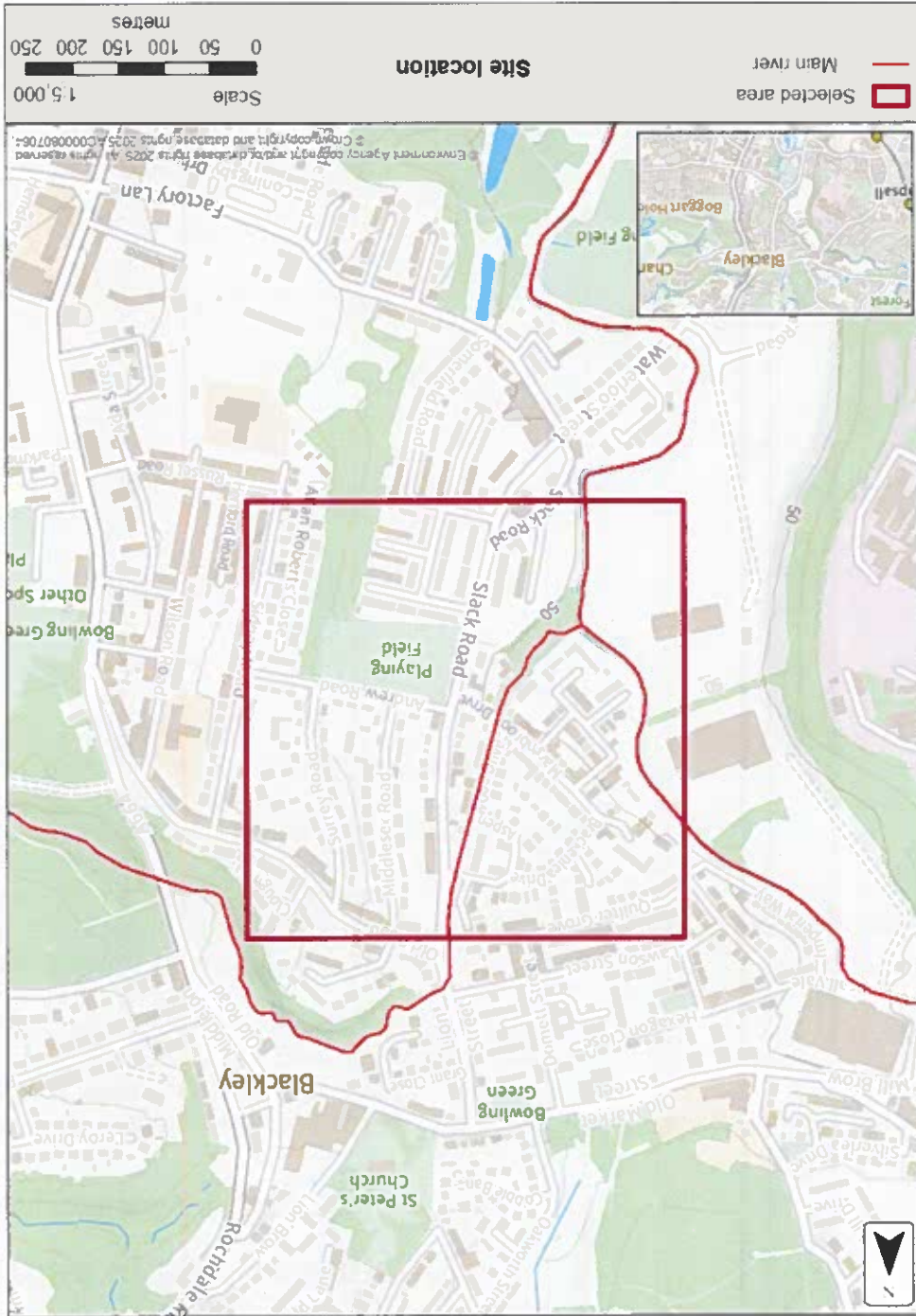


Flood risk assessment data

Location of site: 385554 / 402509 (shown as easting and northing coordinates)
Document created on: 9 April 2025
This information was previously known as a product 4.
Customer reference number: BTFUN9XY5HNH

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



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 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.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

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

Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- rivers
- the sea
- groundwater
- surface water

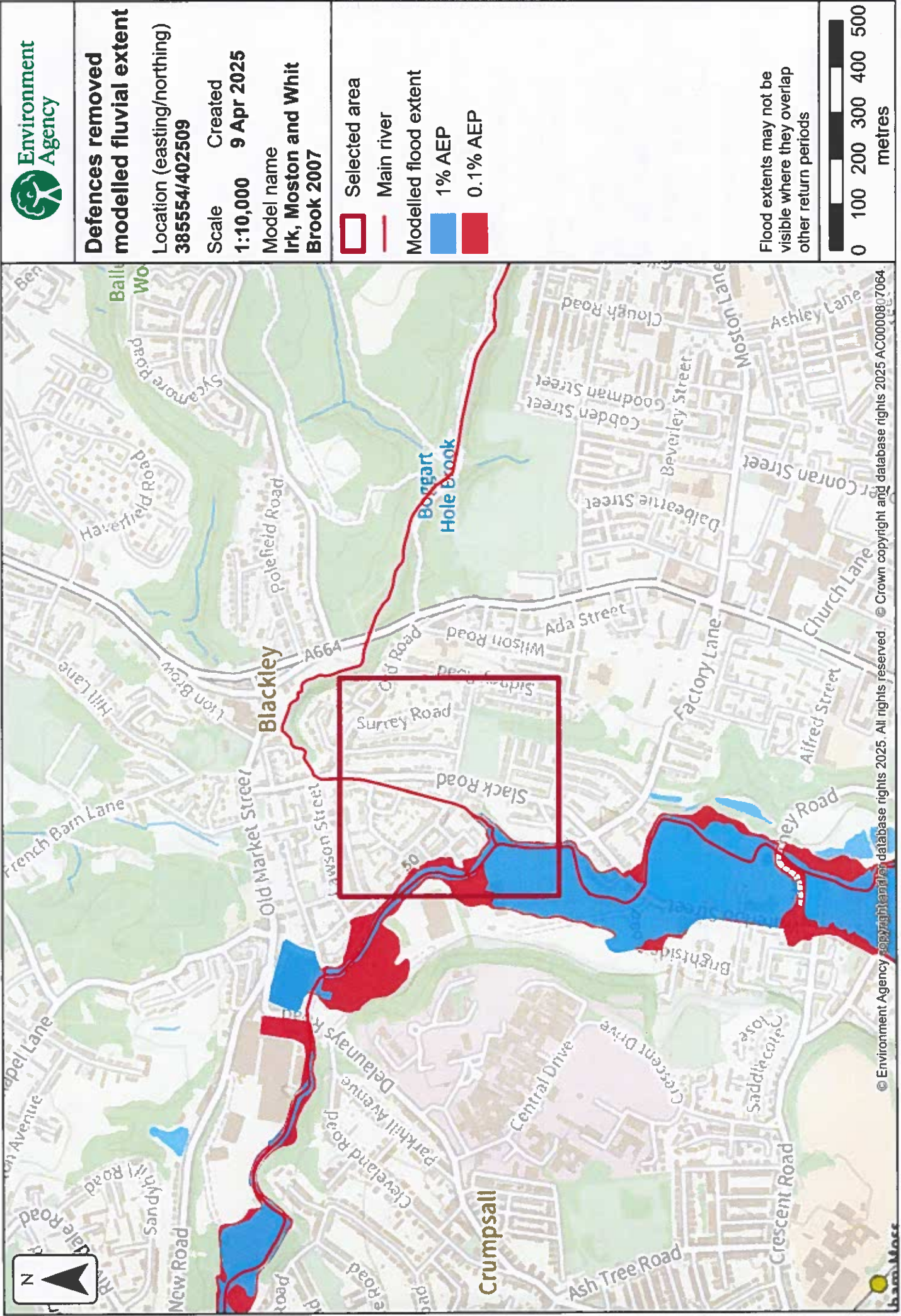
[Download the complete recorded flood outlines dataset](#), which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact Manchester District Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.

Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
21 January 2008	22 January 2008	main river	unknown	No
25 September 2000	26 September 2000	unknown	channel capacity exceeded (no raised defences)	No



**Defences removed
modelled fluvial extent**

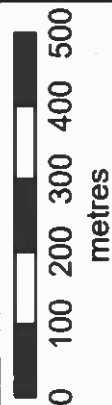
Location (easting/northing)
385554/402509

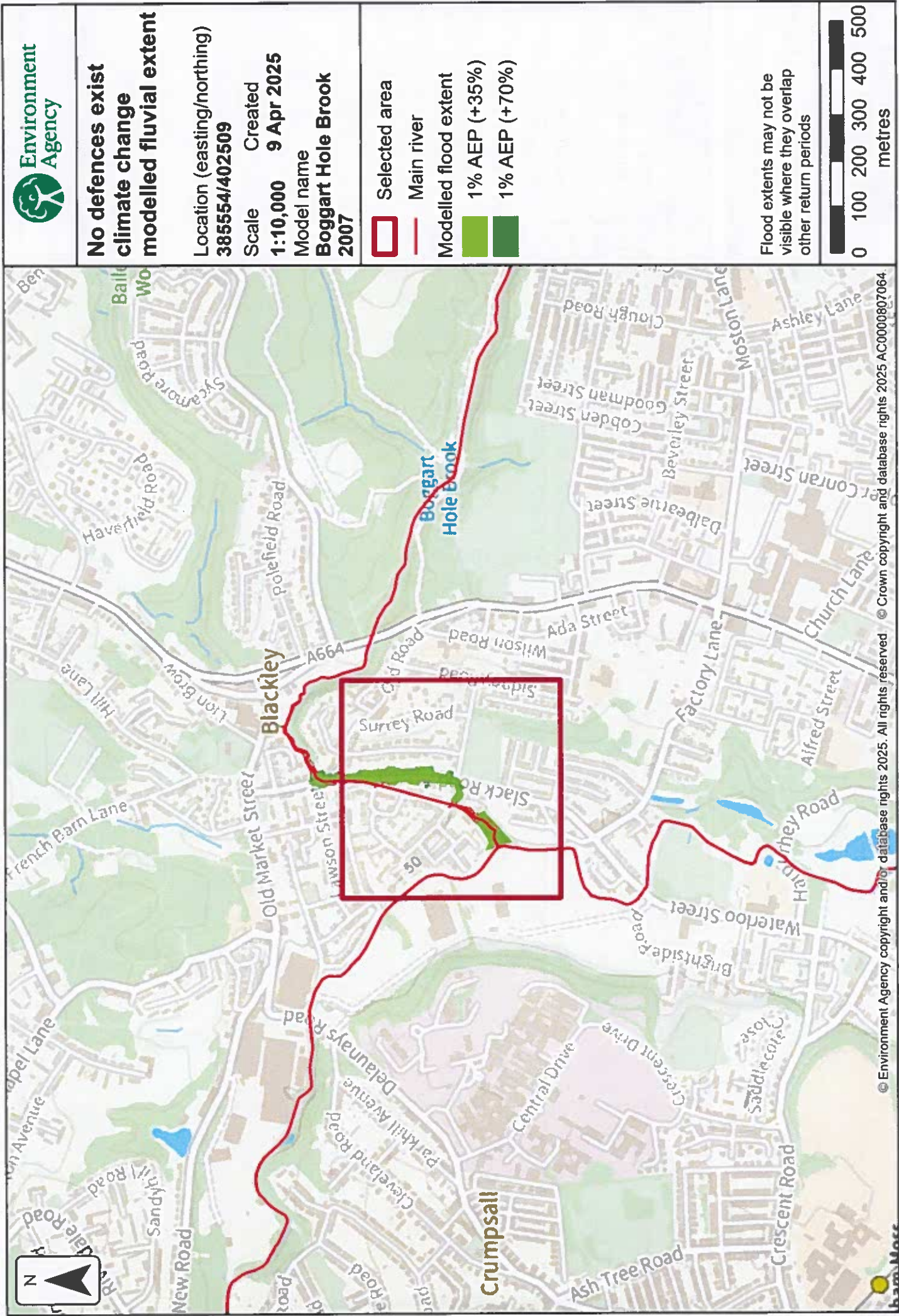
Scale Created
1:10,000 9 Apr 2025

Model name
**Irk, Moston and Whit
Brook 2007**

- Selected area
- Main river
- Modelled flood extent 1% AEP
- 0.1% AEP

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





**No defences exist
climate change
modelled fluvial extent**

Location (easting/northing)
385554/402509

Scale Created
1:10,000 9 Apr 2025

Model name
**Boggart Hole Brook
2007**

- Selected area
- Main river
- Modelled flood extent
1% AEP (+35%)
- 1% AEP (+70%)

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

0 100 200 300 400 500
metres

Defences removed modelled fluvial node locations

Location (easting/northing)
385554/402509

Scale Created
1:2,500 9 Apr 2025

Model name
**Irk, Moston and Whit
Brook 2007**

 Selected area
 Modelled location
 Main river


0 25 50 75 100
metres



**Defended modelled
fluvial
node locations**

Location (easting/northing)
385554/402509

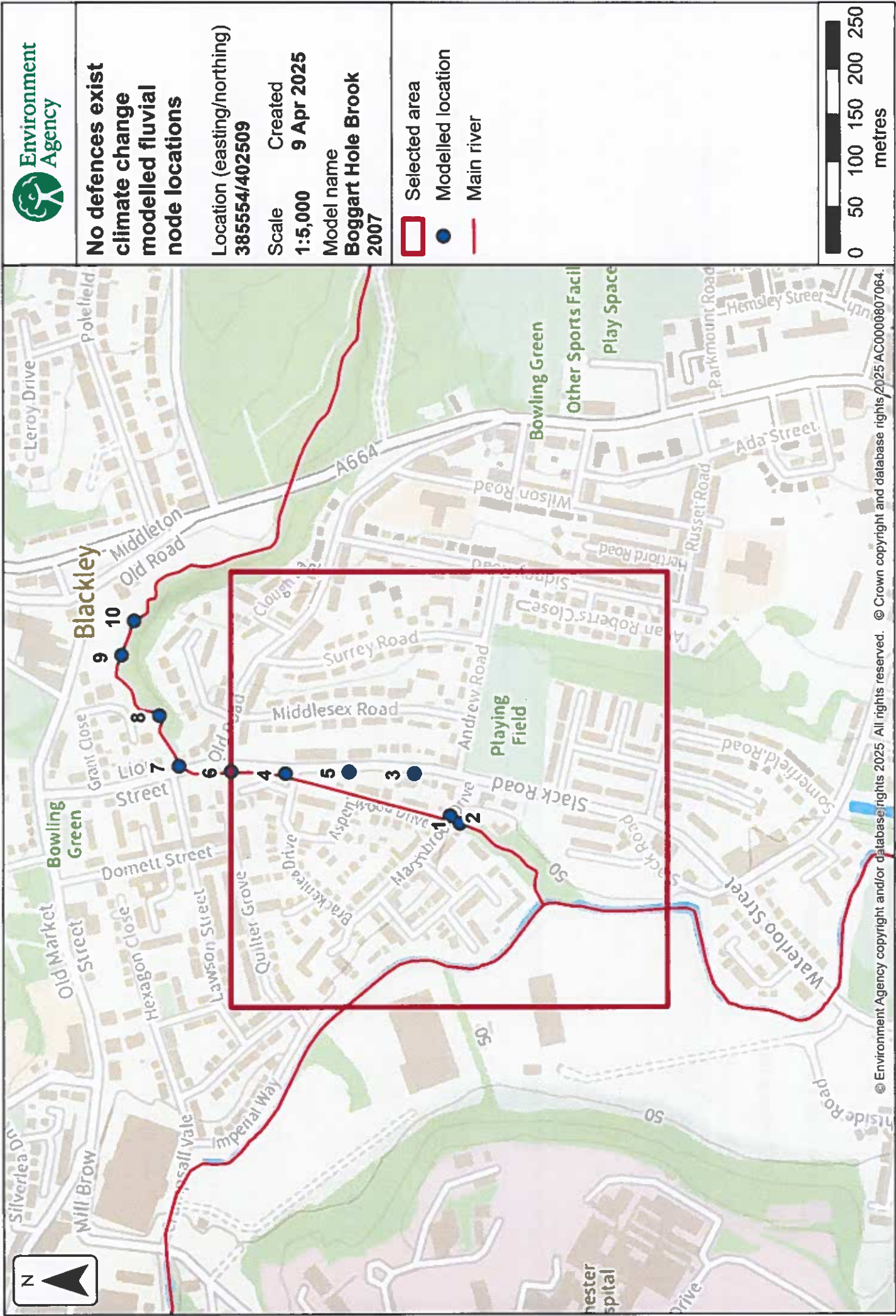
Scale
1:2,500

Created
9 Apr 2025

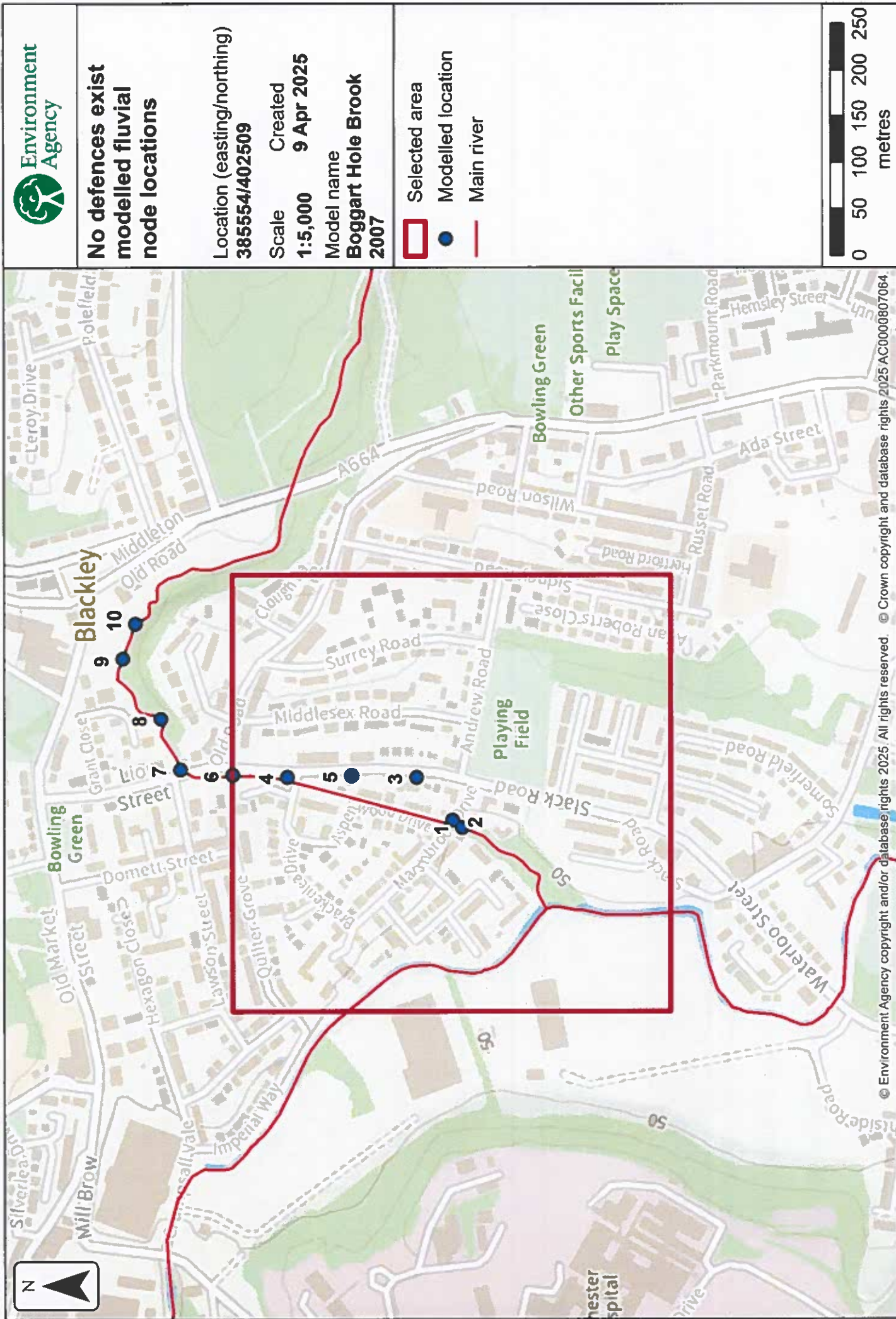
Model name
**Irk, Moston and Whit
Brook 2007**

- Selected area
- Modelled location
- Main river





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Location (easting/northing)
385554/402509

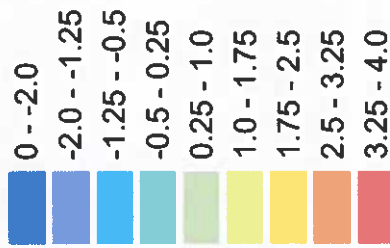
Scale	Created
1:5,000	9 Apr 2025
Model name	
Irk, Moston and Whit Brook 2007	

Selected area

— Main river

Modelled 2D grid

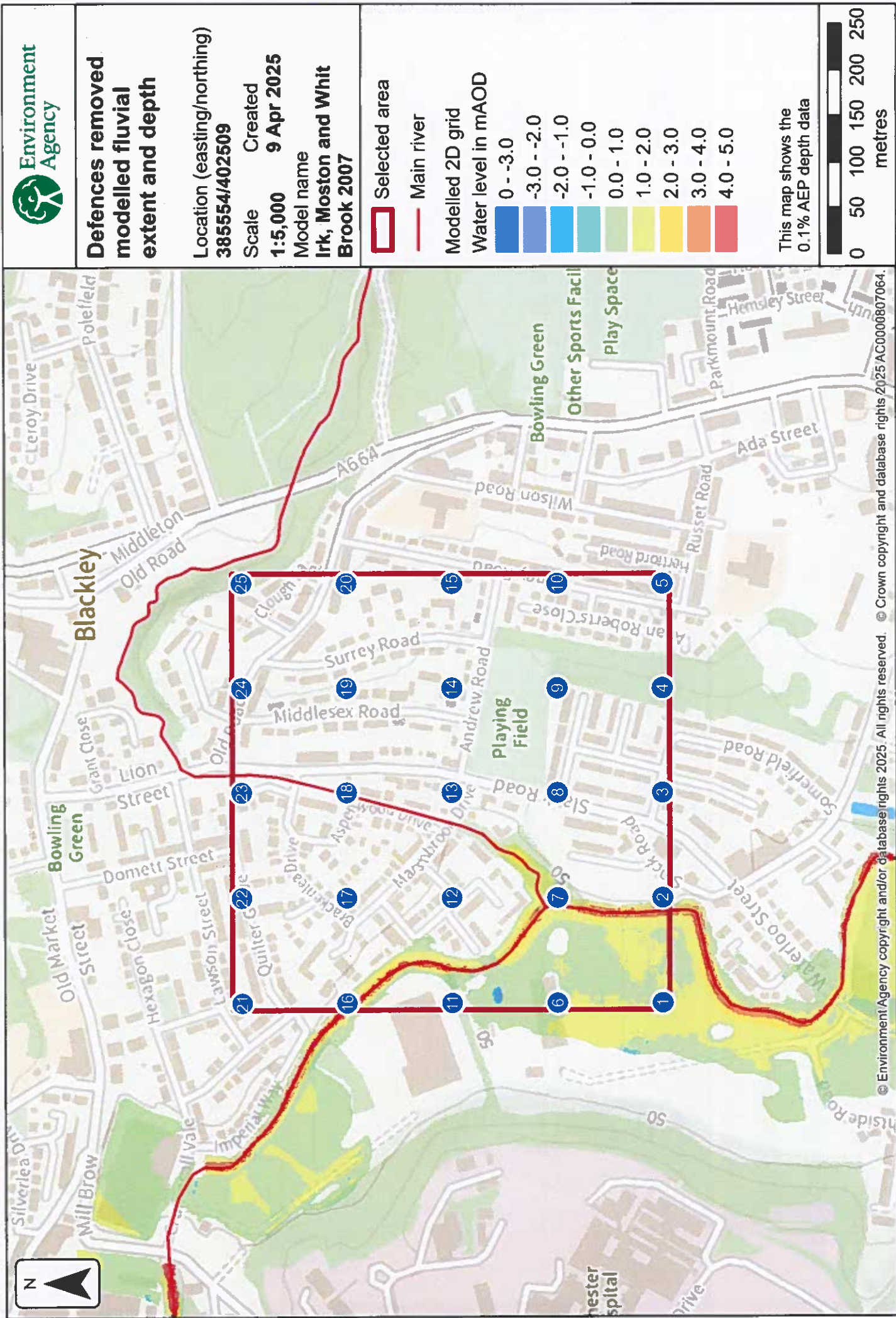
Water level in mAOD



This map shows the 1% AEP depth data



Label	Easting	Northing	1% AEP	
			Depth	
13	385552	402507	NoData	
14	385667	402507	NoData	
15	385782	402507	NoData	
16	385322	402622	NoData	
17	385437	402622	NoData	
18	385552	402622	NoData	
19	385667	402622	NoData	
20	385782	402622	NoData	
21	385322	402737	NoData	
22	385437	402737	NoData	
23	385552	402737	NoData	
24	385667	402737	NoData	



Label	Easting	Northing	1% AEP	0.1% AEP
			Depth	Depth
13	385552	402507	NoData	NoData
14	385667	402507	NoData	NoData
15	385782	402507	NoData	NoData
16	385322	402622	1.04	1.99
17	385437	402622	NoData	NoData
18	385552	402622	NoData	NoData
19	385667	402622	NoData	NoData
20	385782	402622	NoData	NoData
21	385322	402737	NoData	NoData
22	385437	402737	NoData	NoData
23	385552	402737	NoData	NoData
24	385667	402737	NoData	NoData

No defences exist modelled fluvial extent and depth

Location (easting/northing)
385554/402509

Scale Created
1:5,000
9 Apr 2025

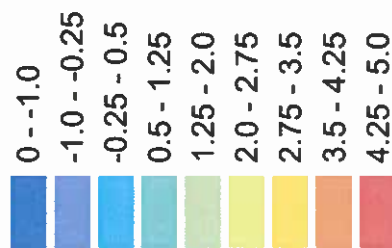
Model name
Boggart Hole Brook
2007

Selected area

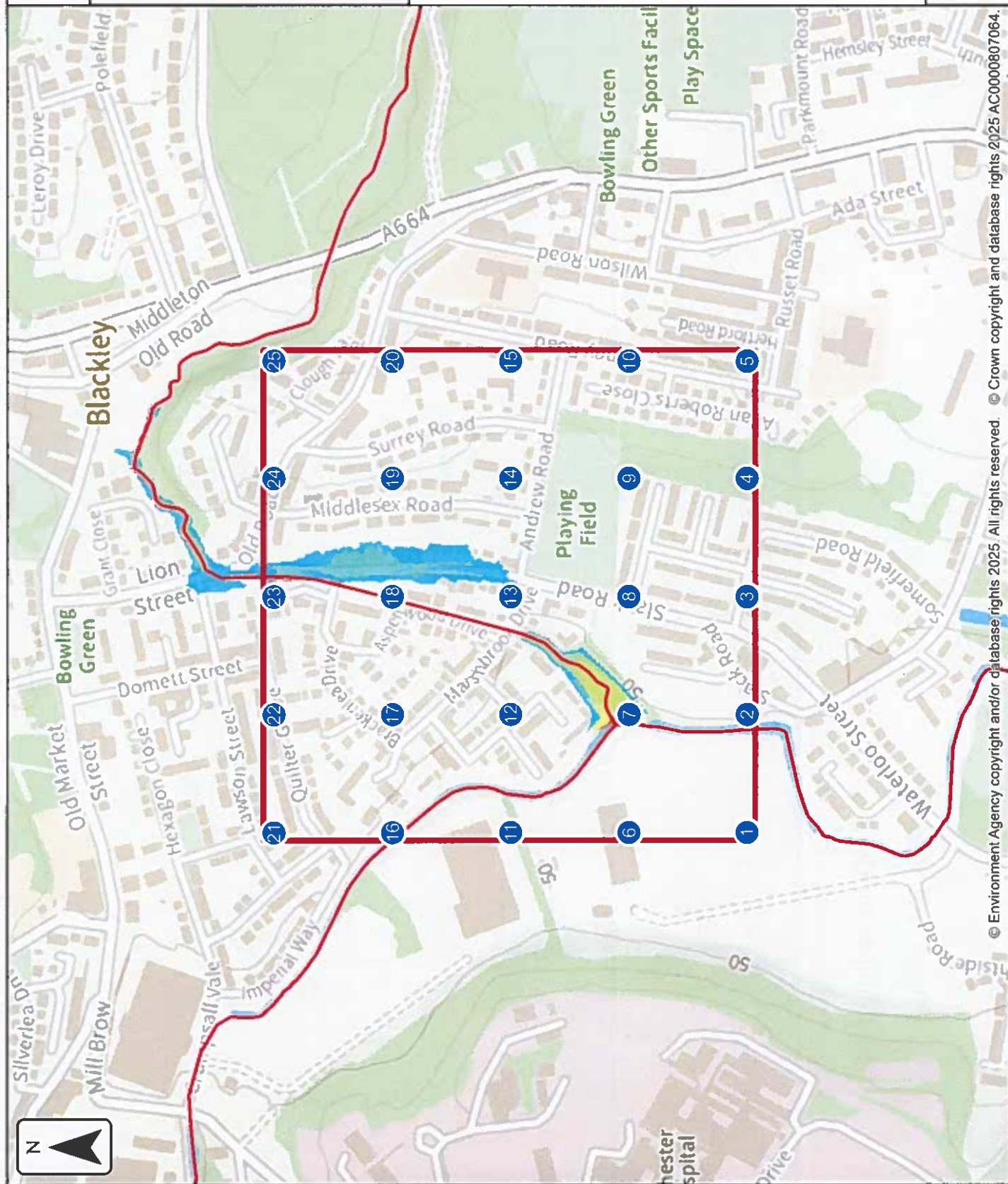
Main river

Modelled 2D grid

Water level in mAOD



This map shows the 0.1% AEP depth data



Label	Easting	Northing	1% AEP	0.1% AEP
			Depth	Depth
13	385552	402507	NoData	NoData
14	385667	402507	NoData	NoData
15	385782	402507	NoData	NoData
16	385322	402622	NoData	NoData
17	385437	402622	NoData	NoData
18	385552	402622	NoData	NoData
19	385667	402622	NoData	NoData
20	385782	402622	NoData	NoData
21	385322	402737	NoData	NoData
22	385437	402737	NoData	NoData
23	385552	402737	NoData	NoData
24	385667	402737	NoData	NoData

modelled fluvial extent and depth

Scale	Created
1:5,000	9 Apr 2025

**Boggart Hole Brook
2007**

— Main river

Modelled 2D grid

Water level in mAOD

0--1.0

-1.0 - -0.25

-0.25 - 0.5

0.5 - 1.25

1.25 - 2.0

2.0 - 2.75

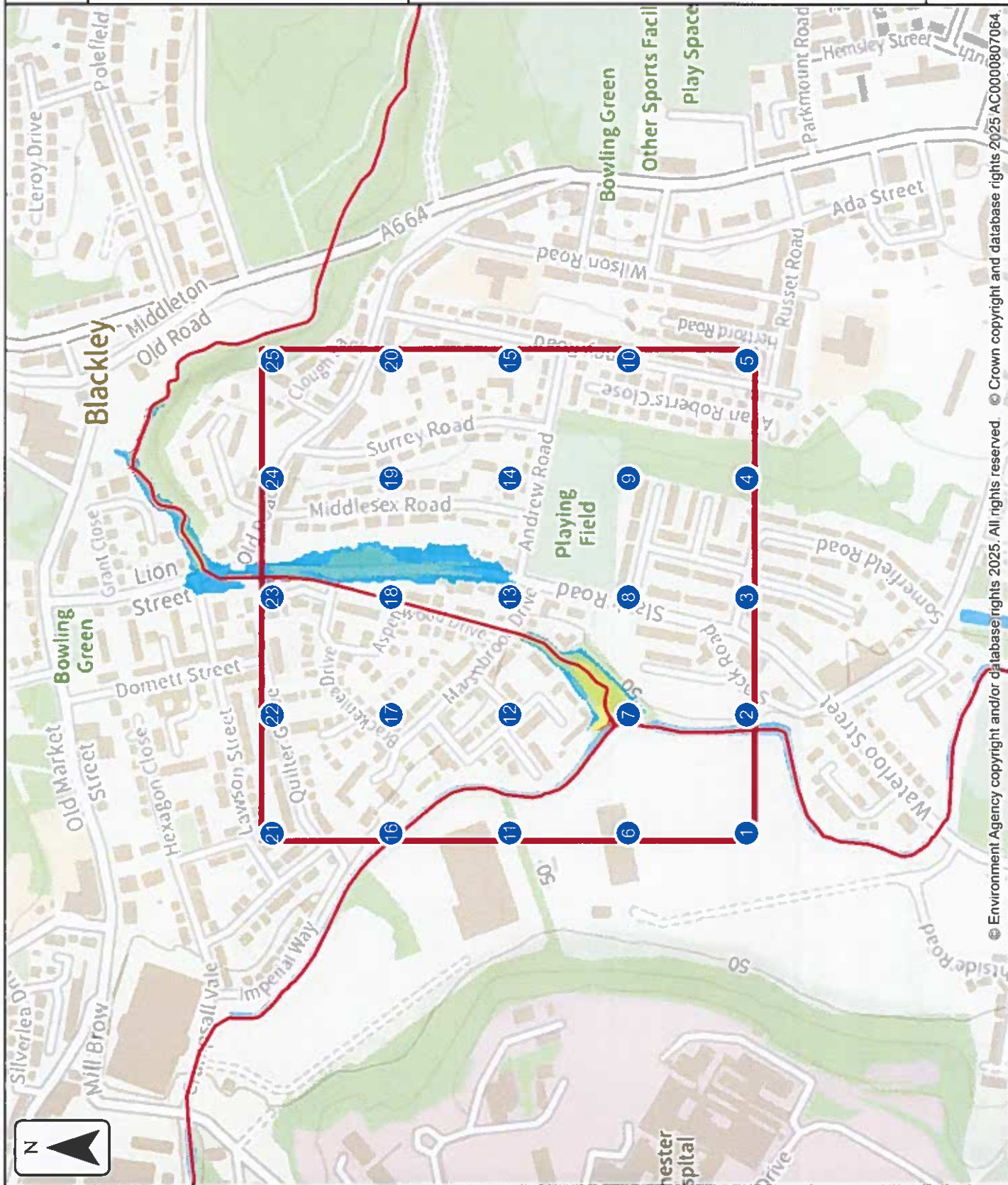
2.75 - 3.5

35-425

425-50

This map shows the 1% AEP +70% depth data

0 50 100 150 200 250
metres



Label	Easting	Northing	1% AEP (+35%)		1% AEP (+70%)	
			Depth		Depth	
13	385552	402507	NoData		NoData	
14	385667	402507	NoData		NoData	
15	385782	402507	NoData		NoData	
16	385322	402622	NoData		NoData	
17	385437	402622	NoData		NoData	
18	385552	402622	NoData		NoData	
19	385667	402622	NoData		NoData	
20	385782	402622	NoData		NoData	
21	385322	402737	NoData		NoData	
22	385437	402737	NoData		NoData	
23	385552	402737	NoData		NoData	
24	385667	402737	NoData		NoData	

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