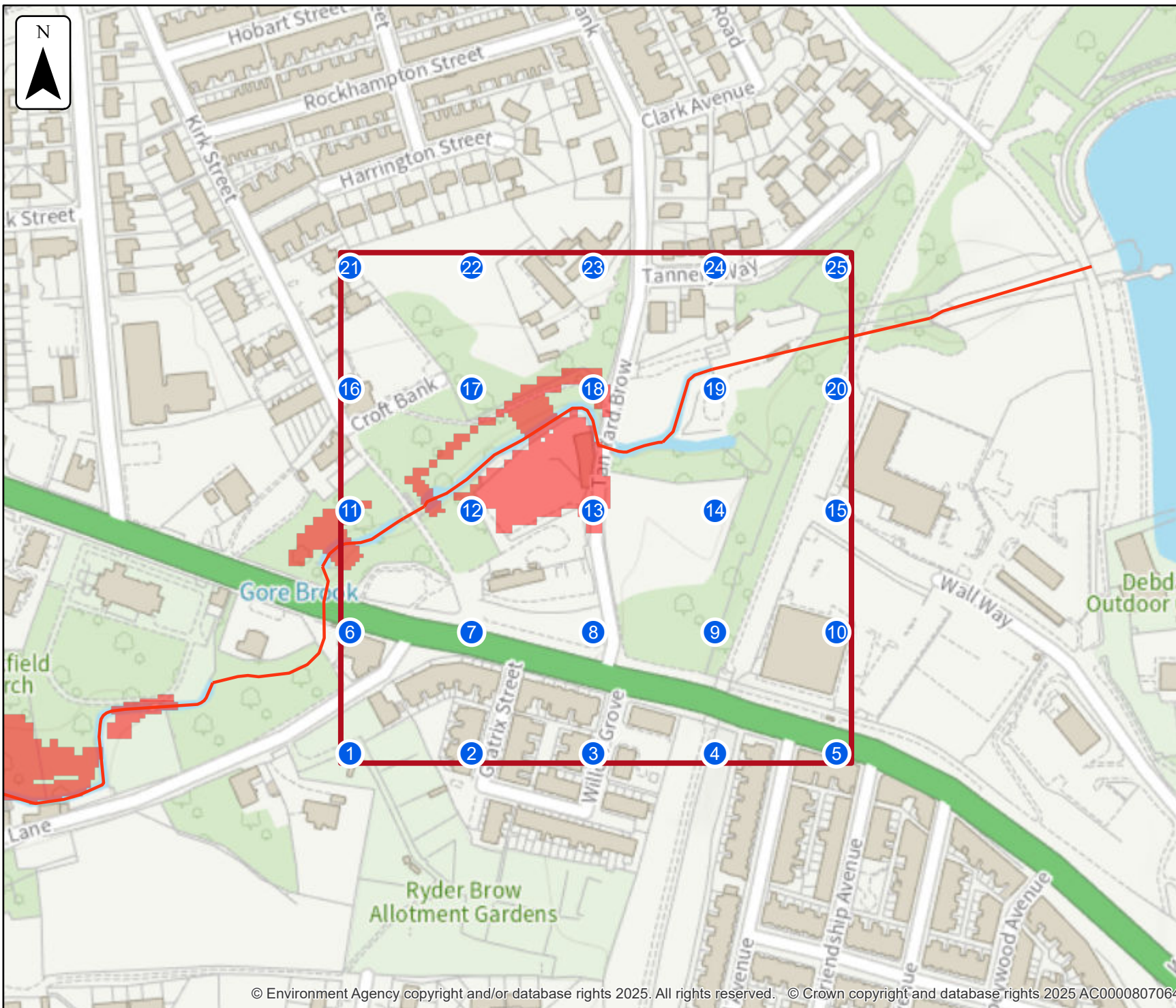
Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
25	389259	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			60.76	60.97	61.10	61.22	61.31	61.47	61.64	61.80	62.30	64.63

Data in this table comes from the Chorlton Platt Gore 2024 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Defences removed modelled fluvial extent and height

Location (easting/northing)
389142/395960

Scale Created
1:2,500 2 Apr 2025

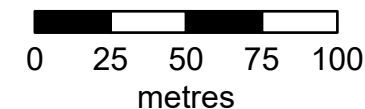
Model name
**Chorlton Platt Gore
2024**

 Selected area
 Main river

Modelled 2D grid
Water level in mAOD

	0 - 0.0
	0.0 - 8.125
	8.125 - 16.25
	16.25 - 24.375
	24.375 - 32.5
	32.5 - 40.625
	40.625 - 48.75
	48.75 - 56.875
	56.875 - 65.0

This map shows the
0.1% AEP height data



Sample point data

Defences removed

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	389023	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	389082	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	389141	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	389200	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	389259	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	389023	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	389082	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	389141	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	389200	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
10	389259	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	389023	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.61
12	389082	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
13	389141	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	1.07
14	389200	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	389259	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	389023	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17	389082	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	389141	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	1.33
19	389200	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	389259	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	389023	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	389082	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	389141	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
24	389200	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	389259	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			2.02	2.25	2.38	2.51	2.65	2.85	3.03	3.18	3.65	5.66

Data in this table comes from the Chorlton Platt Gore 2024 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defences removed

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
1	389023	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	389082	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	389141	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	389200	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	389259	395840	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	389023	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	389082	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	389141	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	389200	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
10	389259	395899	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	389023	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	63.33
12	389082	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
13	389141	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	64.53
14	389200	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	389259	395958	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	389023	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17	389082	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	389141	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	64.31
19	389200	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	389259	396017	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	389023	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	389082	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	389141	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
24	389200	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

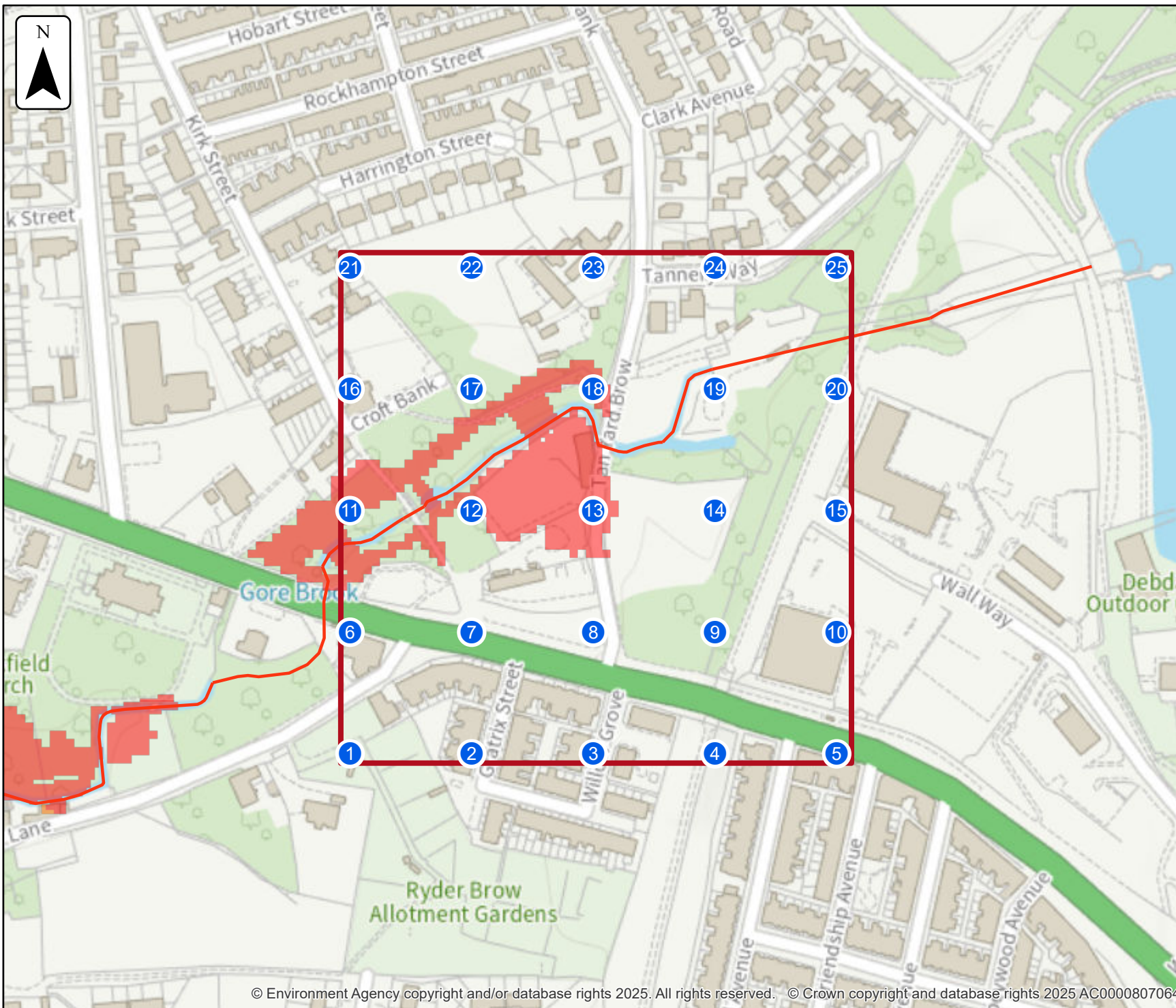
Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
25	389259	396076	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			60.76	60.97	61.10	61.22	61.31	61.47	61.64	61.80	62.30	64.68

Data in this table comes from the Chorlton Platt Gore 2024 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Defended climate change modelled fluvial extent and height

Location (easting/northing)
389142/395960

Scale Created
1:2,500 2 Apr 2025

Model name
**Chorlton Platt Gore
2024**

Selected area
 Main river

Modelled 2D grid
Water level in mAOD

0 - 0.0
 0.0 - 8.375
 8.375 - 16.75
 16.75 - 25.125
 25.125 - 33.5
 33.5 - 41.875
 41.875 - 50.25
 50.25 - 58.625
 58.625 - 67.0

This map shows the
0.1% AEP +53% height data

0 25 50 75 100
metres

Sample point data

Defended climate change

Label	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	0.1% AEP (+53%)
			Depth	Depth	Depth	Depth	Depth
1	389023	395840	NoData	NoData	NoData	NoData	NoData
2	389082	395840	NoData	NoData	NoData	NoData	NoData
3	389141	395840	NoData	NoData	NoData	NoData	NoData
4	389200	395840	NoData	NoData	NoData	NoData	NoData
5	389259	395840	NoData	NoData	NoData	NoData	NoData
6	389023	395899	NoData	NoData	NoData	NoData	NoData
7	389082	395899	NoData	NoData	NoData	NoData	NoData
8	389141	395899	NoData	NoData	NoData	NoData	NoData
9	389200	395899	NoData	NoData	NoData	NoData	NoData
10	389259	395899	NoData	NoData	NoData	NoData	NoData
11	389023	395958	NoData	NoData	NoData	NoData	3.11
12	389082	395958	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	0.1% AEP (+53%)
			Depth	Depth	Depth	Depth	Depth
13	389141	395958	NoData	NoData	NoData	NoData	2.34
14	389200	395958	NoData	NoData	NoData	NoData	NoData
15	389259	395958	NoData	NoData	NoData	NoData	NoData
16	389023	396017	NoData	NoData	NoData	NoData	NoData
17	389082	396017	NoData	NoData	NoData	NoData	NoData
18	389141	396017	NoData	NoData	NoData	0.28	2.87
19	389200	396017	NoData	NoData	NoData	NoData	NoData
20	389259	396017	NoData	NoData	NoData	NoData	NoData
21	389023	396076	NoData	NoData	NoData	NoData	NoData
22	389082	396076	NoData	NoData	NoData	NoData	NoData
23	389141	396076	NoData	NoData	NoData	NoData	NoData
24	389200	396076	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	0.1% AEP (+53%)
			Depth	Depth	Depth	Depth	Depth
25	389259	396076	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			2.27	3.17	4.26	4.62	7.77

Data in this table comes from the Chorlton Platt Gore 2024 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defended climate change

Label	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	0.1% AEP (+53%)
			Height	Height	Height	Height	Height
1	389023	395840	NoData	NoData	NoData	NoData	NoData
2	389082	395840	NoData	NoData	NoData	NoData	NoData
3	389141	395840	NoData	NoData	NoData	NoData	NoData
4	389200	395840	NoData	NoData	NoData	NoData	NoData
5	389259	395840	NoData	NoData	NoData	NoData	NoData
6	389023	395899	NoData	NoData	NoData	NoData	NoData
7	389082	395899	NoData	NoData	NoData	NoData	NoData
8	389141	395899	NoData	NoData	NoData	NoData	NoData
9	389200	395899	NoData	NoData	NoData	NoData	NoData
10	389259	395899	NoData	NoData	NoData	NoData	NoData
11	389023	395958	NoData	NoData	NoData	NoData	65.82
12	389082	395958	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	0.1% AEP (+53%)
			Height	Height	Height	Height	Height
13	389141	395958	NoData	NoData	NoData	NoData	65.81
14	389200	395958	NoData	NoData	NoData	NoData	NoData
15	389259	395958	NoData	NoData	NoData	NoData	NoData
16	389023	396017	NoData	NoData	NoData	NoData	NoData
17	389082	396017	NoData	NoData	NoData	NoData	NoData
18	389141	396017	NoData	NoData	NoData	63.27	65.85
19	389200	396017	NoData	NoData	NoData	NoData	NoData
20	389259	396017	NoData	NoData	NoData	NoData	NoData
21	389023	396076	NoData	NoData	NoData	NoData	NoData
22	389082	396076	NoData	NoData	NoData	NoData	NoData
23	389141	396076	NoData	NoData	NoData	NoData	NoData
24	389200	396076	NoData	NoData	NoData	NoData	NoData

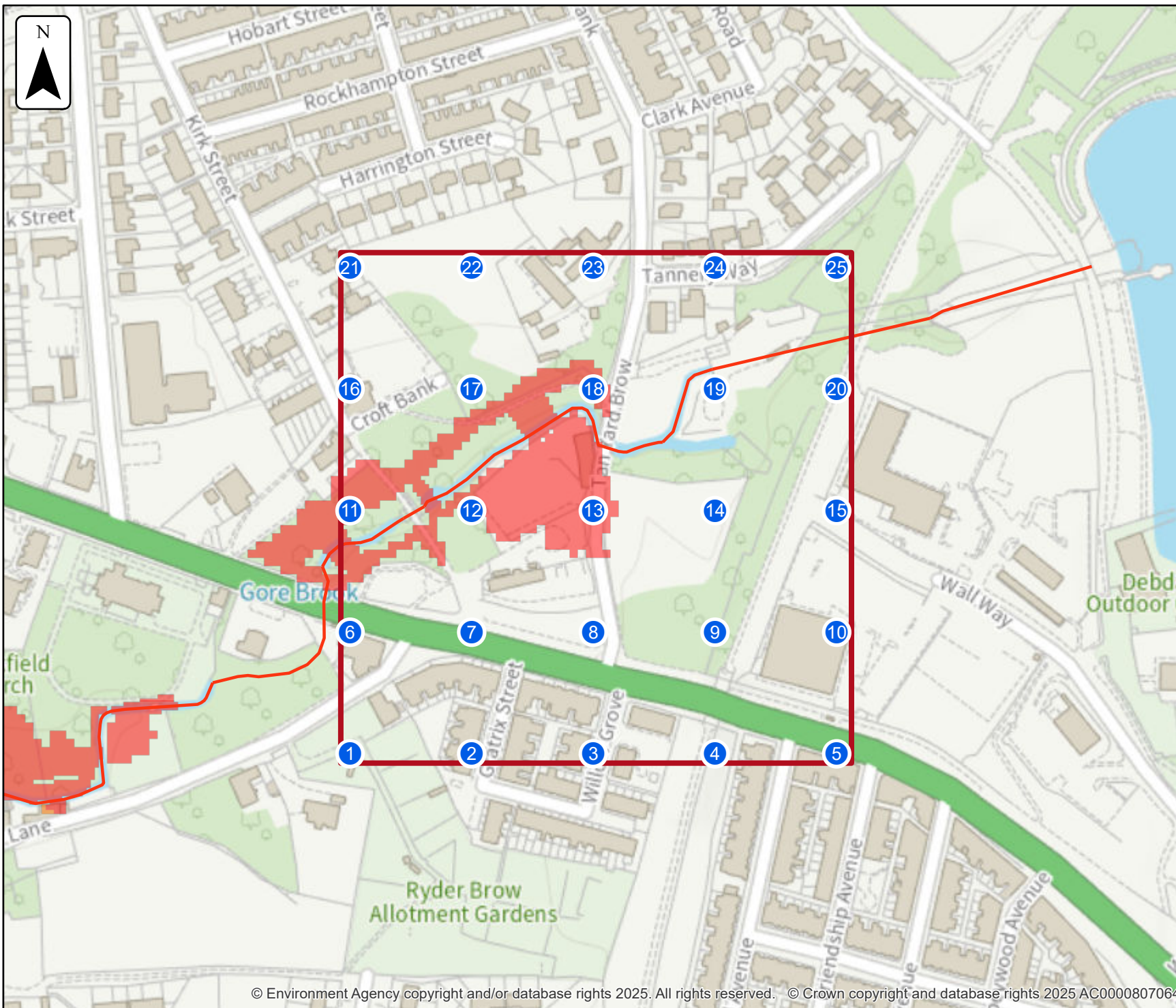
Label	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	0.1% AEP (+53%)
			Height	Height	Height	Height	Height
25	389259	396076	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			60.99	61.78	62.90	63.27	66.25

Data in this table comes from the Chorlton Platt Gore 2024 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Defences removed climate change modelled fluvial extent and height

Location (easting/northing)
389142/395960

Scale Created
1:2,500 2 Apr 2025

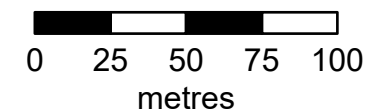
Model name
**Chorlton Platt Gore
2024**

- Selected area
- Main river

Modelled 2D grid
Water level in mAOD

- 0 - 0.0
- 0.0 - 8.375
- 8.375 - 16.75
- 16.75 - 25.125
- 25.125 - 33.5
- 33.5 - 41.875
- 41.875 - 50.25
- 50.25 - 58.625
- 58.625 - 67.0

This map shows the
0.1% AEP +53% height data



Sample point data

Defences removed climate change

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Depth	Depth	Depth	Depth
1	389023	395840	NoData	NoData	NoData	NoData
2	389082	395840	NoData	NoData	NoData	NoData
3	389141	395840	NoData	NoData	NoData	NoData
4	389200	395840	NoData	NoData	NoData	NoData
5	389259	395840	NoData	NoData	NoData	NoData
6	389023	395899	NoData	NoData	NoData	NoData
7	389082	395899	NoData	NoData	NoData	NoData
8	389141	395899	NoData	NoData	NoData	NoData
9	389200	395899	NoData	NoData	NoData	NoData
10	389259	395899	NoData	NoData	NoData	NoData
11	389023	395958	NoData	NoData	0.83	3.11
12	389082	395958	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Depth	Depth	Depth	Depth
13	389141	395958	NoData	NoData	1.18	2.34
14	389200	395958	NoData	NoData	NoData	NoData
15	389259	395958	NoData	NoData	NoData	NoData
16	389023	396017	NoData	NoData	NoData	NoData
17	389082	396017	NoData	NoData	NoData	NoData
18	389141	396017	NoData	0.28	1.47	2.87
19	389200	396017	NoData	NoData	NoData	NoData
20	389259	396017	NoData	NoData	NoData	NoData
21	389023	396076	NoData	NoData	NoData	NoData
22	389082	396076	NoData	NoData	NoData	NoData
23	389141	396076	NoData	NoData	NoData	NoData
24	389200	396076	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Depth	Depth	Depth	Depth
25	389259	396076	NoData	NoData	NoData	NoData
Max value in selected area:			4.26	4.62	5.80	7.77

Data in this table comes from the Chorlton Platt Gore 2024 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defences removed climate change

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Height	Height	Height	Height
1	389023	395840	NoData	NoData	NoData	NoData
2	389082	395840	NoData	NoData	NoData	NoData
3	389141	395840	NoData	NoData	NoData	NoData
4	389200	395840	NoData	NoData	NoData	NoData
5	389259	395840	NoData	NoData	NoData	NoData
6	389023	395899	NoData	NoData	NoData	NoData
7	389082	395899	NoData	NoData	NoData	NoData
8	389141	395899	NoData	NoData	NoData	NoData
9	389200	395899	NoData	NoData	NoData	NoData
10	389259	395899	NoData	NoData	NoData	NoData
11	389023	395958	NoData	NoData	63.55	65.82
12	389082	395958	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Height	Height	Height	Height
13	389141	395958	NoData	NoData	64.65	65.81
14	389200	395958	NoData	NoData	NoData	NoData
15	389259	395958	NoData	NoData	NoData	NoData
16	389023	396017	NoData	NoData	NoData	NoData
17	389082	396017	NoData	NoData	NoData	NoData
18	389141	396017	NoData	63.27	64.45	65.85
19	389200	396017	NoData	NoData	NoData	NoData
20	389259	396017	NoData	NoData	NoData	NoData
21	389023	396076	NoData	NoData	NoData	NoData
22	389082	396076	NoData	NoData	NoData	NoData
23	389141	396076	NoData	NoData	NoData	NoData
24	389200	396076	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Height	Height	Height	Height
25	389259	396076	NoData	NoData	NoData	NoData
Max value in selected area:			62.90	63.27	64.76	66.26

Data in this table comes from the Chorlton Platt Gore 2024 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is Manchester District.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

[Find out more about flood risk activity permits](#)

Help and advice

Contact the Greater Manchester Merseyside and Cheshire Environment Agency team at inforequests.gmmc@environment-agency.gov.uk for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for

From: seweradoptions@uuplc.co.uk
Sent: 07 May 2024 10:11
To: Philip Barrett
Subject: Pre Development Enquiry for: Tan Yard Brow, Gorton UU Reference Number : 05631745

IMPORTANT NOTICE: This email originated from outside the organisation.

STOP: Were you expecting this Email? Does it appear genuine?

THINK: Be cautious before clicking on links or opening attachments.

If you suspect a phishing attempt, report it through the [Self-Service Portal](#) for review. For any links clicked by mistake, immediately call the IT helpdesk at 01993 815 227.

Good morning Phillip,

Pre Development Enquiry for: Tan Yard Brow, Gorton UU Reference Number : 05631745

We have carried out an assessment of your application which is based on the information provided. This pre-development advice on your drainage strategy will be valid for 12 months. Your drainage strategy will need to be reviewed by other competent authorities as part of the planning process, and we advise that you carry out the necessary site investigations to confirm the viability of your proposals.

If your investigations require access to our public sewer network, we ask that you contact our network engineers with a request for an access certificate via our main contact telephone number 0345 6723 723 or refer to the link below:

<https://www.unitedutilities.com/builders-developers/working-near-our-assets/>

Foul Water

Foul flow from this site will be allowed to drain into the public foul water/combined sewer system.

Our preferred point of discharge would be to the 450mm diameter public combined sewer within Tan Yard Brow located to the West of your proposed development at an unrestricted rate.

If you are able to identify an alternative, more suitable point of discharge, we request that you contact us at your earliest convenience so that we can assess suitability.

In accordance with our infrastructure plans we may ask you to change your point of connection. Therefore please contact us when you are ready to formalise your drainage proposals, we would suggest before you submit for Full Planning.

Surface Water

All surface water flow from the proposed development should drain in-line with the drainage hierarchy, as outlined in Paragraph 80, (Reference ID: 7-080-20150323), of the National Planning Practice Guidance. We also recommend you prioritise the use of multi-functional sustainable drainage systems for the management of surface water in accordance with national planning policy.

Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable.

This is outlined as follows, in order of priority:

1. into the ground (infiltration);
2. to a surface waterbody;
3. to a surface water sewer or highway drain;
4. to a combined sewer.

For guidance, The [North West SuDS Pro-Forma](#) provides information on the appropriate evidence required at each stage of the hierarchy, to demonstrate how each level has been discounted.

The Lead Local Flood Authority has responsibility for all surface water drainage concerns and their input to your proposal is critical. You should also consider whether it is necessary to discuss your proposal with the Environment Agency, or Internal Drainage Board (if operating in your area).

The Local Planning Authority are the determining authority for any application for planning permission and the appropriate authority for determining cost viability of a proposed drainage scheme, such assessments are outside of the jurisdiction of United Utilities.

Infiltration

I note infiltration testing is due to take place in the next couple of weeks. Please provide this once completed.

Surface water runoff generated from this development should discharge to the ground via infiltration system where feasible.

A detailed evidence based feasibility assessment must be carried out in line with Chapter 25 of the CIRIA SuDS Manual 2015 to determine whether infiltration is a suitable method of surface water disposal.

Particular attention must be paid to Ground Water Source Protection Zones to ensure that the risk of pollution to these valuable resources is not compromised. Details can be obtained from the government website:

<https://www.gov.uk/guidance/groundwater-source-protection-zones-spzs#find-groundwater-spzs>

If your site is in a Groundwater Source Protection Zone, you should have regard to the Environment Agency's approach to Groundwater Protection. Information on this is available via the link below:

<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

Please note that such a location could have implications for the principle of your development and the need for additional mitigating measures to protect the groundwater environment and public water supply in the detailed design of your site.

Highway Drainage

If an evidence based assessment has been carried out and confirms that infiltration is not feasible, we recommend that you investigate the possibility of draining surface water to the highway drain where this ultimately discharges to a watercourse, by contacting the relevant Highway Authority.

Public Sewer

In accordance with the hierarchy of drainage options within the National Planning Practice Guidance, both discharge to ground via infiltration and discharge to a waterbody should be discounted prior to consideration of discharging surface water to the public sewer system. Evidence should be provided to demonstrate how these have been discounted, as outlined in the North West SuDS pro-forma.

Once evidence is provided as outlined above, United Utilities would not object to the proposed connection to the 300mm diameter public surface water sewer within Tan Yard Brow at a pass forward flow to be agreed by the Lead Local Flood Authority. United Utilities request that any agreed rate does not exceed 5l/s.

As a Water Company, we have no obligation to accept highway drainage into our public sewer network. However, should your proposals include runoff from highways, we would request that consideration is given to SuDS components that deliver source control are incorporated within the design of the scheme to reduce the volume and frequency of discharges of these flows to the public sewer.

Levels

For low-lying sites, (where the ground level of the site or the level of a basement is below the ground level at the point where the drainage connects to the public sewer), care should be taken to ensure that the property is not at increased risk of flooding. If these circumstances exist, we recommend that you contact us to discuss further. It could affect the detailed design of your site and result in the need to incorporate appropriate mitigating measures in your drainage scheme.

Land drainage / Overland flows / track drainage

United Utilities have no obligation, and furthermore we do not accept land drainage, overland flows or track drainage into the public sewerage network under any circumstances

Existing Wastewater Assets Crossing the Site

According to our public sewer records there are public sewers located within your site boundary. We will require unrestricted access to the sewer for maintenance purposes, we would ask that you maintain a minimum clearance of 6m which is measured 3m from the centre line of the pipe unless there happens to be a formal easement agreement in place, in which case the specified easement width would apply. If you cannot achieve this then you may wish to consider diverting and or abandoning the public sewer.

Please be aware that any proposed diversion may require modelling. This process may take up to 6 months in order to reach an acceptable design.

Please refer to the link below to obtain full details of the processes involved with sewer diversions:

<https://www.unitedutilities.com/builders-developers/larger-developments/wastewater/sewer-diversions/>

Existing Water Assets Crossing the Site

It is the developer responsibility to identify utilities on-site. Where clean water assets are shown on our records, we recommend that you contact our Water Pre-Development Team, via the following email address:

DeveloperServicesWater@uuplc.co.uk. Further information for this service can be found on our website via the link below:

<https://www.unitedutilities.com/builders-developers/larger-developments/pre-development/water-pre-dev/>

Connection Application

Although we may discuss and agree discharge points and rates in principle, please be aware that you will have to apply for a formal sewer connection. This is so that we can assess the method of construction, Health & Safety requirements and to ultimately inspect the connection when it is made. Details of the application process and the form itself can be obtained from our website by following the link below:

<https://www.unitedutilities.com/builders-developers/wastewater-services/sewer-connections/sewer-connection/>

We recommend that the detailed design should confirm the locations of all utilities in the area and ensure that any proposed drainage solution considers routing and clash checks where required.

If we can be of any further assistance please don't hesitate to contact us further.

Many thanks and kind regards,



Ashleigh Bellerby
Assistant Developer Engineer
Developer Services & Metering
Customer Services
T: 07826891650
[unitedutilities.com](https://www.unitedutilities.com)

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----- Original Message -----

From: Philip Barrett [REDACTED]

Sent: 23/04/2024 14:55

To: seweradoptions@uuplc.co.uk

Subject: 5025143 - Tan Yard Brow Pre Dev

Please find attached details for Tan yard Brow

Infiltration – Preliminary Infiltration results will be available in the next 3 weeks.

Watercourse – Whilst there is a watercourse to the north of the northern boundary, there is no possibility of getting to the watercourse due to the number of existing (proposed to be retained) trees and the difficulty in constructing a headwall on the Reservoir outlet.

Surface Water Sewer – in order to minimise man made structures we request permission to discharge to UU SW manhole 1905 (or slightly upstream or downstream).

Combined sewer – Discharge to watercourse via SW Sewer is considered more sustainable.

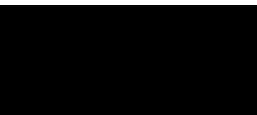
Proposed discharge rate – As low as practicable whilst maintaining a 75mm orifice size (approximately 3.2 l/s (as close to QBAR as practical) dependent on final design.

[Image is no longer available]

Philip Barrett

Senior Associate

Ridge and Partners LLP



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