

DO NOT SCALE FROM DRAWING.
ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES TO BE NOTIFIED TO C.A. IMMEDIATELY.
IF IN DOUBT ASK?

40 Victoria RdFallowfield, Manchester M14 6BQ- Flood Risk Analysis.

M14 6BQ geodata

Easting 384772
Northing 393672
Latitude 53.439600
Longitude -2.230705

Where is M14 6BQ?

Street Victoria Road
Locality Fallowfield
Town/City Manchester
Country England
Postcode District M14

M14 6BQ Elevation

Elevation or altitude of M14 6BQ as distance above sea level:

Metres Feet
Elevation 30m 98ft

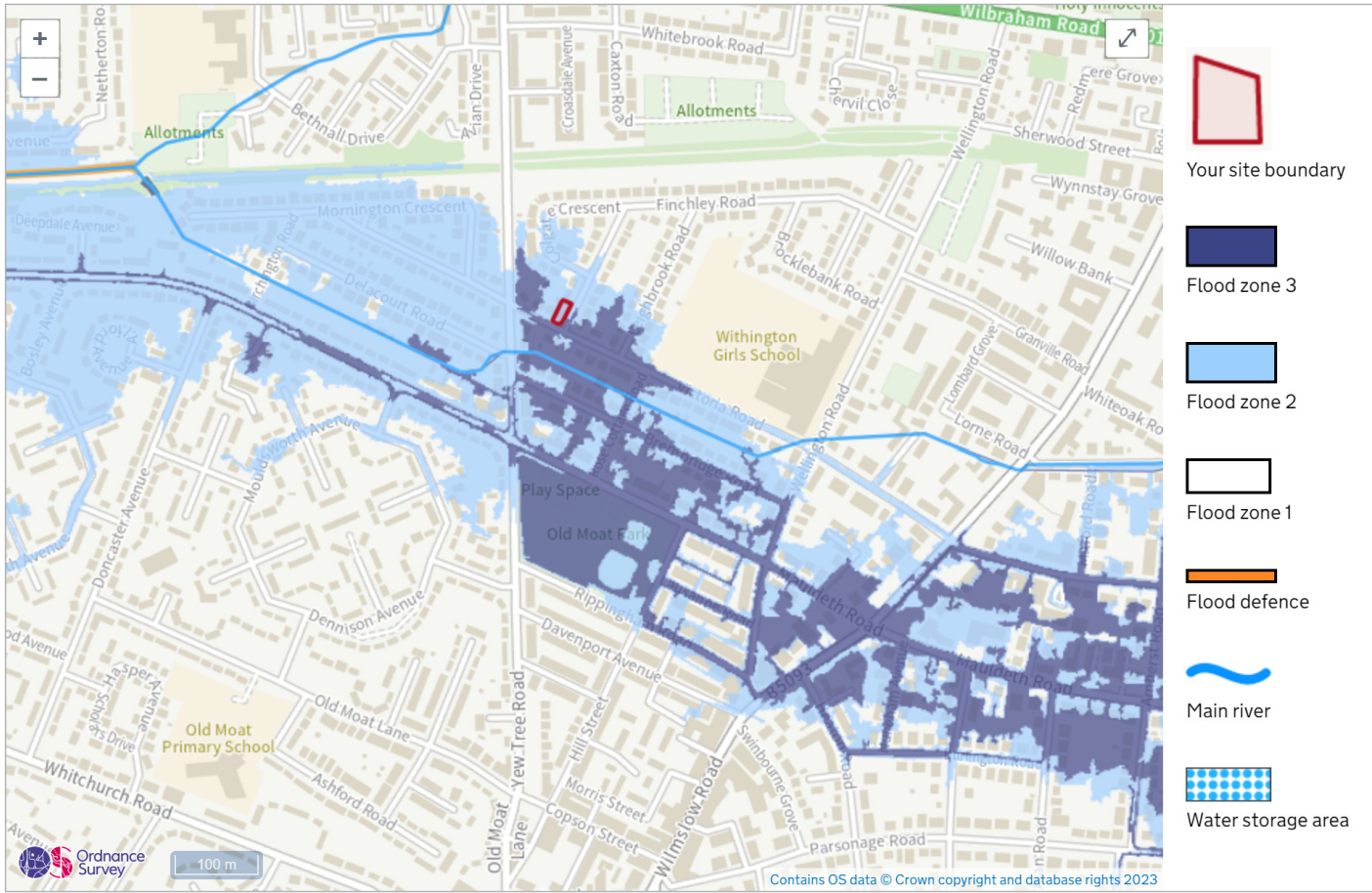
Elevation is measured from the approximate centre of the postcode, to the nearest point on an OS contour line from OS Terrain 50, which has contour spacing of ten vertical metres.

This location is in flood zone 2

What flood zone 2 means

Land within flood zone 2 has a medium probability of flooding from rivers and the sea.

You need to carry out a flood risk assessment (FRA) as part of the planning application for this development.



NOTE!!

ANY CHANGES OR DEVIATIONS FROM THE APPROVED PLANS REQUIRED BY CLIENT/BUILDER TO BE SANCTIONED BY ALL RELEVANT LOCAL AUTHORITY DEPARTMENTS AND ENGINEERS TO REGAIN APPROVAL PRIOR TO ANY COMMENCEMENT OF WORK.

ALL SPECIFICATION AND DESIGNS ARE TO BE CHECKED AND APPROVED BY THE LOCAL PLANNING AUTHORITY AND RELEVANT BUILDING CONTROL DEPARTMENTS PRIOR TO THE COMMENCEMENT OF ANY WORKS.

IT IS THE CONTRACTOR/APPLICANT RESPONSIBILITY FOR RECTIFYING ANYTHING THAT HAS BEEN CARRIED OUT PRIOR TO ANY APPROVALS BEING GRANTED.

CONTRACTOR/BUILDER IS/ARE RESPONSIBLE TO SITE CHECK ALL DIMENSIONS AND LEVELS BEFORE STARTING WORK.

EXACT BOUNDARY POSITIONS TO BE IDENTIFIED PRIOR TO ANY SITE WORKS COMMENCING.

CONTRACTOR/BUILDER IS/ARE TO ENSURE THAT NO PERSONS/MATERIALS OR MACHINERY TO ENCROACH OVER ANY BOUNDARIES WITHOUT THE CORRECT WRITTEN CONSENT OF THE ADJOINING LAND/PROPERTY OWNERS.

PARTY WALL ACT 1996

IT IS THE RESPONSIBILITY OF THE APPLICANT TO NOTIFY THE ADJOINING PROPERTY OWNERS OF THEIR INTENTION TO BUILD ON, OR WITHIN 3 METRES OF THE BOUNDARY LINE UNDER THE ABOVE LEGISLATION. THIS SHOULD TAKE THE FORM OF A WRITTEN NOTICE, DETAILS OF WHICH CAN BE FOUND AT THE O.D.P.M. WEBSITE, OR FROM THE LOCAL AUTHORITY DEVELOPMENT CONTROL DEPARTMENT.

rev	comments	initials	date
Anything PROPERTY 529 Wilbraham Road, Manchester, M21 0UE Telephone: 01614640323 Email: admin@anything-property.co.uk Web: www.anything-property.co.uk			
client			
/			
project			
/			
content			
Flood Risk Analysis		rev	
date			
12/06/2023 19:42:44			
scale		sheet	
		A3	
project number		drawing number	
/		106	
purpose of issue			
Write here			