FLOOD RISK ASSESSMENT – AMEND A 07/05/24

2 Clivewood Walk
Manchester
M12 5NE

ALTERATIONS AND ADDITIONS TO AN EXISTING DWELING

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Introduction

This flood risk assessment has been prepared by Flocc Studio Ltd on behalf of our client in support of a householder planning application for the erection of a single storey front and rear extension at 2 Clivewood Walk, Manchester hereafter referred to as “the site”.

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Flocc Studio Ltd as part of the planning application.

Flood Risk Statement

According to the Environment Agency's guidance, this development qualifies as a Minor Extension, covering an area of 21.9 square meters.

After reviewing the Flood risk map for the area, it was noted that a section on the northern side of the property falls within Flood Zone 2. However, since the dwelling is elevated, it benefits from Flood protection measures, suggesting it's unlikely to be affected by flooding. Please refer to the maps provided by the environment agency on the following pages.

The floor level of the proposed extension matches that of the existing house, which sits 770mm higher than the footpath along Bennett Street on the northern side of the site, adjacent to the extension.

The proposed floor levels will remain consistent with the existing ones, ensuring all surfaces slope away from the property to facilitate drainage of surface water from the ground floor level.

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**386429/396966**	**7 May 2024 13:16**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

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Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
386429/396966

Scale
1:2500

Created
7 May 2024 13:16

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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