

Flood Risk Assessment

60 Bankside Road, Didsbury

The Flood Risk Assessment has been prepared in support of the planning application for a two storey side extension at 60 Bankside Road, Didsbury, Manchester M20 5GD.



Following the Standing Advice guidance in the Environment Agencies document this development is an extension to the side and rear, with the side extension replacing the existing garden. Part of the single storey rear extension replaces the existing conservatory removed and part two storey new build rear extension

The River Mersey meanders around the site on three sides and is closest to the site on South side.

Having examined the Flood risk map for the area the affected area of the property is in Flood Zone 2 with the but as the area benefits from Flood protection measures.

The floor level of the extension is the same as the existing house which is approximately 250mm higher than external level. All external surfaces will fall away from the property allowing surface water to drain away from the ground floor level.

Flood Map showing area of site within Flood Zone 2 the garden does extend further.

