



FLOOD RISK ASSESSMENT – DATA REVIEW

ISKON

20 Mayfield Road, Manchester, M16 8FT

Dec 2023

1.0 INTRODUCTION

This statement has been prepared by Northedge Architecture in reference to the below address –

20 Mayfield Road, Manchester, M16 8FT

And the below application reference

138203/FO/2023

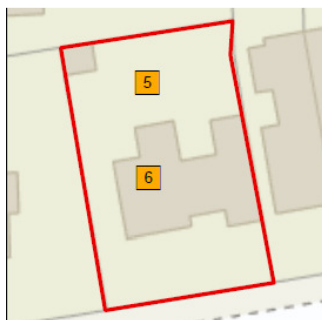
Erection of a single storey side and rear extension with associated basement entrance and fire escape to front

This document has been prepared solely as a Flood Risk Assessment for the owner of this site. This follows on from the previously submitted Flood Risk Assessment dated Oct 2023.

2.0 ASSESSMENT OF CLIMATE CHANGE ON DATA

Following an information request to the Environment Agency as evidenced in the appendix (section 4.0) the following data was issued.

The modelled water level 0.1% AEP (1 in 1000 year) of 30.26
Accounting for climate change 30% increase in flow at 30.30



Map Reference	Model Node Reference	Easting	Northing	Data	Undeferred	
					0.1 % AEP (1 in 1000 year)	0.1 % AEP (1 in 1000 year) + 30% increase in flow
5	2D Levels	383213	395086	Modelled Water Level (m aodN)	30.26	30.30
6		383214	395075	Modelled Water Level (m aodN)	30.26	30.30

Model data taken from Corn Brook 2017

AEP - Annual Exceedence Probability

m aodN - metres above ordnance datum Newlyn

cumecs - cubic metres per second

The general site level is estimated at 29.9m elevation.



The table below assessed the modelled water levels against the site levels (undefended).

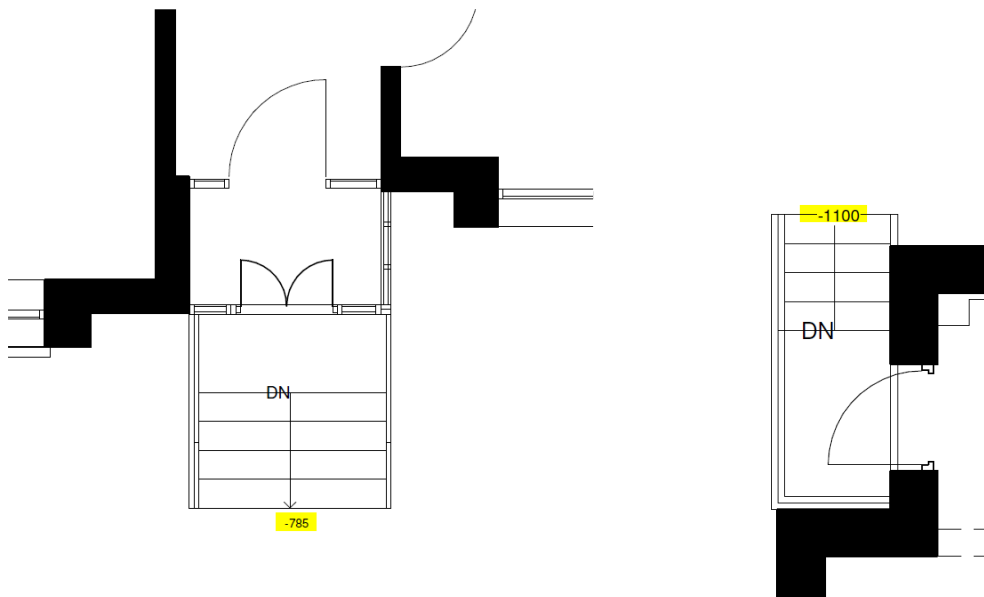
Event	General Site Level	Modelled level mAOD	Max flood depth (m)
0.1% AEP (1 in 1000 year) + 30% increase	29.9	30.30	0.4m

This indicates a 30% increase accounting for climate change and a case of extremely low probability.

From a survey of the property it is established that the existing ground floor level entrance is accessed via steps up to circa 785mm from external ground level (left below).

The fire escape entrance is circa 1.1m above external ground level (right below).

These existing levels are maintained with the proposal.



This indicates that in spite of this highly unlikely and infrequent scenario accounting for a worst case scenario, the existing levels exceed those of the modelled levels.

4.0 APPENDIX

GMMC339570AB Response 9RJPPWN6T9HW



GMMC Info Requests <InfoRequests.GMMC@environment-agency.gov.uk>

09:30



To: Umayr Azam

[Save all attachments](#)



GMMC339570AB DFM.pdf
1.23 MB



GMMC339570AB Table.pdf
21.09 KB

Dear Umayr,

Thank you for your enquiry which was received on 19/12/23.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

I enclose the data requested.

We have no records of flooding affecting the site.

However, this does not mean flooding has not occurred in the past or that it will not flood in future.

We recommend that you also contact United Utilities and Manchester Council

Who may hold additional information (the former especially in relation to sewer flooding).

There are no flood defences in the vicinity of the site.

Manchester Council is responsible for issues relating to surface water and hold information on surface water flooding.