

17th November 2023

Flood Risk Statement

Application Number : 138329/FH/2023

Location : 139 Manley Road, Manchester, M16 8NF

Description of Proposed Development

Erection of a single storey rear extension, one side with pitched roof, the other with flat roof.
Demolition/removal of existing rear single storey outrigger (with FFL lower than that of main house).
Demolition/removal of existing garage. Existing side window removed, new door to utility room, proposed. The new FFL in the extension will be on the same level as that of the existing main house.
Fig. 1 shows the ground floor plan indicating finished floor levels and estimated flood levels (inc. estimate factoring in climate change and measured in mAOD). The FFL is well above the estimated flood levels.

Flood Risk Assessment

The site in question is in Flood Zone 2 (see Fig. 2)

The following statements for the various potential sources of flooding have been obtained from the Environment Agency:

1. Surface Water - Low Risk
2. Rivers & the Sea - Very Low Risk
3. Reservoirs - There is a risk of flooding from reservoirs in this area
4. Groundwater - Flooding from groundwater is unlikely in this area

Estimated Flood Level for this Development

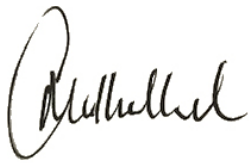
**Please refer to the flood map (Fig. 2), the flood defence map (Fig. 3), and the flood level data tables (Fig. 4), all obtained from the Environment Agency.*

Also refer to the Ground Floor Plan Drawing (Fig. 1) which shows finished floor levels and estimated flood levels for the property.

Conclusion

The proposals to the site in question include a rear extension where the proposed FFL is level with that of the existing property. This level is comfortably higher than the estimated low risk flood levels (more than 300mm) and therefore there is no need to implement any flood resilience/resistance measures within the proposals.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Mulholland', with a large, stylized initial 'M'.

Chris Mulholland RIBA ARB
Director (Mulholland Architecture Ltd.)

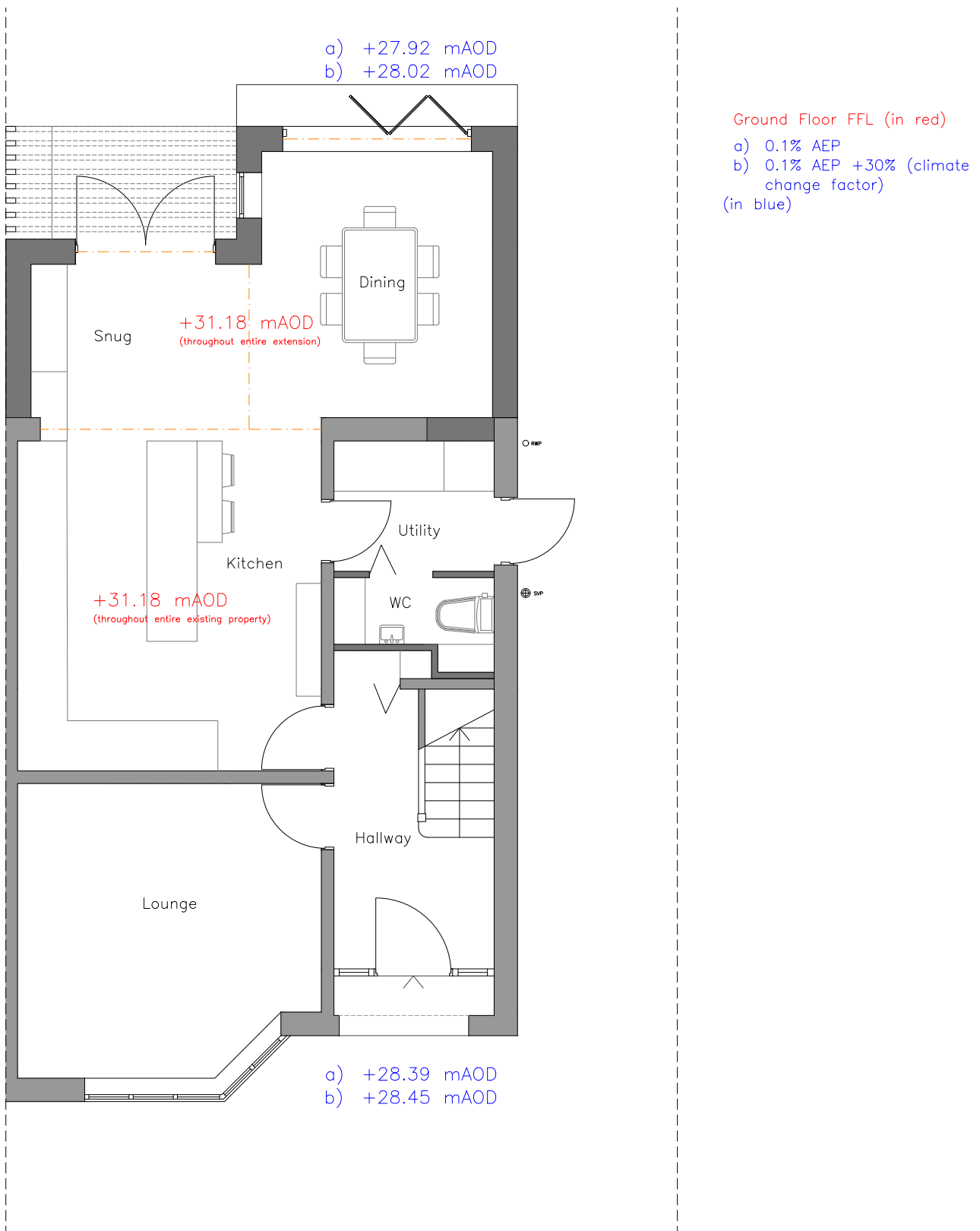


Fig. 1

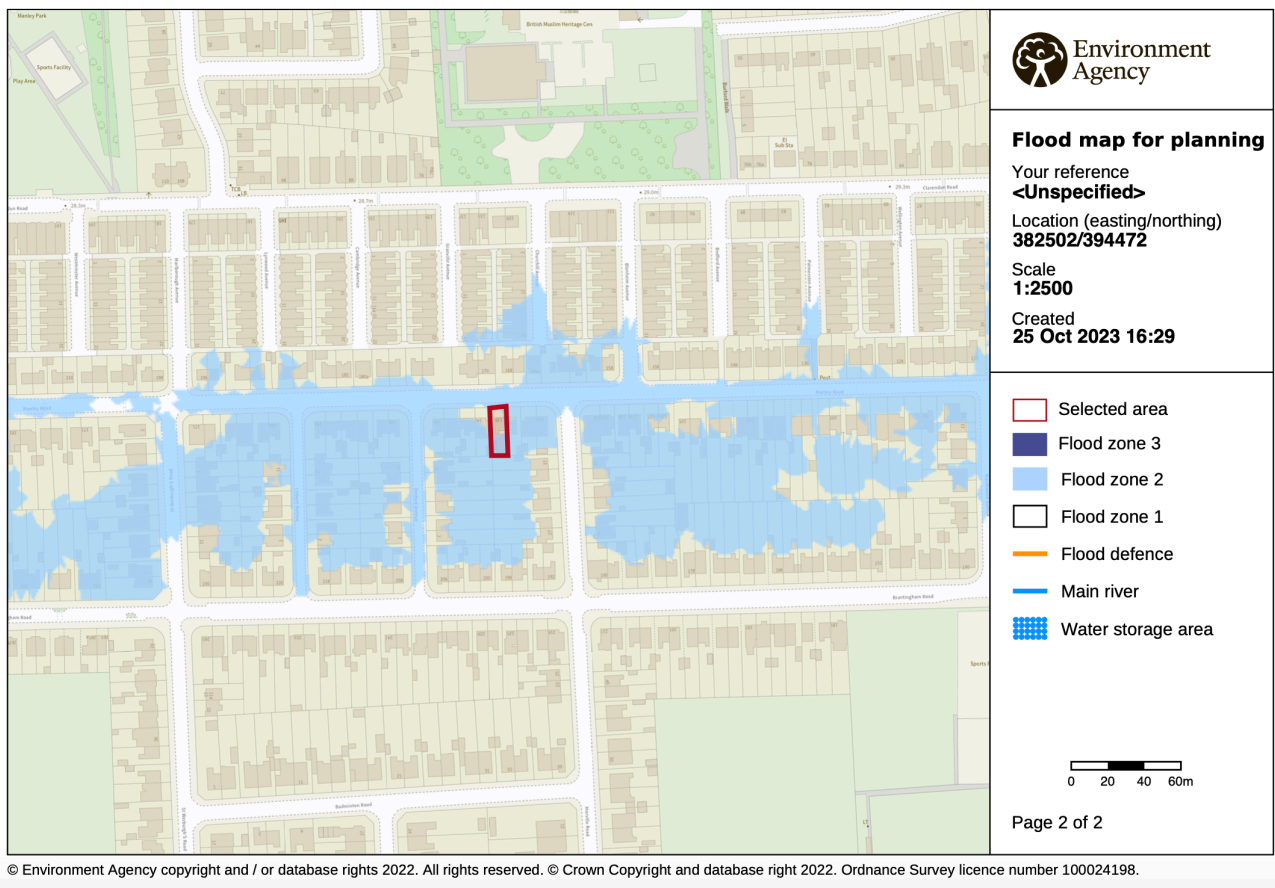


Fig. 2

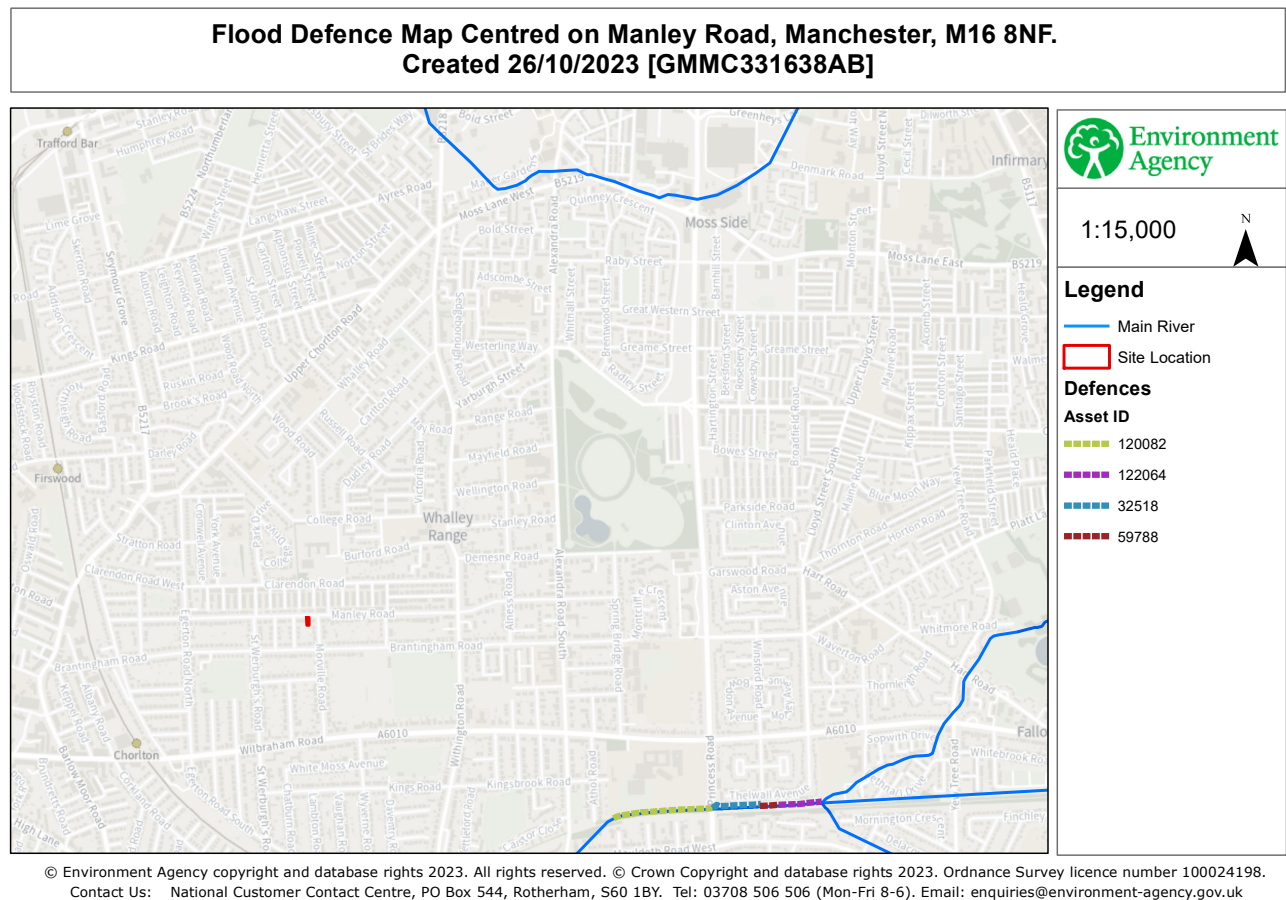


Fig. 3

Study Reference	Project Name / Reference	Location	Project Type	Area	0% % ADP (1 to 10 years)	10% % ADP (1 to 10 years)	15% % ADP (1 to 10 years)	20% % ADP (1 to 10 years)	25% % ADP (1 to 10 years)	30% % ADP (1 to 10 years)	35% % ADP (1 to 10 years)	40% % ADP (1 to 10 years)	45% % ADP (1 to 10 years)	50% % ADP (1 to 10 years)
1	wp11_100m_corn100	304119	201720	Modified Water Level in m aDRL	32.15	32.27	32.44	32.61	32.77	32.93	33.07	33.20	33.34	33.48
2	wp11_100m_corn15	304140	201810	Modified Flow in m³/s	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39
3	wp11_100m_corn20	304141	201810	Modified Flow in m³/s	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39

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7	201_100m	204271	204472	Modified Water Level in m aDRL	24.29	24.29	24.29	24.29	24.29	24.29	24.29	24.29	24.29	24.29

Model data base: Euro-Channel and Canal 2012
ADP - Annual Exceedance Probability
m aDRL - reference level or datum (delta m aDRL)
numbers - cubic meters per second

Notes: "Climate Change Scenario": 20% 10% and 15% increases in flow calculated for the 2010s (2070 - 2145). Please see https://www.grainvaldanoval.com/downloads for more information regarding the new climate change scenario. The location of the dam and the type scenario of development (scenario for climate change scenarios) is indicated in the table.

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Fig. 4