

Flood Risk Assessment

1 Roch Bank,

Manchester,

M9 8FL

The proposed development is to extend a domestic property. The proposal includes the construction of a two storey extension to the side of the above dwelling. The existing dwelling is 16m away from the river Irk and although the proposed extension is on the side making it closer to the river, the floor level of the proposed extension is the same level of the existing ground floor on the main dwelling and will cause any more flood risk to the property. There are a number of properties along Roch bank and Kendall Road which are much closer to the river even when the proposed extension is built.

According to the River levels Uk website 'The usual range of the River Irk at Collyhurst Weir is between 0.12m and 0.80m. It has been between these levels for 90% of the time since monitoring began.

The highest level ever recorded at the River Irk at Collyhurst Weir is 1.43m, reached on Saturday 16th March 2019 at 6:00pm'

The dwelling is at a raise level from the river and will remain this way with the proposed extension.

The dwelling and the proposed extensions are in a flood zone 3 area. The additional extension will in no way affect any flooding to the property as the dwelling is set at a higher level from the river.