Flood Risk Assessment

Address: 55 Beverly Road, Manchester, M14 6TH

Planning Application Number: 138046/FH/2023

Proposal Description

Erection of a part single/part two storey side extension to form additional living accommodation following demolition of existing extension

Introduction

No. 55 Beverly Road is a 3 bed semi-detached property that has a single storey side and rear extension. The property has a slightly raised floor ground floor level with DPC sitting at 300mm. The new proposal aims to create an additional bedroom with an en-suite and a spacious kitchen space with a utility on the ground floor. The proposal consists of a two storey side extension and a single storey rear extension to match the existing rear extension. The new extensions will match the existing ground floor level.

Flood risk summary

The property sits in flood zone 2 with a 1%-3.3% chance of surface water risk and very low risk of flooding from groundwater, river and sea. Please see the flood risk summary and map below for further details.

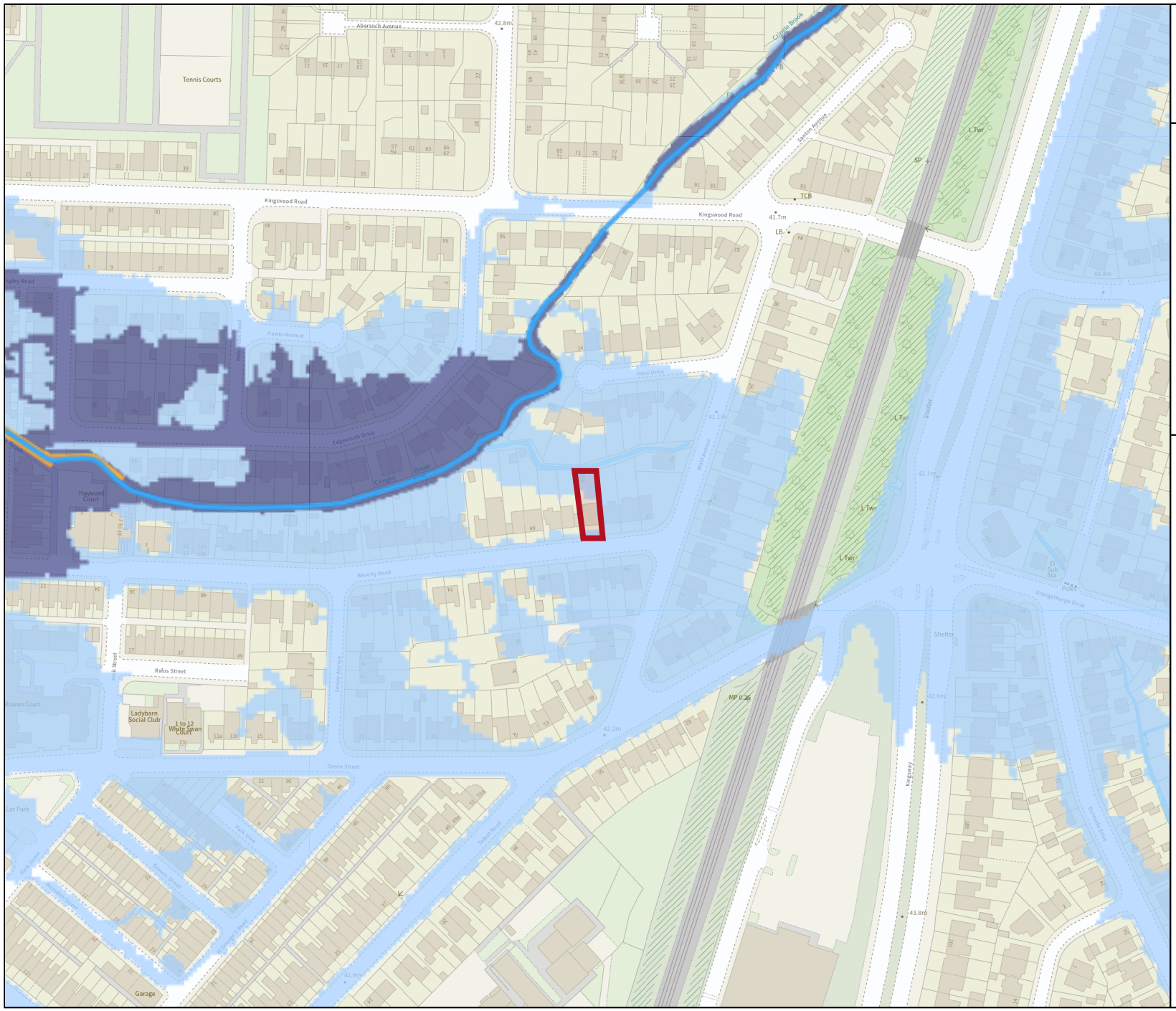
Flood resilience

The property benefits from a raised ground floor level with DPC at 300mm and proposal will match existing floor level to prevent any risk of surface water flooding.

< Back

55, BEVERLY ROAD, MANCHESTER, M14 6TH

Rivers and sea risk	**Very low risk** Very low risk means that this area has a chance of flooding of less than 0.1% **each year**.
Surface water risk	**Medium risk** Medium risk means that this area has a chance of flooding of between 1% and 3.3% **each year**. Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is **Manchester**.
Reservoir risk	There is a risk of flooding from reservoirs in this area, reservoirs that can affect this area are: • Audenshaw No.3 • Audenshaw No.1 • Audenshaw No.2
Groundwater risk	Flooding from groundwater is unlikely in this area



Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
386222/393361

Scale
1:2500

Created
8 Oct 2023 22:57

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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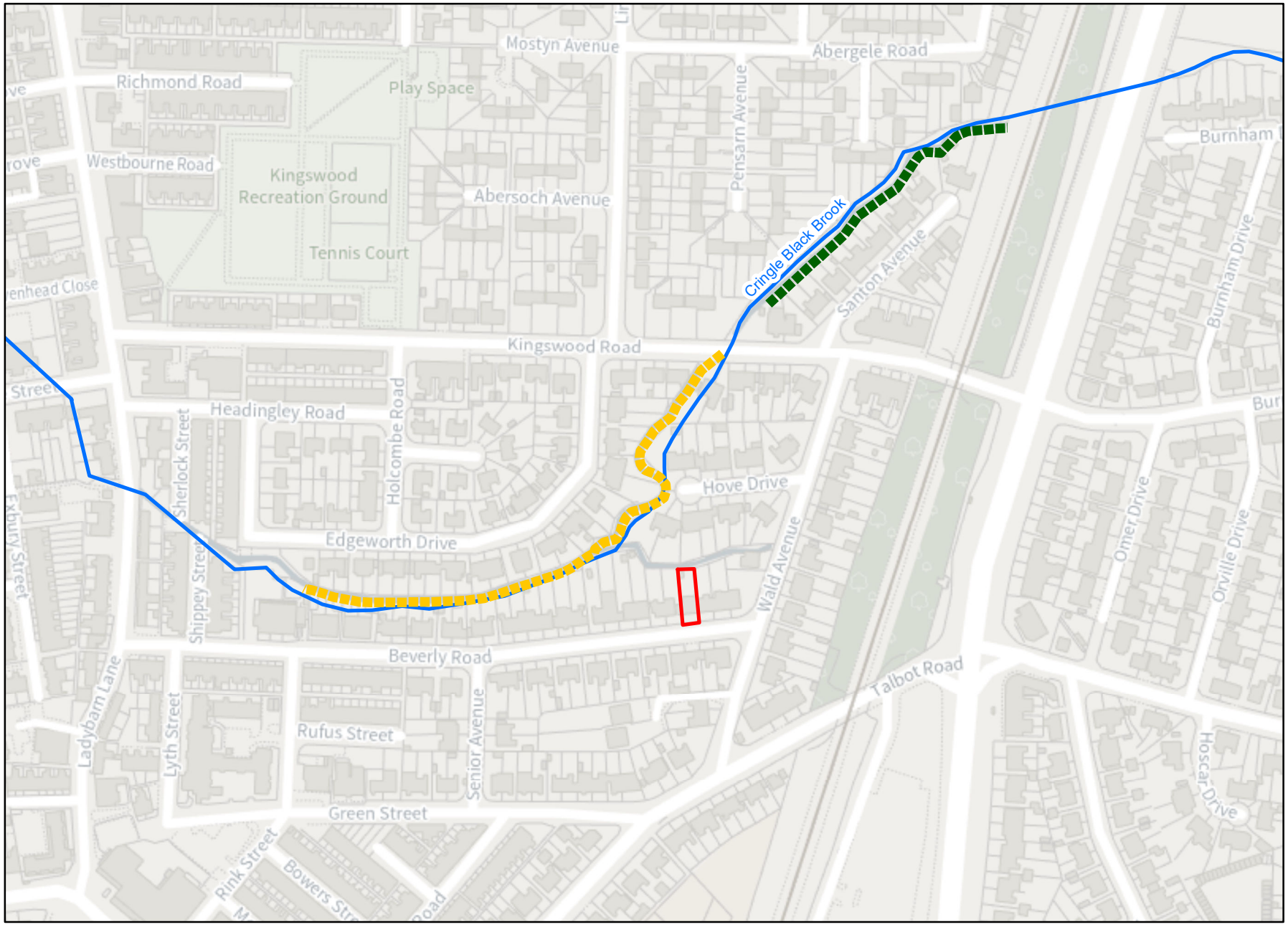
Flood Defence Map Centred on Beverly Road, Manchester, M14 6TH.
Created 10/10/2023 [GMMC329213JM]



Environment Agency

1:3,000

N

Legend

Site Location

Main River

Defences

Asset ID

8871

9636

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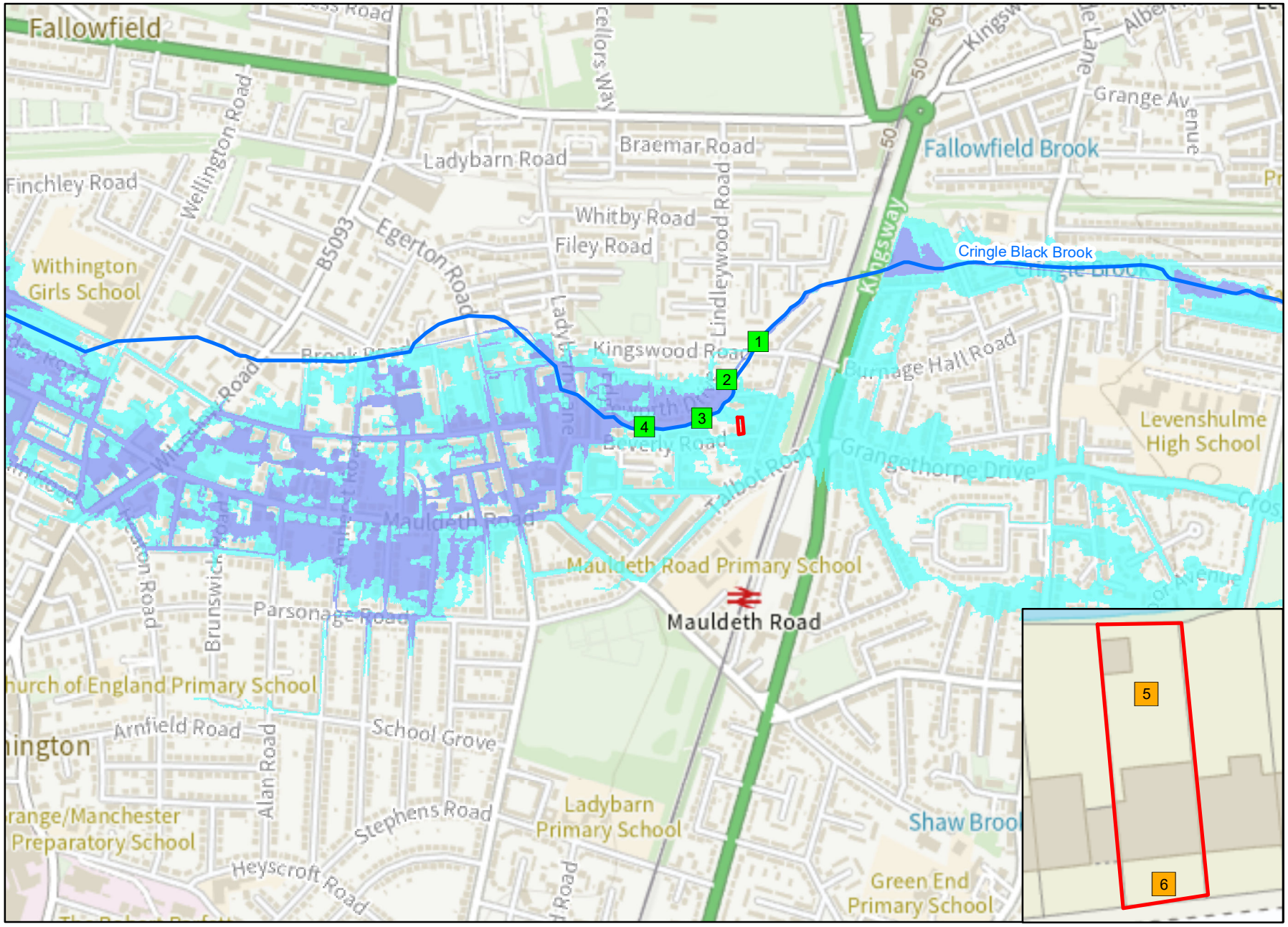
Detailed Flood Map Centred on Beverly Road, Manchester, M14 6TH.
Created 10/10/2023 [GMMC329213JM]



Environment Agency

1:10,001

N

Legend

- Site Location
- Model Measurements
- 2D Measurements
- Main River
- Flood Zone 3
- Flood Zone 2

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					Undefended													Defended													
Map Reference	Model Node Reference	Easting	Northing	Data	50 % AEP (1 in 2 year)	20 % AEP (1 in 5 year)	10 % AEP (1 in 10 year)	5 % AEP (1 in 20 year)	4 % AEP (1 in 25 year)	2 % AEP (1 in 50 year)	1.33 % AEP (1 in 75 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + 30% Increase in flow	1 % AEP (1 in 100 year) + 35% Increase in flow	1 % AEP (1 in 100 year) + 70% Increase in flow	0.5 % AEP (1 in 200 year)	0.1 % AEP (1 in 1000 year)	0.1 % AEP (1 in 1000 year) + 30% Increase in flow	50 % AEP (1 in 2 year)	20 % AEP (1 in 5 year)	10 % AEP (1 in 10 year)	5 % AEP (1 in 20 year)	4 % AEP (1 in 25 year)	2 % AEP (1 in 50 year)	1.33 % AEP (1 in 75 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + 30% Increase in flow	1 % AEP (1 in 100 year) + 35% Increase in flow	1 % AEP (1 in 100 year) + 70% Increase in flow	0.5 % AEP (1 in 200 year)	0.1 % AEP (1 in 1000 year)	0.1 % AEP (1 in 1000 year) + 30% Increase in flow
1	ea013_0238_CRINIS_2249	386256	393018	Modelled Water Level (m aodN)	40.36	40.50	40.73	40.83	40.84	40.91	40.94	40.97	41.05	41.07	41.14	41.02	41.26	41.32	40.36	40.50	40.73	40.83	40.84	40.91	40.94	40.97	41.05	41.07	41.14	41.02	41.26	41.32
				Modelled Flow (cumecs)	2.15	2.72	3.47	3.80	3.86	4.11	4.29	4.37	4.73	4.79	5.06	4.57	5.58	6.09	2.15	2.72	3.47	3.80	3.86	4.11	4.29	4.37	4.73	4.79	5.06	4.57	5.58	6.09
2	ea013_0238_CRINIS_2156	386197	393446	Modelled Water Level (m aodN)	40.21	40.34	40.49	40.55	40.56	40.60	40.62	40.63	40.67	40.68	40.70	40.66	40.75	40.79	40.21	40.34	40.49	40.55	40.56	40.60	40.62	40.63	40.67	40.68	40.70	40.66	40.75	40.79
				Modelled Flow (cumecs)	2.15	2.72	3.47	3.80	3.86	4.12	4.29	4.37	4.73	4.79	5.06	4.57	5.54	5.79	2.15	2.72	3.47	3.80	3.86	4.12	4.29	4.37	4.73	4.79	5.06	4.57	5.54	5.79
3	ea013_0238_CRINIS_2045	386152	393376	Modelled Water Level (m aodN)	39.95	40.06	40.19	40.26	40.27	40.32	40.34	40.35	40.42	40.43	40.50	40.40	40.62	40.71	39.95	40.06	40.19	40.26	40.27	40.32	40.34	40.35	40.42	40.43	40.50	40.40	40.62	40.71
				Modelled Flow (cumecs)	3.03	3.70	4.58	5.07	5.17	5.54	5.73	5.81	6.38	6.46	7.27	6.16	9.18	10.45	3.03	3.70	4.58	5.07	5.17	5.54	5.71	5.81	6.38	6.46	7.27	6.16	9.18	10.45
4	ea013_0238_CRINIS_1938	386046	393360	Modelled Water Level (m aodN)	39.47	39.57	39.73	39.78	39.79	39.83	39.85	39.86	39.91	39.91	39.95	39.89	40.08	40.16	39.47	39.57	39.73	39.78	39.79	39.83	39.85	39.86	39.91	39.91	39.95	39.89	40.08	40.16
				Modelled Flow (cumecs)	3.03	3.70	4.57	5.07	5.17	5.53	5.72	5.82	6.42	6.52	7.26	6.19	8.56	9.24	3.03	3.70	4.57	5.07	5.17	5.53	5.72	5.82	6.42	6.52	7.26	6.19	8.56	9.24

					Undefended		Defended	
Map Reference	Model Node Reference	Easting	Northing	Data	0.1 % AEP (1 in 1000 year)	0.1 % AEP (1 in 1000 year) + 30% Increase in flow	0.1 % AEP (1 in 1000 year)	0.1 % AEP (1 in 1000 year) + 30% Increase in flow
5	2D Levels	386222	393370	Modelled Water Level (m aodN)	41.39	41.41	41.39	41.41
6		386224	393349	Modelled Water Level (m aodN)	41.39	41.42	41.39	41.42

Model data taken from Cringle Brook 2017

AEP - Annual Exceedence Probability

m aodN - metres above ordnance datum Newlyn

cumecs - cubic metres per second

Notes: *Climate Change Scenario - 30%, 35% and 70% increases in flow calculated for the 2080's (2070 - 2115). Please see https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances for more information regarding the new climate change guidance. The location of the site and the type (vulnerability) of development determine the climate change allowances to consider in any flood risk assessment.

Road Defences

Start Date	Asset Type	Asset ID	Standard of Protection	Upstream Actual Crest Level (m aod)	Downstream Actual Crest Level (m aod)
01/01/2004	Natural High Ground	8871	100	41.17	39.56
01/01/2004	Engineered High Ground	9636	100	41.26	43.83