Flood Risk Assessment (FRS)

58 Ashstead Road, Sale, M33 3PX.
Proposed Single Storey Extension to Rear.

Find enclosed flood map from the Environment Agency, together with an Ordnance Survey sheet scale 1:1250 showing property 58 Ashstead Road, Sale, M33 3PX.

58 Ashstead is in flood zone 3, grid reference SJ79430 90310 as shown on enclosed Environment Agency flood map.

The flood level to Envoronment Agency Flood map is 27.2m above Ordnance datum.

There are flood defences protecting this area in both Manchester City and Trafford Borough Councils with a 1% chance of a river flooding happening each year to a 1 in 100 year standard or 1 in 200 year probability sea flood in any year. This standard is from the Environment Agency.

Floor levels of the existing dwelling are 27.24m above ordnance datum.

The floor level of the existing dwelling is 240mm above external ground level. The floor level in the extension will be the same as the existing dwelling; 27.24m above ordnance data as it is not practical to raise the proposed extension.

The surface water will be discharged into the existing below grounds main drainage.

The Environment Agency does not hold any record of past flooding occurrence for this site. This however does not mean that flooding has not occurred in the past or that it will not flood in the future.

Last Flood Risk update was on 10/07/2020: M33 3PX was assessed as being in a VERY LOW FLOOD RISK AREA. The nearest medium flood risk area is 164m away in M33 3LD.

Flood resistance measures to the Proposed Extension will be provided by the use of flood resistance construction methods for the first metre above floor level.

Examples

Internal and external walls to be constructed from absorbent resistant brickwork and blockwork.

Cavity wall insulation to be non-absorbent material.

Floor construction to be absorbent resistant concrete.

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**379439/390310**	**5 Nov 2023 16:27**

Your selected location is in flood zone 3
– an area with a high probability of flooding.

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
379439/390310

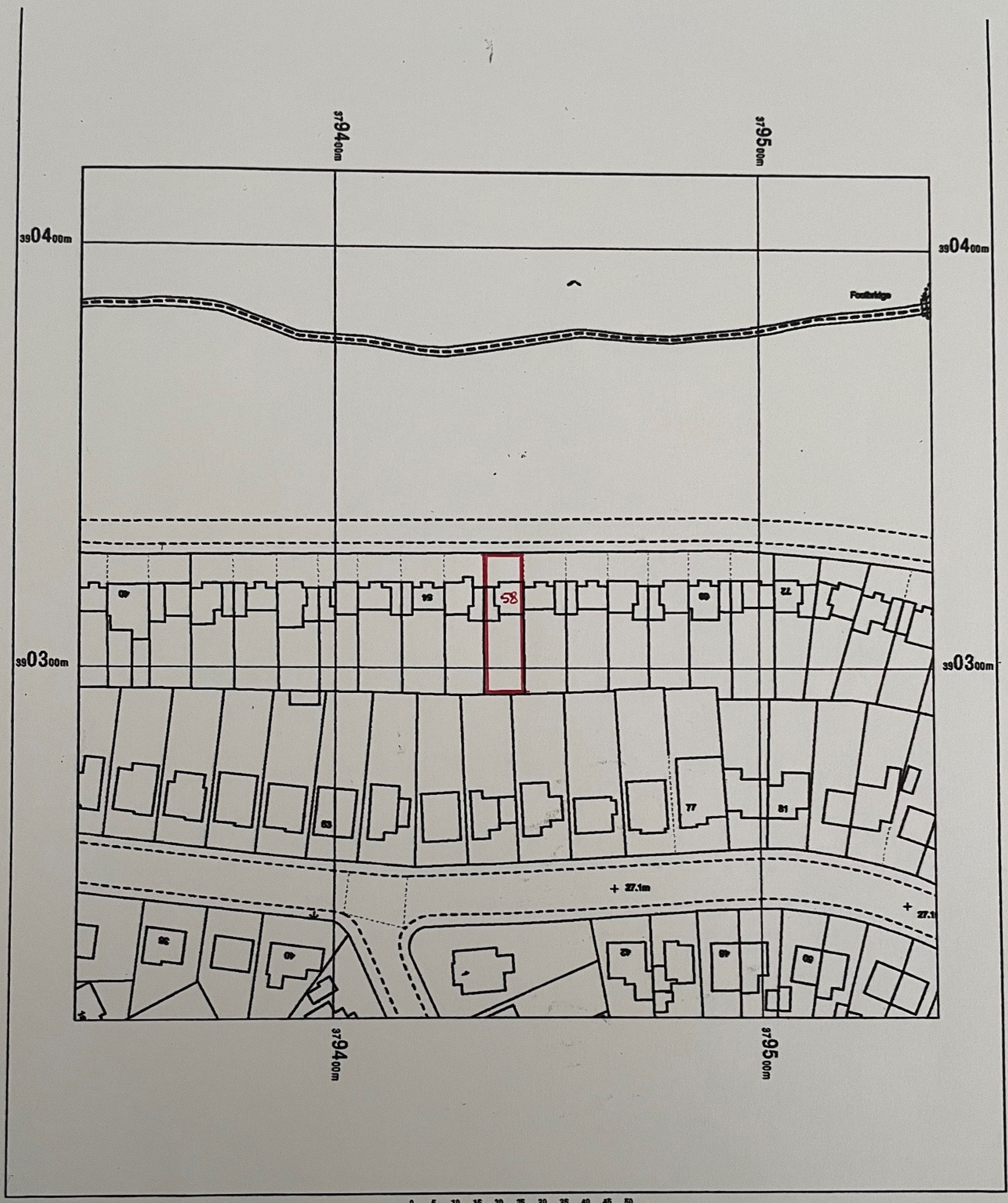
Scale
1:2500

Created
5 Nov 2023 16:27

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

0 20 40 60m

© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.



58 Ashstead Road
Brooklands
Sale
M33 3PX

OS MasterMap 1250/2500/10000 scale
Thursday, July 27, 2023, ID: MDP-01117273
www.malcolmhughes.co.uk

1:1250 scale print at A4, Centre: 379441 E, 390318 N

©Crown Copyright Ordnance Survey. Licence no. 100019980

N

MALCOLM HUGHES
CHARTERED LAND SURVEYORS

BROOK

SITE PLAN 1:500

0 5 10 15 20

58 ASHSTEAD ROAD, SALE.
M33 3PX.

ASHSTEAD ROAD

GRASS

DRIVE

GRASSED AREA

56

58

EXTENSION

1·8M POST/PANEL FENCE

GRASS

1·8M POST/PANEL FENCE

63

77

CRANLEIGH DRIVE

+ 27.1m