

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.

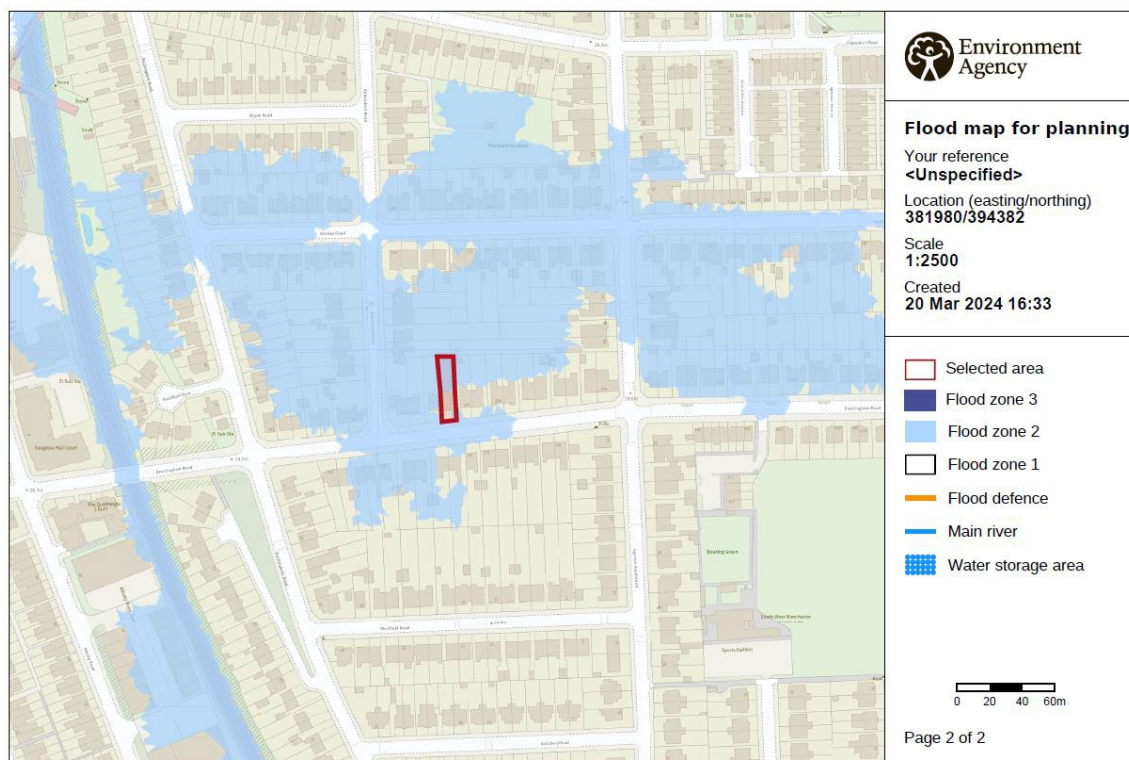
The Environment Agency hold no records of flooding in this area.

Proposed Works

The proposed works include a single storey rear extension, this is considered a minor development in flood risk terms.

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.

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.



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

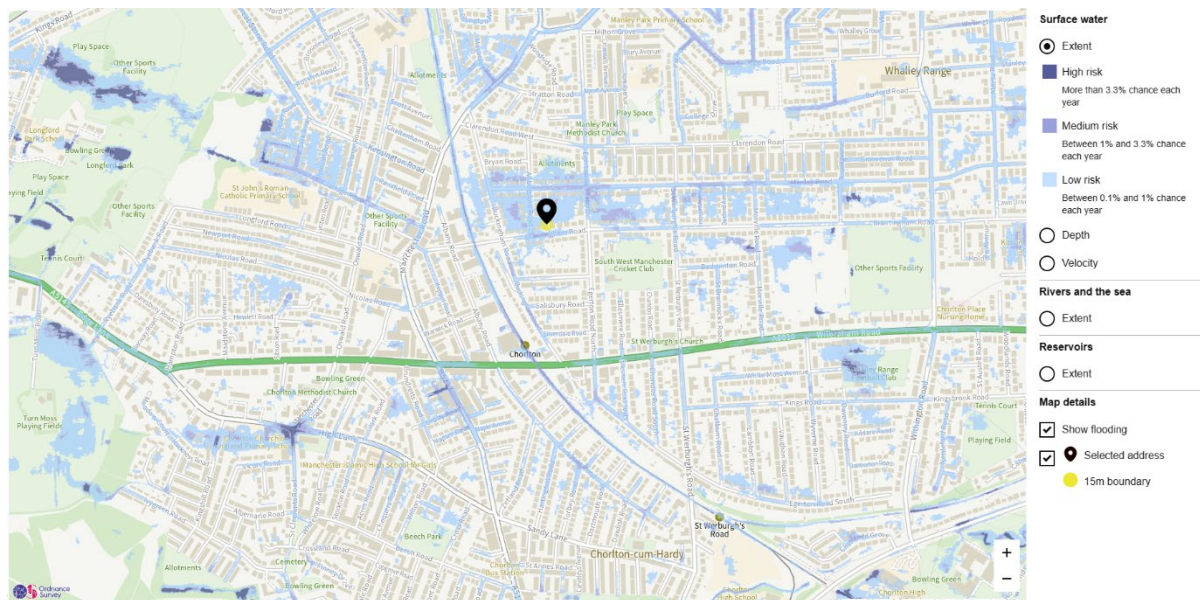


Fig 2 - Surface Water Flood Risk Map provided by the Environment Agency.

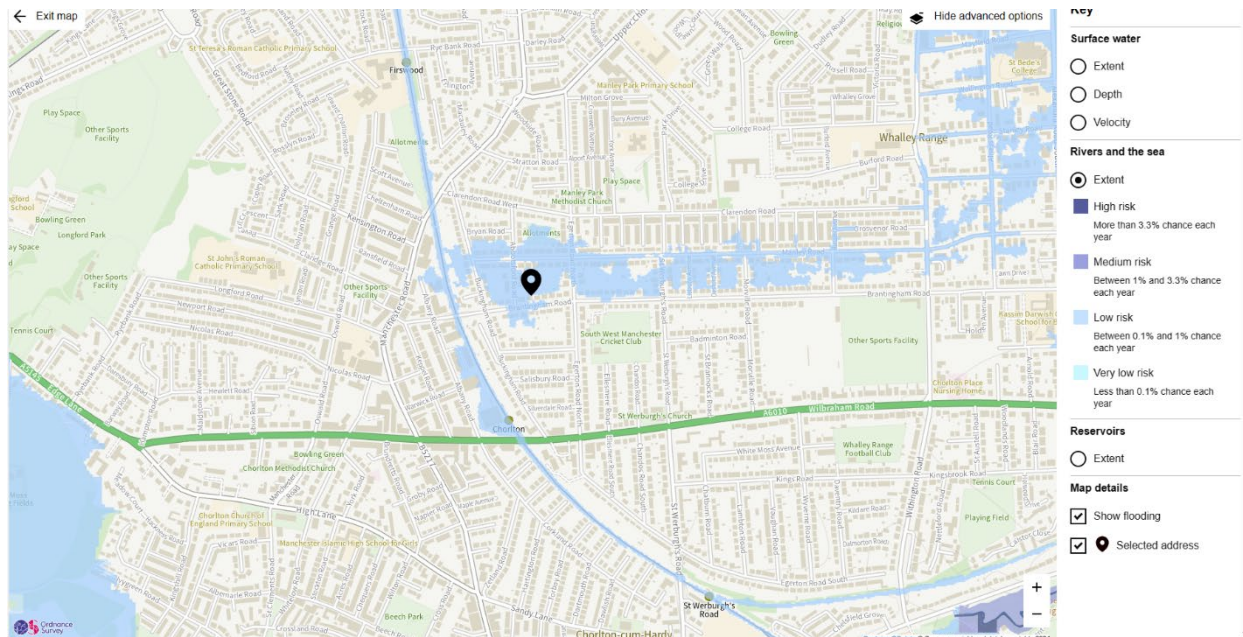


Fig 3 - River and Sea Flood Risk Map provided by the Environment Agency.

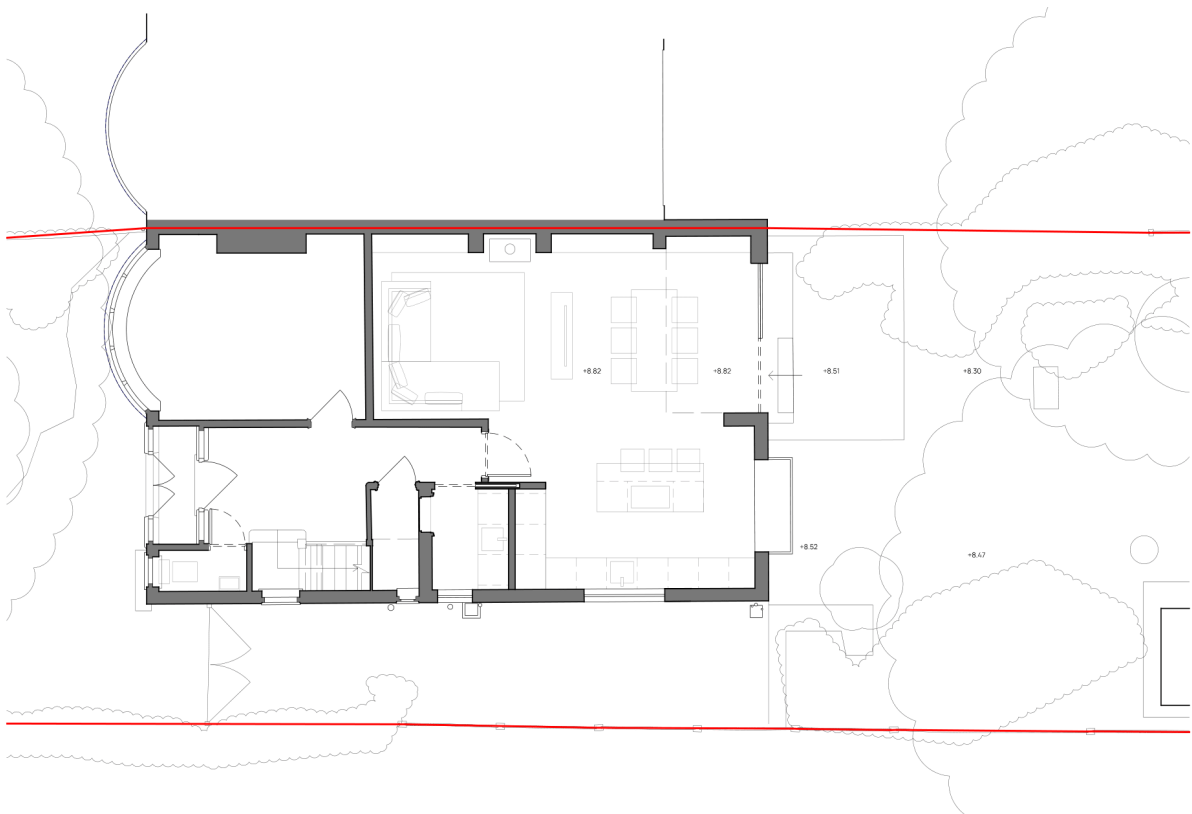


Fig 4 - Proposed plan showing FFL and external ground levels.