

448 Parrs Wood Road Manchester M20 5GP

Flood Risk

The property lies to the west of Parrs Wood Road close to its junction with Gawsorth Road.

It comprises a two storey dwelling and the proposals are for a part single part two storey extension which will increase the footprint by around 8.9 sq.m..

We have consulted the Environment Agency who advise that the site is within Flood Zone 1 in relation to the risk of flooding from 'Rivers and Sea'. This is attached.

They class the site as being of medium risk from flooding from surface water.

By inspection of the associated maps this risk is of surface water flooding to the western boundary of the site, within the rear garden, below 300mm in depth. It is also at low risk (below 300mm in depth) of surface water flooding in Parrs Wood Road, to the east of the dwelling.

The ground floor level (and the proposed level of the extension) is set approximately 400mm to 450mm above the level of the highway, and around 500mm above the level of the rear garden.

There is a footpath running along the southern boundary of the site connecting the front of the dwelling to the lower garden at the rear. This will allow free passage of surface water from the highway to the rear garden at a level lower than the finished ground floor level.

Flood resistant materials will be used in the construction of the new extensions, should consent be forthcoming.