

Flood Risk Assessment

296 Brantingham Road



Application number: 139506/FH/2024

Location: 296 Brantingham Road, Manchester, M21 0QU

Proposal: Replacement of existing conservatory with single storey rear extension, rear and side elevational alterations, including addition of oriel window

Flood Risk Assessment

The site is located within Flood Zone 2 as shown in Fig 1.

The likelihood of flooding from surface water is LOW with chance of flooding between 01.% and 1% as shown in Fig 2.

The likelihood of flooding from rivers and the sea is LOW with chance of flooding between 01.% and 1% as shown in Fig 3.

The site is at risk of flooding from reservoirs in this area.

The Environment Agency hold no records of flooding in this area.

Proposed Works

The proposed works include a single storey rear extension, this is considered a minor development in flood risk terms. Furthermore the extension is being built on the footprint of the existing conservatory.

The finished floor level of the extension is to match the existing property, with the floor level generally 300mm above the external ground level. See Fig 4 which shows finished floor levels, external ground level and estimated flood levels for the property.

Rainwater on the new roof will be removed via a new gutter that will connect into the existing drainage utilised by the existing conservatory. External surfaces will be laid to fall away from the building so surface water will be diverted away from the building.

Conclusion

The property is at low risk of flooding from rivers and surface water, with no records or known history of flood in the area. The finished floor level is generally above 300mm above external floor level, within the same footprint as the existing conservatory. To conclude the proposed works will not increase the risk of flooding.

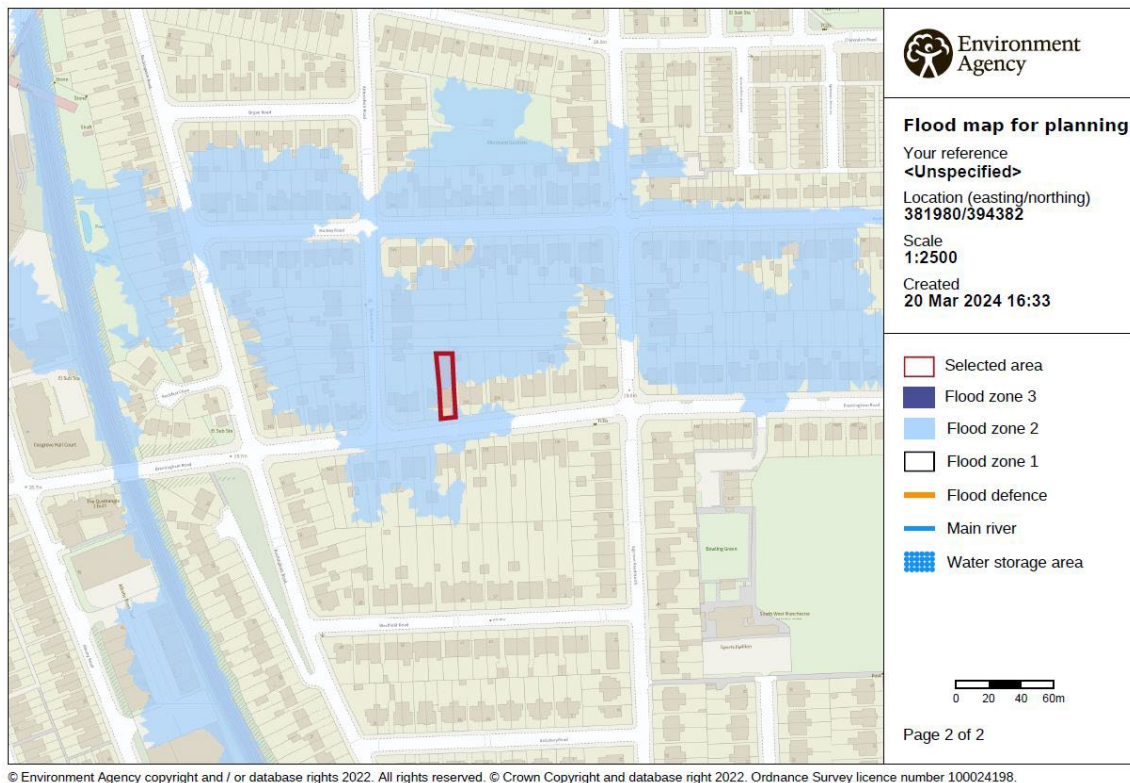


Fig 1 - Flood Zone Map provided by the Environment Agency.

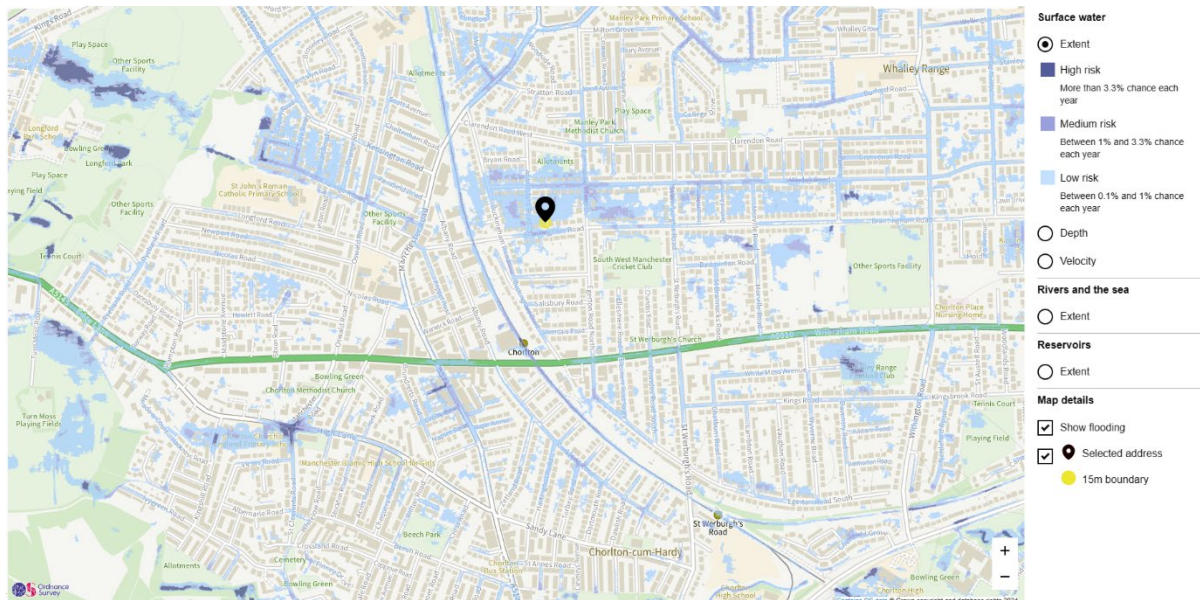


Fig 2 - Surface Water Flood Risk Map provided by the Environment Agency.

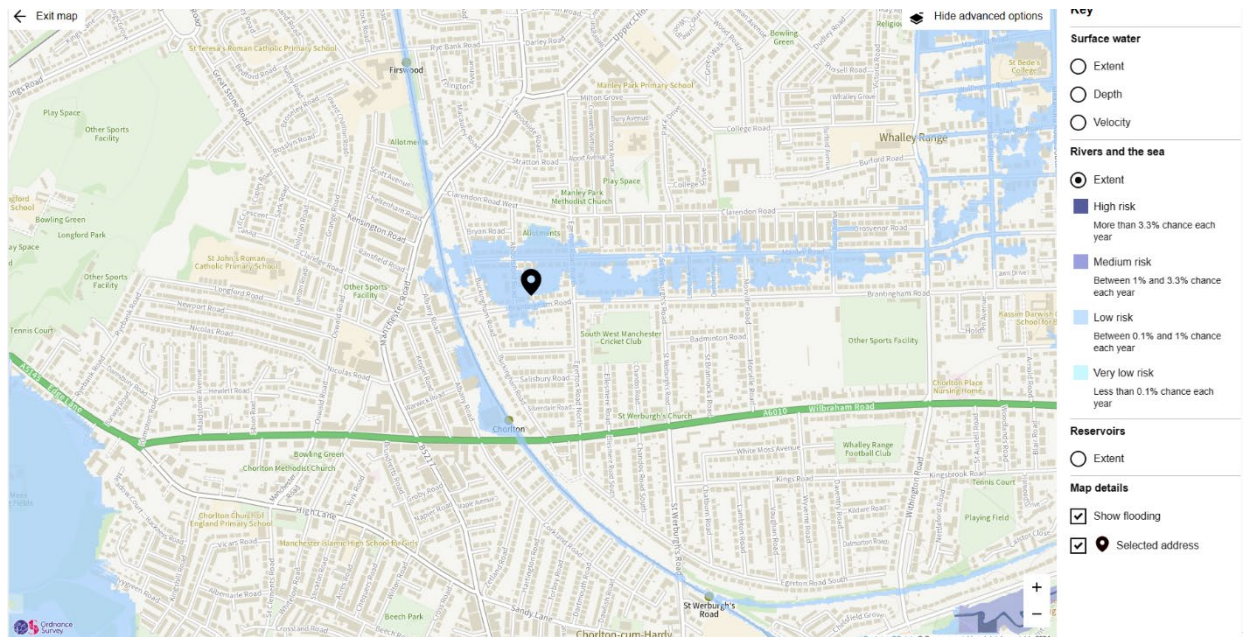


Fig 3 - River and Sea Flood Risk Map provided by the Environment Agency.

Fig 4

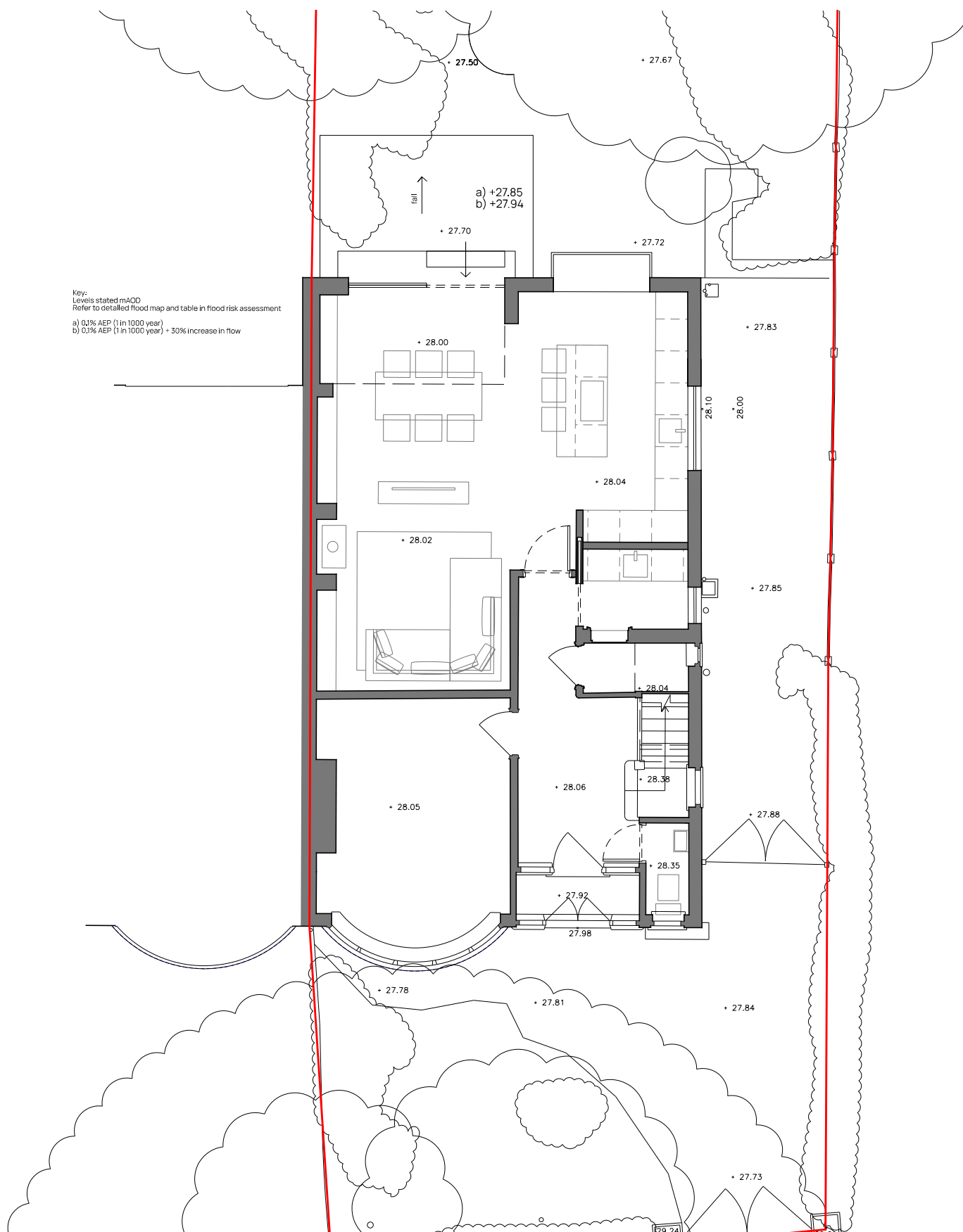
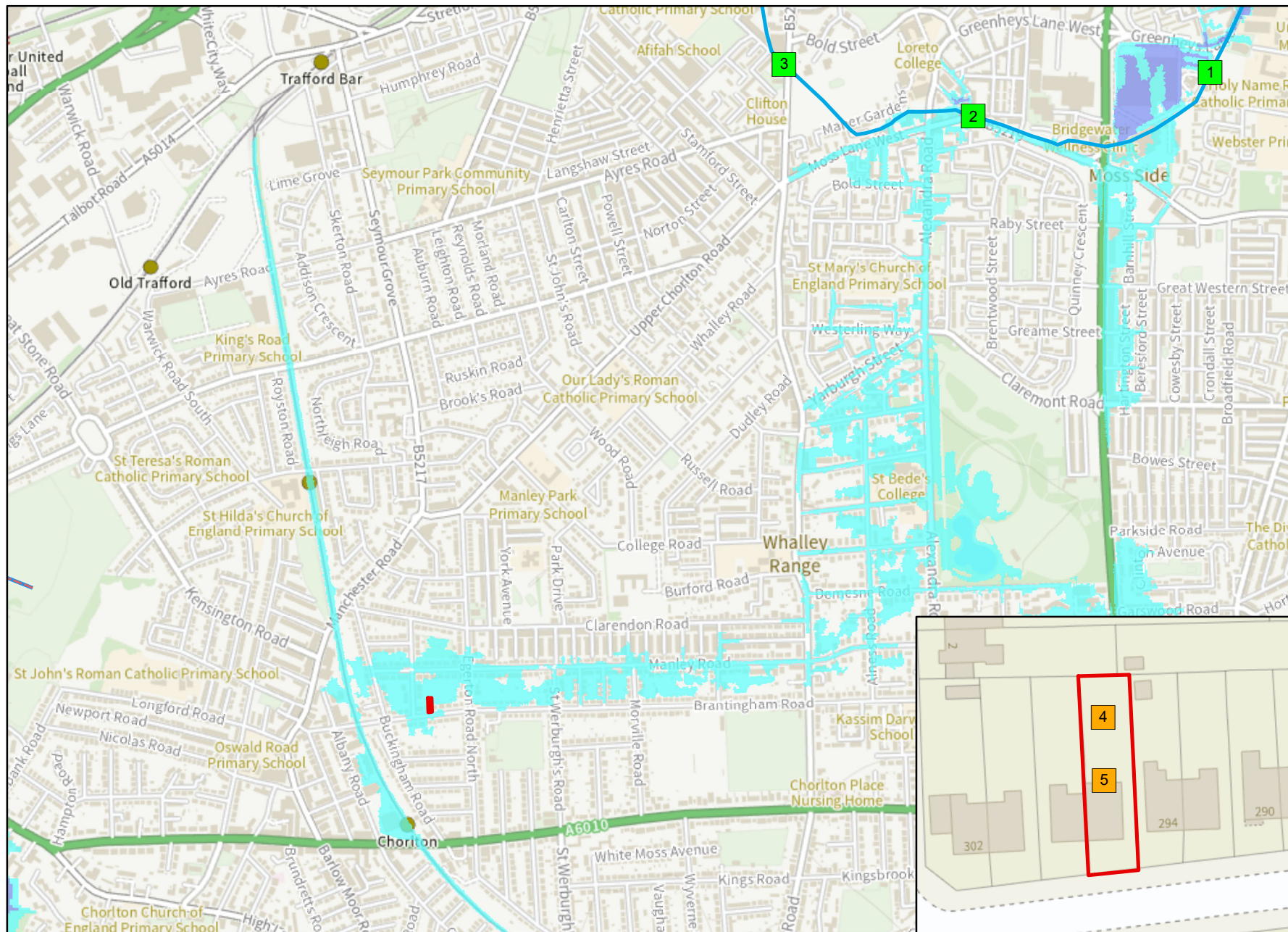


Fig 5.

Detailed Flood Map Centred on Brantingham Road, Chorlton Cum Hardy, M21 0QU. Created 23/03/2024 [GMMC352752LB]



1:15,001



Legend

- Site Location
- Model Measurements
- 2D Levels
- Main River
- Flood Zone 3
- Flood Zone 2

Fig 6- estimated flood levels

22/03/2024

GMMC352752LB

Un defended																		
Map Reference	Model Node Reference	Easting	Northing	Data	50 % AEP (1 in 2 year)	20 % AEP (1 in 5 year)	10 % AEP (1 in 10 year)	5 % AEP (1 in 20 year)	4 % AEP (1 in 25 year)	2 % AEP (1 in 50 year)	1.33 % AEP (1 in 75 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + 30% increase in flow	1 % AEP (1 in 100 year) + 35% increase in flow	1 % AEP (1 in 100 year) + 70% increase in flow	0.5 % AEP (1 in 200 year)	0.1 % AEP (1 in 1000 year)	0.1 % AEP (1 in 1000 year) + 30% increase in flow
1	ea013_0249_corn3908	384115	396112	Modelled Water Level (m aodN)	32.15	32.28	32.37	32.44	32.51	32.77	33.26	33.47	33.75	33.79	34.02	33.83	34.34	34.46
				Modelled Flow (cumecs)	0.19	0.27	0.34	0.39	0.47	0.81	1.03	1.21	1.57	1.63	2.05	1.70	3.47	4.51
2	ea013_0249_corn3215	383467	395994	Modelled Water Level (m aodN)	30.61	30.71	30.80	30.90	31.01	31.93	32.43	32.58	32.78	32.81	32.99	32.84	33.28	33.39
				Modelled Flow (cumecs)	0.24	0.34	0.42	0.49	0.58	1.03	1.32	1.57	2.03	2.11	2.66	2.24	4.60	5.98
3	ea013_0249_corn2587	382950	396137	Modelled Water Level (m aodN)	29.22	29.36	29.46	29.55	29.63	29.95	30.07	30.16	30.34	30.39	30.82	30.47	31.73	31.99
				Modelled Flow (cumecs)	0.26	0.37	0.46	0.53	0.63	1.13	1.46	1.72	2.24	2.33	2.93	2.47	5.10	6.63

Un defended						
Map Reference	Model Node Reference	Easting	Northing	Data	0.1 % AEP (1 in 1000 year)	0.1 % AEP (1 in 1000 year) + 30% increase in flow
4	2D Levels	381979	394394	Modelled Water Level (m aodN)	27.85	27.94
5		381980	394381	Modelled Water Level (m aodN)	27.85	27.94

Model data taken from Corn Brook 2017

AEP - Annual Exceedence Probability

m aodN - metres above ordnance datum Newlyn

cumecs - cubic metres per second

Notes: *Climate Change Scenario - 30%, 35% and 70% increases in flow calculated for the 2080's (2070 - 2115). Please see <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> for more information regarding the new climate change guidance. The location of the site and the type (vulnerability) of development determine the climate change allowances to consider in any flood risk assessment.