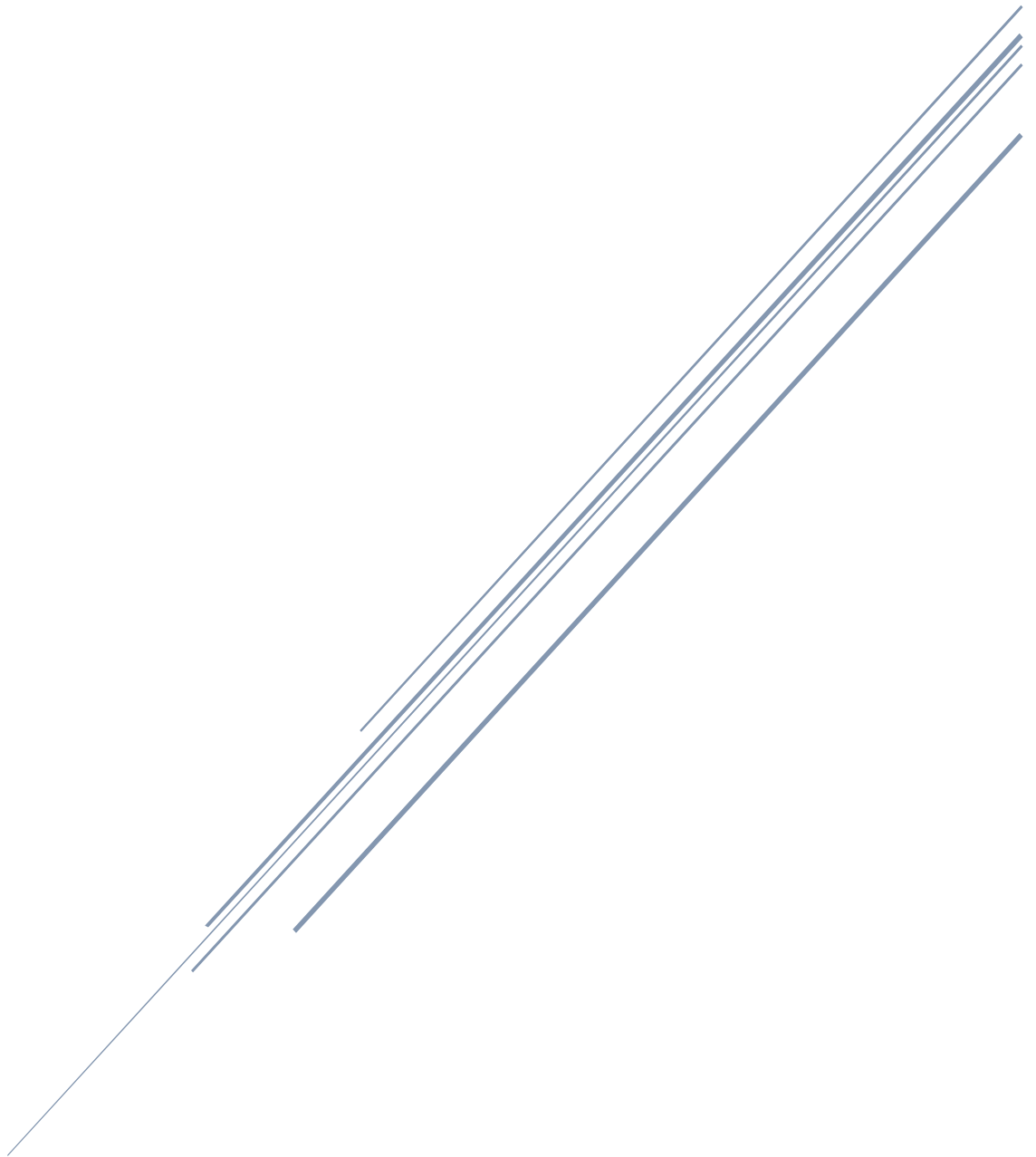


FLOOD RISK ASSESSMENT

50 Morningside Drive, East Didsbury, M20 5PN



Ramy Al-Obaidi
24/05/2023

Work Description

The existing house is a three-bedroom house, full address is 50 Morningside Drive, East Didsbury postcode M20 5PN, grid coordinate (385336, 389613). The house was built in circa 1950s. The M20 5PN altitude is 40m AOD.

The proposal includes single story extension to the rear and side and a porch at the front entrance door. The Finishing Floor Level (FFL) of the new extension will be at the same level as the existing FFL of the house.

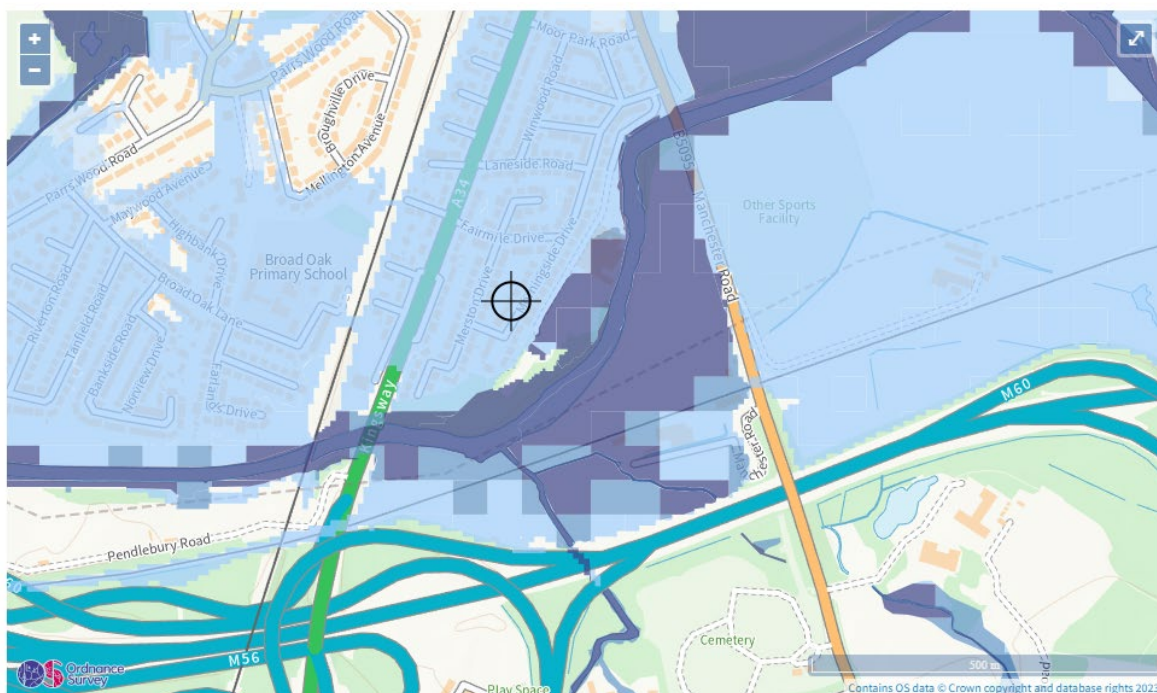
Flood Assessment:

The site Location: 50 Morningside Drive, East Didsbury, M20 5PN.

Site Flood Risk: the site is within Flood Zone 2 – Refer to Appendix A for Flood Map for Planning from the Environmental Agency.

The map of East Didsbury (Manchester, Greater Manchester) postcodes and their flood risks. Each postcode is assigned a risk of high, medium, low, or very low, and then plotted on East Didsbury flood map. Most East Didsbury postcodes are low flood risk, with some high flood risk postcodes.

The 50 Morningside Drive house is in a low-risk flood area, see plan – 1 below. There are no records show that the houses in postcode M20 5PN have been flooded or damaged due to flood previously.



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected

Plan – 1: Extent of flooding from rivers or the sea –

Source: <https://check-long-term-flood-risk.service.gov.uk/map?easting=385334&northing=389609&map=Reservoirs>

Flood Risk from the surface water is very low risk according to the flood risk summary for the area around, refer to the link below:

<https://check-long-term-flood-risk.service.gov.uk/risk>

There is a risk of flooding from reservoirs in this area, according to the flood risk summary for the area around. However, flooding from reservoirs is extremely unlikely. An area is considered at risk if peoples' lives could be threatened in the event of a dam or reservoir failure. Refer to the link below:

<https://check-long-term-flood-risk.service.gov.uk/risk>

Flood from groundwater for the area is unlikely, according to the flood risk summary for the area around. Refer to the link below:

<https://check-long-term-flood-risk.service.gov.uk/risk>

Flood Defences: there are flood defences protecting the immediate are indicated by the orange line on the East Didsbury Flood map. There is also water storage area for flood storage during flood time, if happened. Refer to Appendix A for the Flood Map for Planning from the Environmental Agency.

The typical water level of the Didsbury Monitoring Station is 2.59m and 4.67m AOD. it has been between these levels for 90% of the time since monitoring began, refer to link below.

<https://riverlevels.uk/greater-manchester-didsbury#:~:text=The%20typical%20recent%20level%20of,days%20in%20the%20past%20year>.

The applicant is aware of the possible flood risk and has signed up to receive Environmental Agency warnings.

Floor Levels: Existing ground level of the house is 40.00 m AOD, see table – 1 below.

M20 5PN Elevation		
Elevation or altitude of M20 5PN as distance above sea level:		
	Metres	Feet
Elevation	40m	131ft

Table - 1: Elevation of M20 5PN

Source: <https://www.getthedata.com/postcode/M20-5PN>

There are no records show that the water level of the river has reached the ground level of the postcode of the house. Therefore, the proposed extension FFL will be set at same height as existing house FFL.

Appendix A

Flood Map for Planning

Source: Environmental Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
385332/389612

Created
16 May 2023 20:34

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

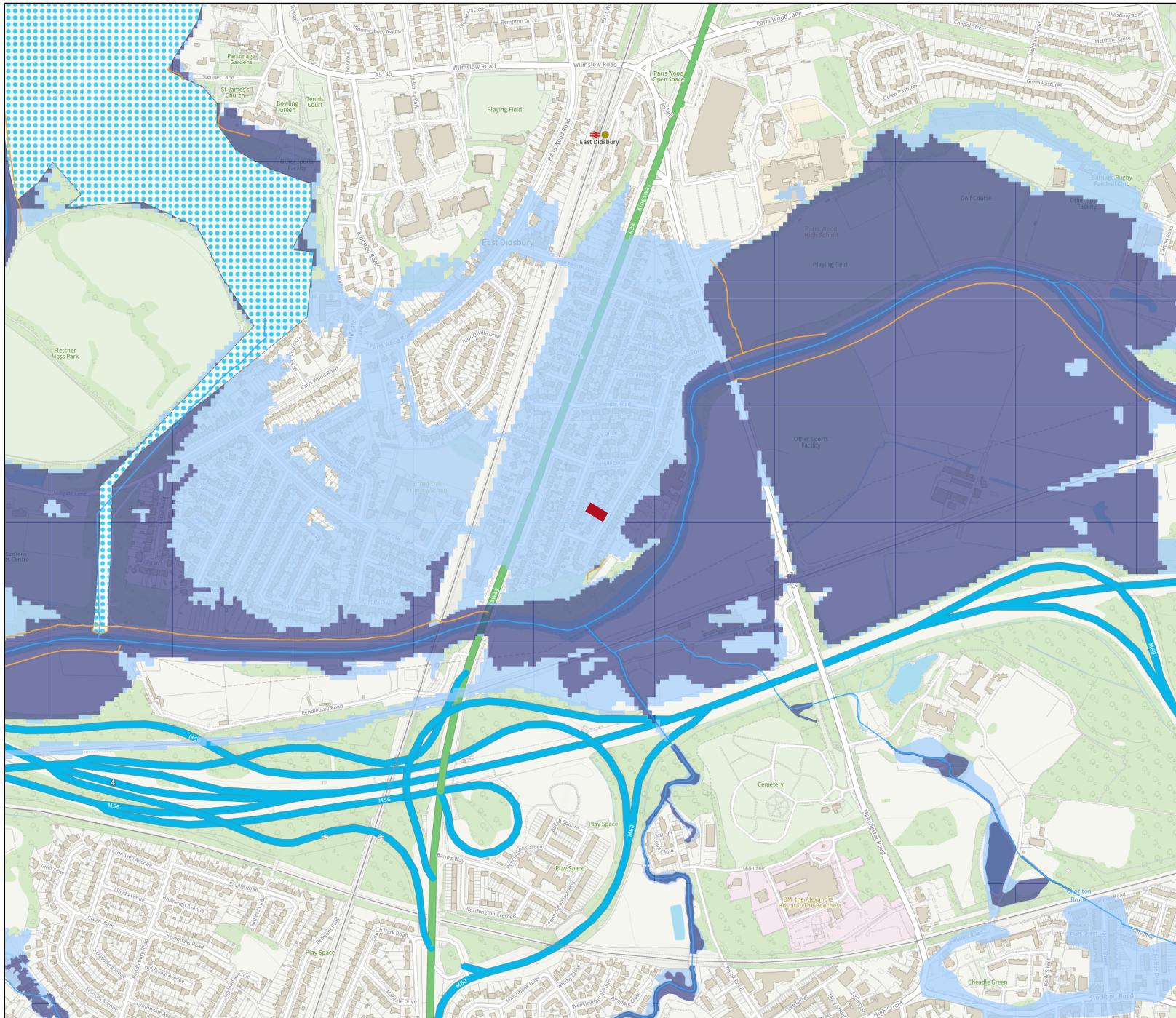
Notes

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>



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
385332/389612

Scale
1:10000

Created
16 May 2023 20:34

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


0 100 200 300m