FLOOD RISK ASSESSMENT FOR – 231 Manley Rd, Chorlton, M21 0RB

This is a minor development comprising of a double storey side elevation extension.

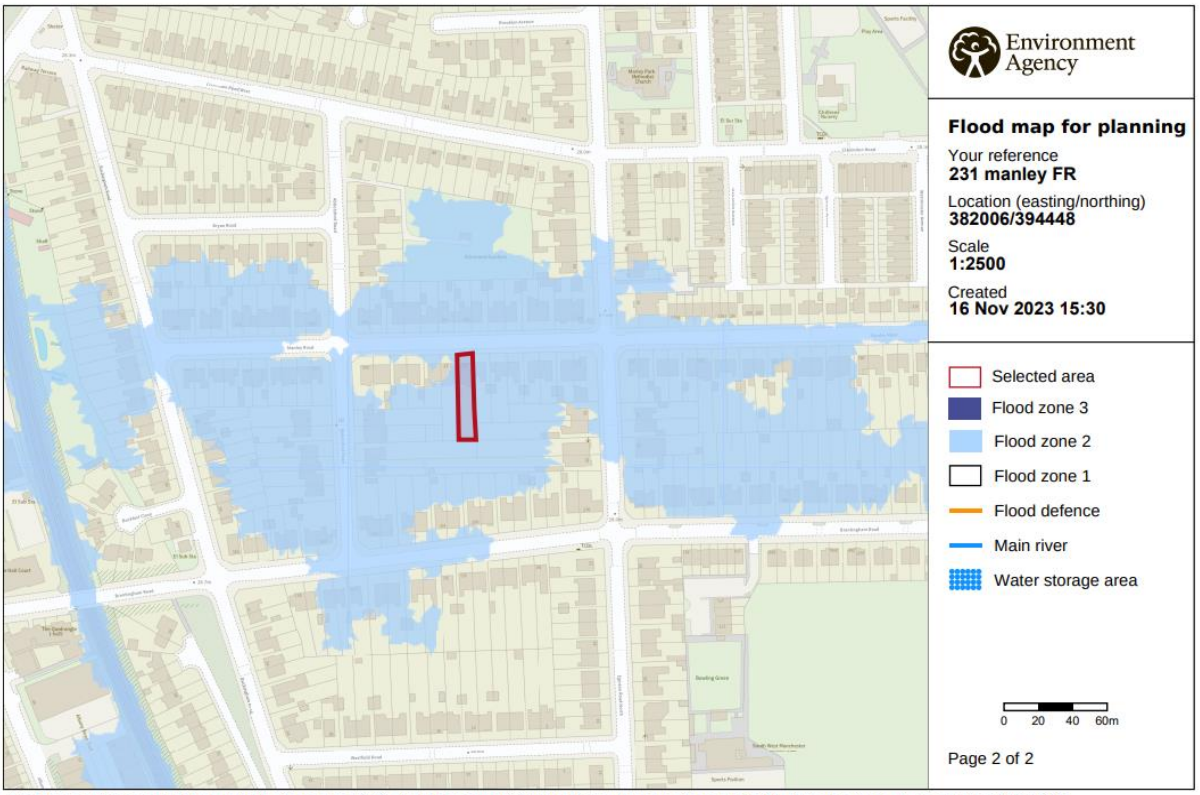
Following the standard advise gui9dance in the Environment Agencies document this development is a minor extension. Having examined the floor risk map for the area this property is in floor zone 2.

Flood risk from surface water is Low risk. Meaning that this area has a chance of flooding of between 0.1% and 1% each year. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

The floor levels will not change from the existing, The existing house is 200-300mm higher than external natural ground floor level.

All external surfaces will fall away from the property allowing surface water to drain away from the ground floor level.

Surface water will be discharged to the existing mains drainage system as for the existing property. No additional capacity will be required as the area to be built on is hard surfaced and already drains to the mains Drainage system.



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David John 23.11.23