

Flood Risk Assessment

16th January 2024

Planning Application Reference: Ref:PP-12754524

Application Address

246 Brantingham Road
Chorlton-cum-Hardy
Manchester
M21 0QZ

Applicant: Mr Ged Sojka

Agent: Mr Ian McHugh

This Flood Risk Assessment has been prepared to support the Planning Application for Ref:PP-12754524 at the Application Address above.

The property is within Flood Zone 2 as shown in Figure 1.

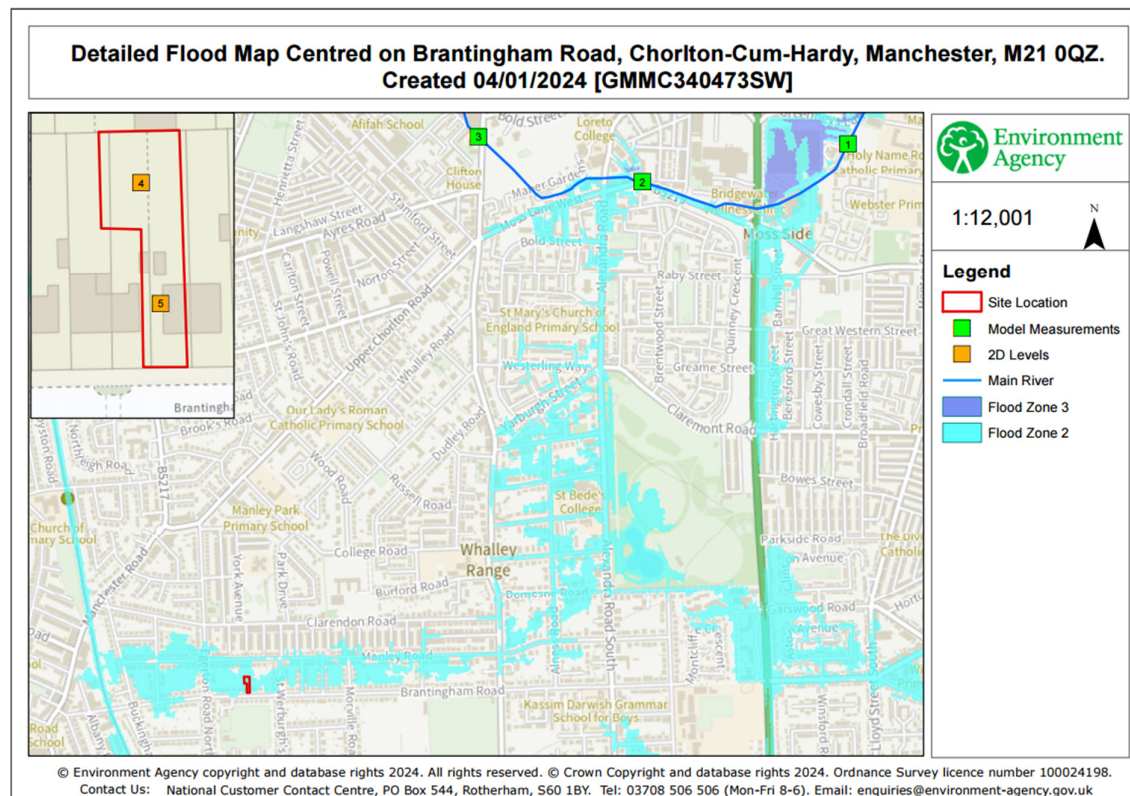


Figure 1 – Flood Zone Map provided by the Environment Agency.

The likelihood of flooding from rivers and the sea (taking account of defences) is **LOW** with a chance of flooding of less than 1% but greater than 0.1%.

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

The Applicant is not aware of any historical flooding at the property.

The Application Address is within 15m of an area at medium risk of surface water flooding (see Figure 2).

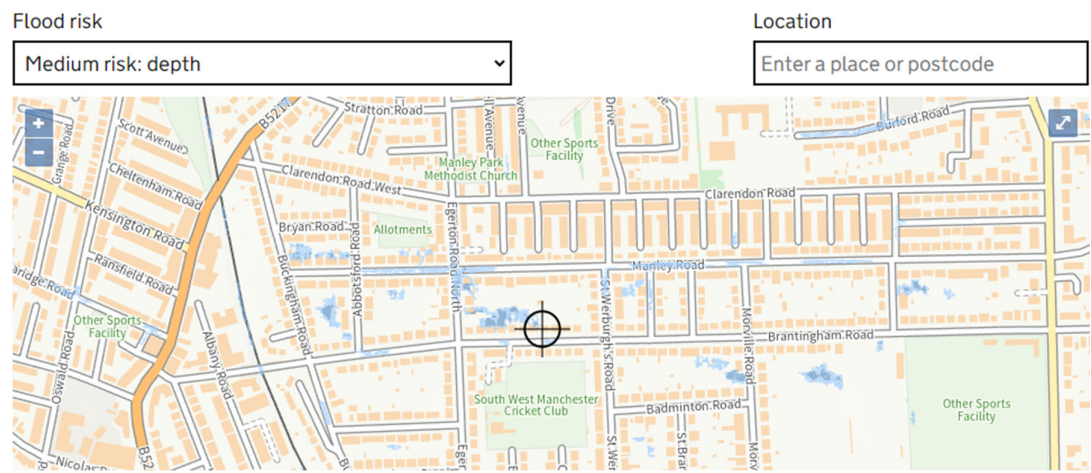


Figure 2 – Surface Water Flood Map - Medium risk - provided by the Environment Agency.

Predicted flood levels(2D) provided by the Environment Agency for location 4 and 5 shown on Figure 1 are given in Table 1.

Table 1 – Environment Agency Predicted Flood Levels

Map Reference (Figure 1)	Undefended	
	0.1% AEP (1 in 1000 year)	0.1% AEP (1 in 1000 year) + 30% increase in flow
4	27.95 mAOD	28.06 mAOD
5	27.96 mAOD	28.06 mAOD

The proposed works involves part 2 storey part single storey extension that is considered a minor development in flood risk terms. The property is a semi detached with soft landscaping to the front and large are of soft landscaping to the rear of the property. The dire way and side path are hard standing.

Existing floor levels are circa 27.9 mAOD and range from circa 80mm to 290mm above external ground levels. The adjacent property to the west lies some 200mm below ground level at the Application Property along the side path, with level being closer to parity toward the rear garden of both properties. The finished floor level of the new extension will match those of the existing property.

The proposed garden room is to be situated in an area where existing ground levels are circa 27.8 mAOD. The ground falls to the south towards the main property. Proposed finished floor levels will be 100mm to 200mm above existing ground level.

The new roof area of the main property will remove rainwater via a combination of new and exiting gutters. All new and old guttering will connect into the existing drainage located at the side of the property and run out into the existing system located in Brantingham Road. Rainwater from the proposed garden room will be fed to ground or water butt.

In conclusion, the property is at low risk of flooding from both rivers and surface water. There is no record or know history of flooding at the property. The proposed extension and additional garden room will not increase the risk of flooding.

Given the low risk, it is not considered that the minimum design flood requirements are met i.e.

- river flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year);
or
- surface water flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year).

As such no specific mitigation measures are required over and above maintaining existing finished and proposed floor levels coupled with discharge of surface water run off to ground and the existing drainage system.

End of Assessment