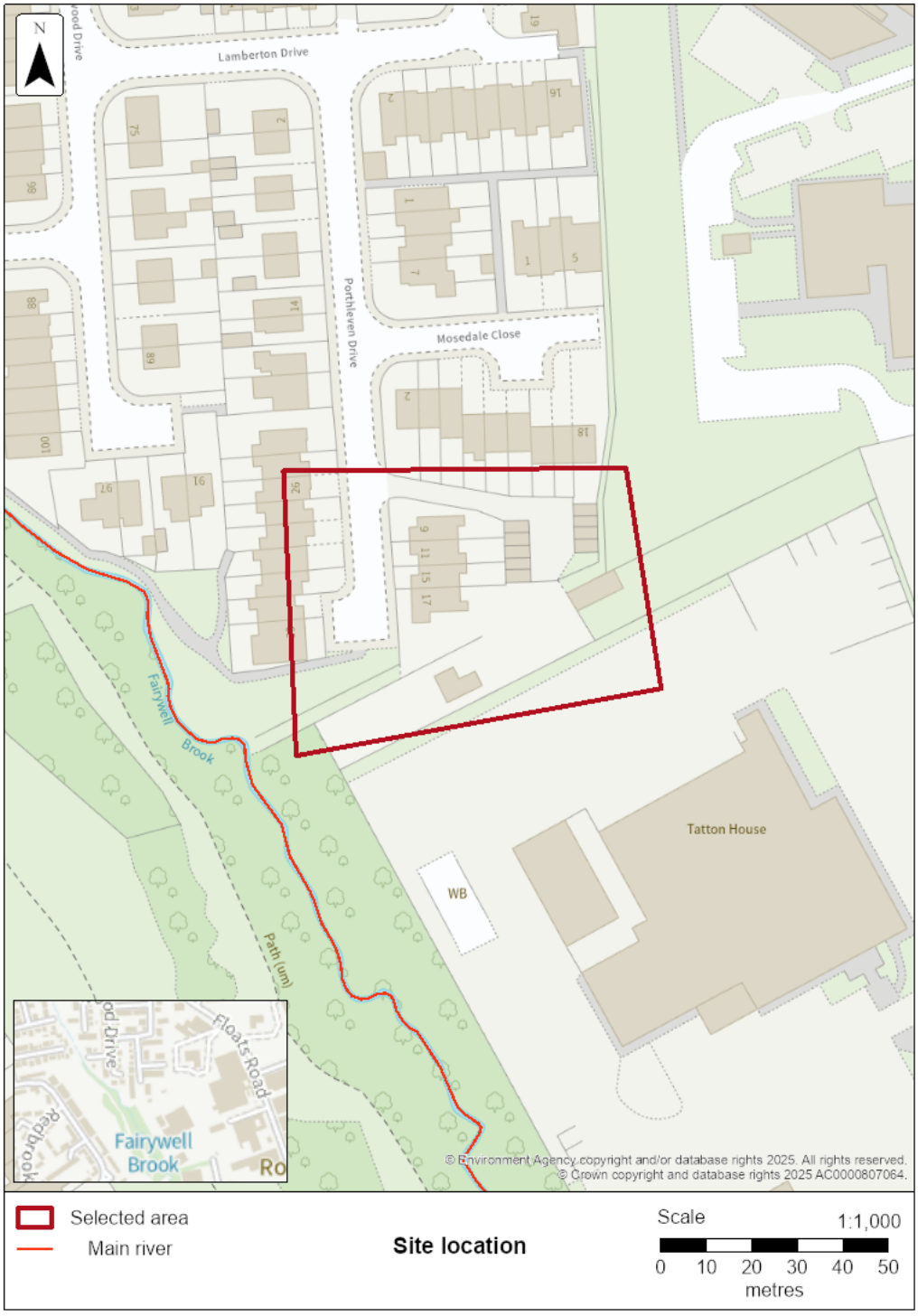
Flood risk assessment data

Location of site: 380099 / 388586 (shown as easting and northing coordinates)
Document created on: 21 August 2025
This information was previously known as a product 4.
Customer reference number: ADE96G9N75YJ

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Information that's unavailable

This document **does not** contain:

- past floods
- flood defences and attributes

We do not have past flooding data for this location.

Please note that:

- flooding may have occurred that we do not have records for
- flooding can come from a range of different sources
- we can only supply flood risk data relating to floodng from rivers or the sea

You can contact your Lead Local Flood Authority or Internal Drainage Board to see if they have other relevant local flood information. Please note that some areas do not have an Internal Drainage Board.

We aren't able to display flood defence locations and attributes as there are no formal flood defences in the area of interest.

Surface water and other sources of flooding

When using the surface water map on the check your long term flood risk service the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- reservoir flood risk
- groundwater flood risk - you could use the British Geological Survey groundwater flooding data, groundwater: current status and flood risk and the guide on mining and groundwater constraints for development - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is Manchester District.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: Altrincham 2009
Scenario(s): Defended fluvial, no defences exist fluvial, no defences exist climate change fluvial
Date: 20 November 2009

This model contains the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occuring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 2.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

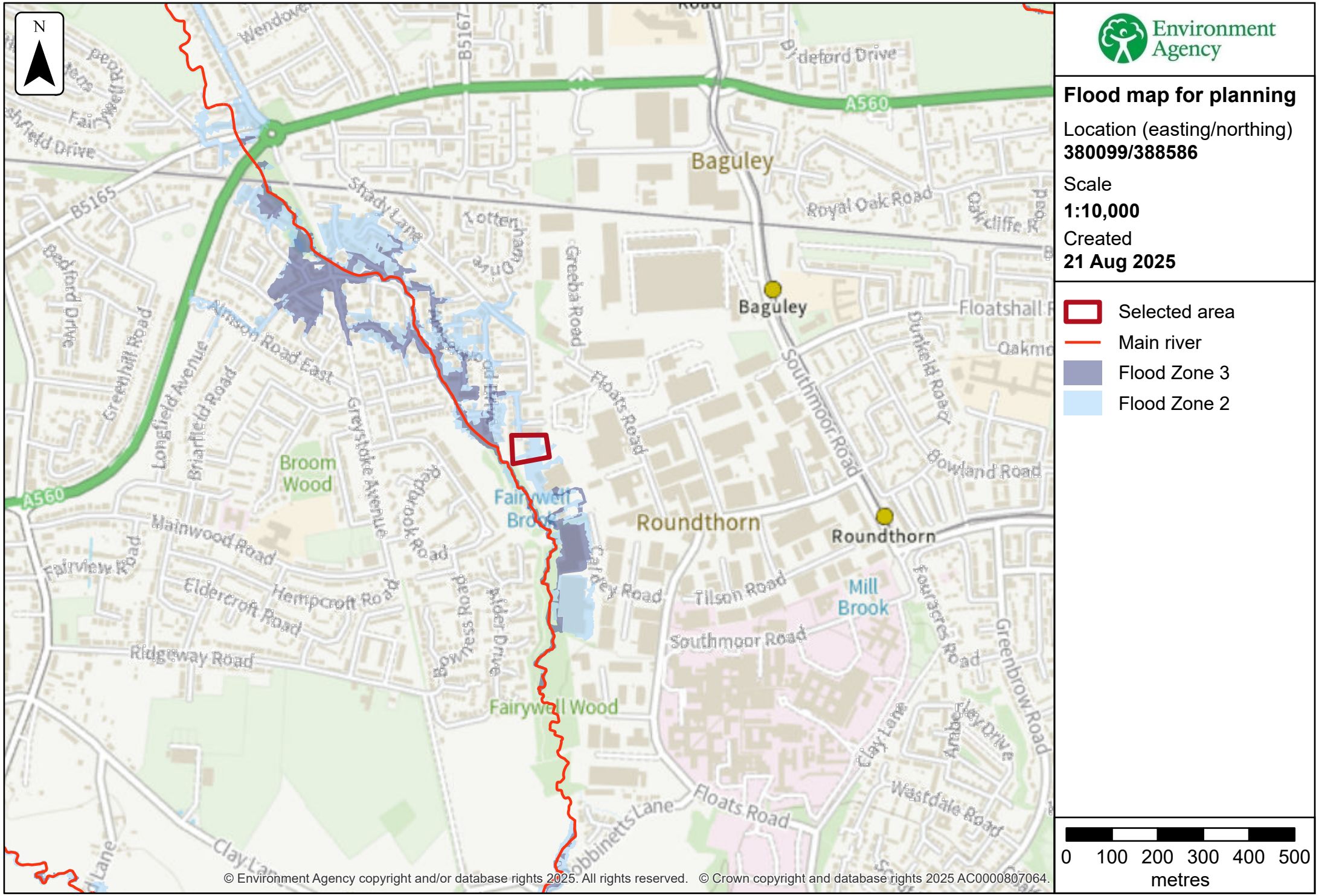
- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change


N
Environment Agency
Flood map for planning
Location (easting/northing)
380099/388586
Scale
1:10,000
Created
21 Aug 2025
Selected area
Main river
Flood Zone 3
Flood Zone 2
Baguley
Roundthorn
Broom Wood
Fairywell Brook
Fairywell Wood
Mill Brook
A560
B5165
B5167
Southmoor Road
Floats Road
Tilson Road
Ridgway Road
Clay Lane
Greenbrow Road
0 100 200 300 400 500
metres
© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 AC0000807064.

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

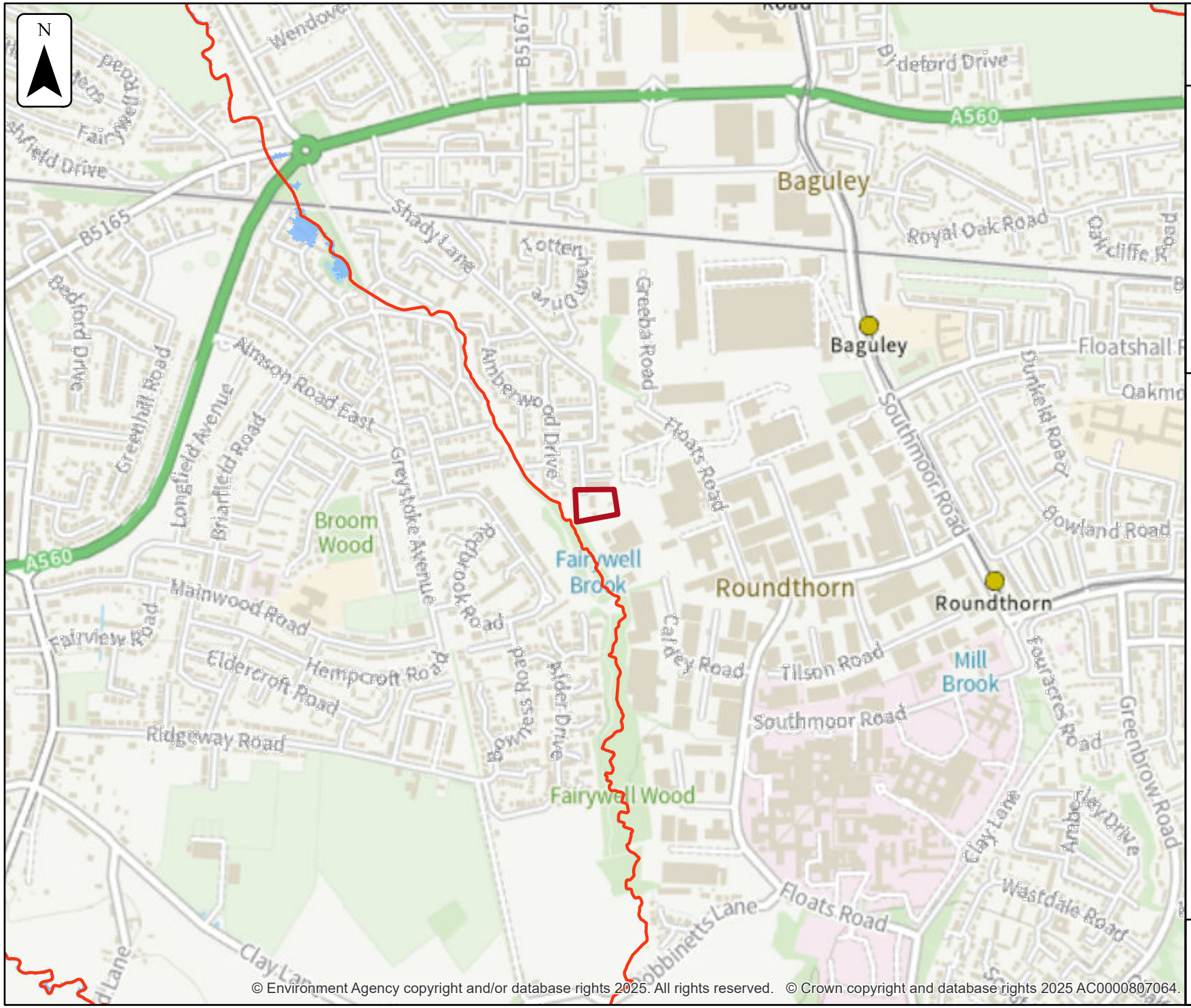
The climate change data included in the models may not include the latest flood risk assessment climate change allowances. Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

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



Environment Agency

Defended modelled fluvial extent

Location (easting/northing)
380099/388586

Scale
1:10,000

Created
21 Aug 2025

Model name
Altrincham 2009

- Selected area
- Main river

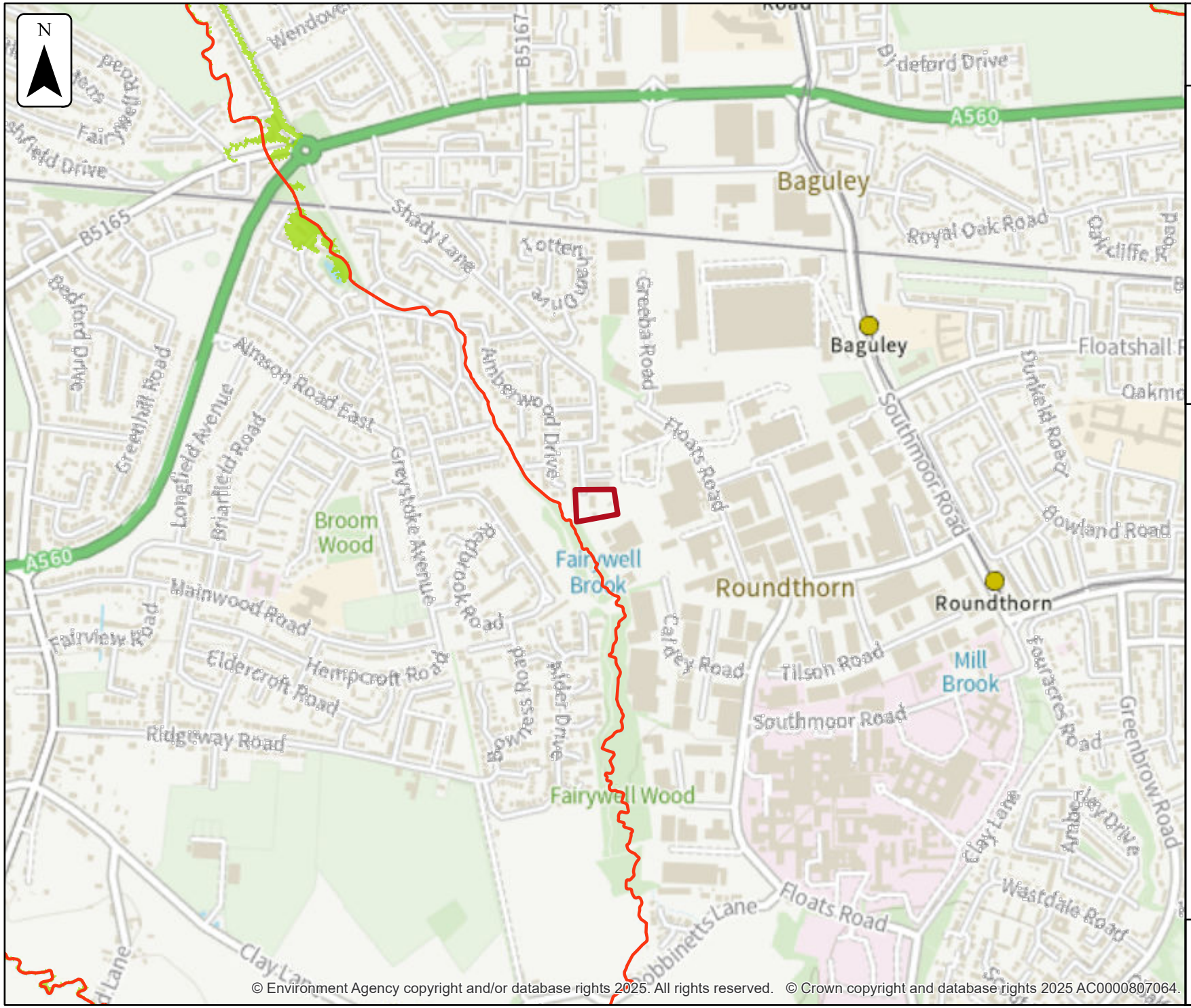
Modelled flood extent

- 1% AEP

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

0 100 200 300 400 500
metres

© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 AC0000807064.



© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 AC0000807064.

Environment Agency

No defences exist climate change modelled fluvial extent

Location (easting/northing)
380099/388586

Scale
1:10,000

Created
21 Aug 2025

Model name
Altrincham 2009

Selected area

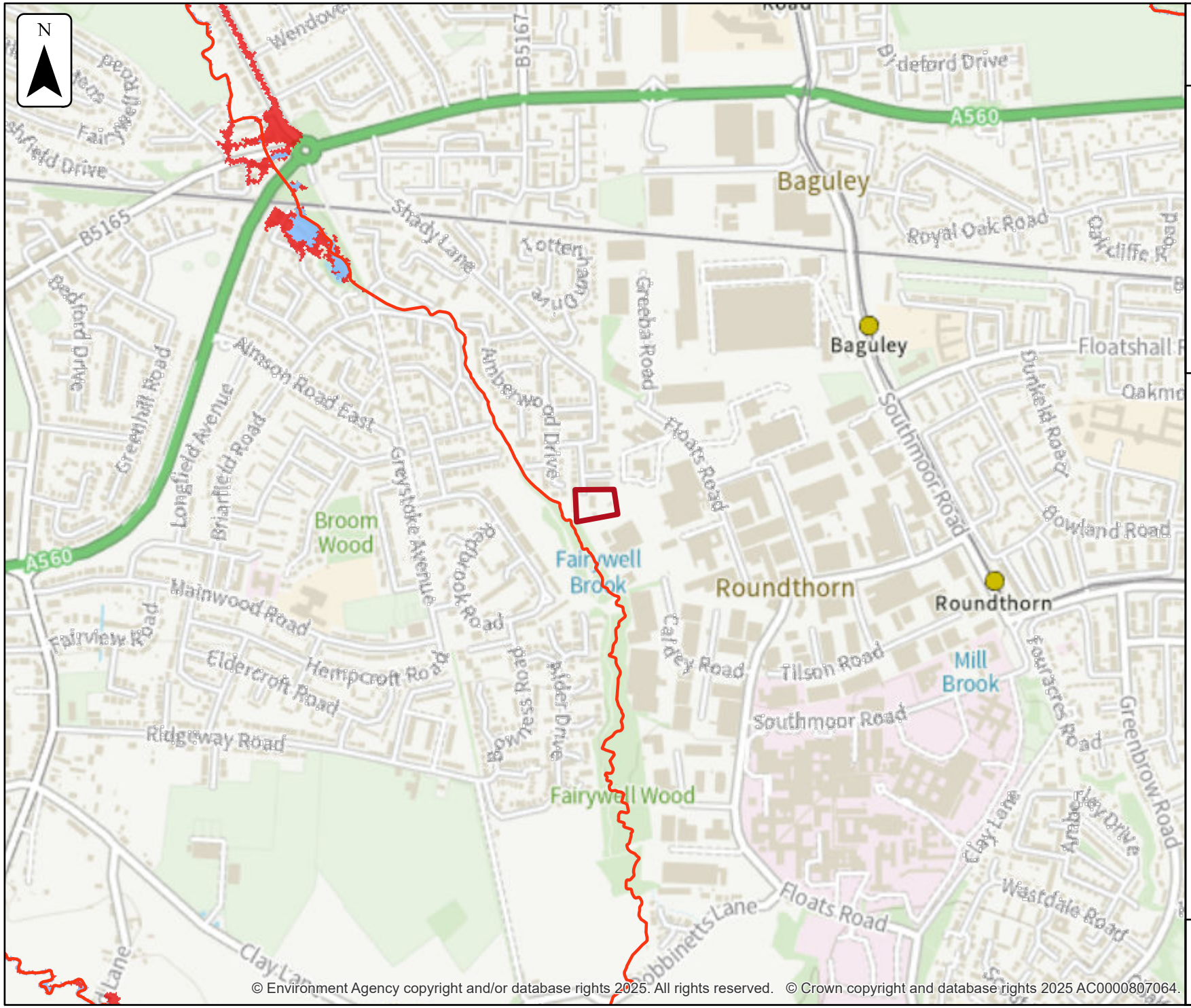
Main river

Modelled flood extent

1% AEP (+20%)

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

0 100 200 300 400 500
metres



Environment Agency

No defences exist modelled fluvial extent

Location (easting/northing)
380099/388586

Scale
1:10,000

Created
21 Aug 2025

Model name
Altrincham 2009

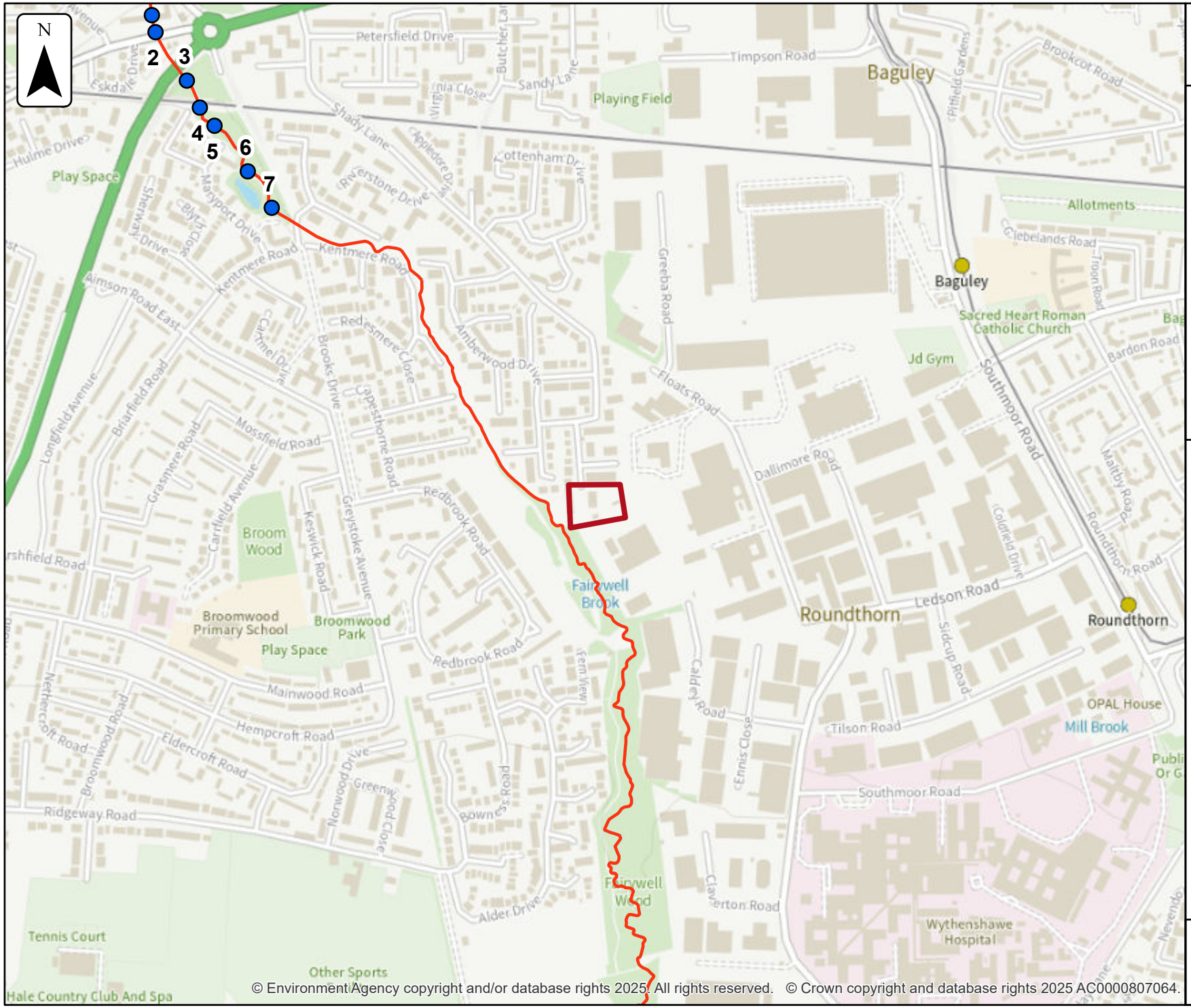
- Selected area
- Main river

Modelled flood extent

- 1% AEP
- 0.1% AEP

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

0 100 200 300 400 500
metres



© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 AC0000807064.

Environment Agency

Modelled fluvial node locations

Location (easting/northing)
380099/388586

Scale	Created
1:7,500	**21 Aug 2025**

Model name
Altrincham 2009

- Selected area
- Modelled location
- Main river

0 100 200 300
metres

					Undefended			Defended
Map Reference	Model Node Reference	Easting	Northing	Data	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + Climate Change*	0.1 % AEP (1 in 1000 year)	1 % AEP (1 in 100 year)
1	ea013_0110_FAIR01_2025u	379454	389297	Modelled Water Level (m aodN)	30.10	30.22	30.26	30.09
				Modelled Flow (cumecs)	2.59	2.91	3.07	2.58
2	ea013_0110_FAIR01_2048	379458	389274	Modelled Water Level (m aodN)	30.11	30.23	30.28	30.11
				Modelled Flow (cumecs)	2.59	2.64	2.71	2.58
3	ea013_0110_FAIR01_2136u	379498	389215	Modelled Water Level (m aodN)	30.25	30.35	30.40	30.24
				Modelled Flow (cumecs)	2.09	2.11	2.12	2.09
4	ea013_0110_FAIR01_2177u	379519	389170	Modelled Water Level (m aodN)	30.30	30.39	30.45	30.30
				Modelled Flow (cumecs)	2.60	3.18	3.85	2.60
5	ea013_0110_FAIR01_2200	379539	389140	Modelled Water Level (m aodN)	30.30	30.40	30.45	30.30
				Modelled Flow (cumecs)	2.57	2.91	3.36	2.56
6	ea013_0110_FAIR01_2300	379594	389071	Modelled Water Level (m aodN)	30.35	30.44	30.51	30.35
				Modelled Flow (cumecs)	2.67	3.04	3.52	2.67
7	ea013_0110_FAIR01_2341u	379626	389022	Modelled Water Level (m aodN)	30.40	30.49	30.56	30.40
				Modelled Flow (cumecs)	2.71	3.16	3.33	2.73

Model data taken from Altrincham 2009

AEP - Annual Exceedence Probability

m aodN - metres above ordnance datum Newlyn

cumecs - cubic metres per second

Notes:

*Climate Change Scenario - We only hold climate change measurements based on the previous climate change guidance (20% increase in flow). The new climate change guidance is available at https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances. The location of the site and the type (vulnerability) of development determine the climate change allowances to consider in any flood risk assessment.

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