

Flood Risk Assessment

Project: **Double storey extension to rear, new entrance and new roof, to accommodate additional living accommodation.**

Location: **459 Altrincham Road, Manchester, M23 1AA**

Date: **January 2023**

Site Analysis

The proposal site is a detached dwelling located at the junction of Altrincham Road and Spinney Road, in the Wythenshawe area in South Manchester. The property is a 2-storey rendered building, with a pitched roof. The runoff from the roof and hard standing area, discharges into the main sewer.

Across from the proposal site, there is a large park, which has large, grassed areas, allowing for natural drainage, and attenuation.

The property is located in close proximity to Baguley Brook, which is an active water course running through the rear garden of the property. As you will see from the Flood Map, provided by Environment Agency, although the garden to the East of the property is shown to be in a Flood Zone 2, the property itself is not within this area, thus very unlikely chance of flooding. There is no record of the property flooding from Baguley Brook in the last 100 years.

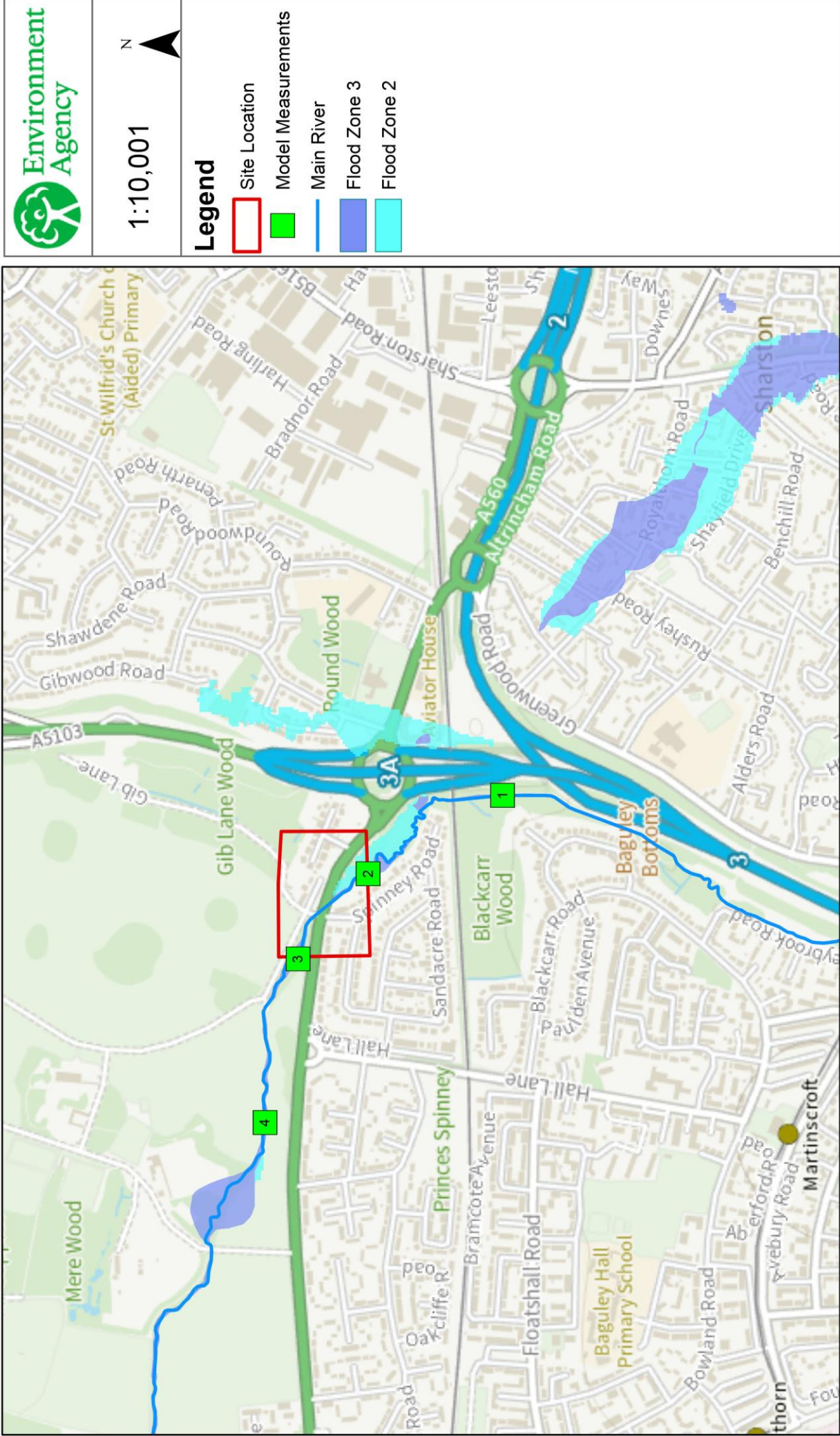
Statement:

- i. The site is located within Flood Zone 2 – Grid Reference is 381844 / 389366– as identified on Environment Agency's Flood Map. (See Appendix 1)
- ii. The 100 Year flood level is 34.09 AOD – And the 1000Year flood Level is slightly higher at 34.36; obtained from Environment Agency's Data (See Appendix 2).
- iii. There are no flood defences protecting this site, as the likelihood of flooding is very low.
- iv. Existing minimum ground level is above the expected flooding level.
- v. The Environment Agency has no record of the site being flooded.
- vi. The proposed extension to the existing dwelling will not affect the chance of flooding in the proposal site.

APPENDIX 1

ENVIRONMENT AGENCY'S FLOOD MAP

Detailed Flood Map Centred on Altrincham Road, Manchester M23 0AN.
Created 20/01/2023 [GMMC295484JP]



APPENDIX 2

ENVIRONMENT AGENCY DETAILED FLOOD DATA

Map Reference	Model Node Reference	Easting	Northing	Data	Undefended			Defended
					1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + Climate Change*	0.1 % AEP (1 in 1000 year)	
1	ea013_Model_09_BAGU02_00015	382169	388949	Modelled Water Level (m aodN) Modelled Flow (cumecs)	37.51 1.77	37.55 2.12	37.61 2.58	37.51 1.77
2	ea013_Model_09_BAGU01_00029	381844	389366	Modelled Water Level (m aodN) Modelled Flow (cumecs)	34.09 2.99	34.16 3.48	34.36 4.33	34.08 2.99
3	ea013_Model_09_BAGU01_00024	382012	389219	Modelled Water Level (m aodN) Modelled Flow (cumecs)	35.20 3.60	35.26 4.30	35.32 5.27	35.21 3.58
4	ea013_Model_09_BAGU01_00035	381520	389427	Modelled Water Level (m aodN) Modelled Flow (cumecs)	33.18 3.76	33.27 4.39	33.41 5.36	33.18 3.69

Model data taken from Alrincham 2009

AEP - Annual Exceedence Probability

m aodN - metres above ordnance datum Newlyn

cumecs - cubic metres per second

APPENDIX 3

SITE LOCATION PLAN

382042
SJ8289
389359

389225
SJ8289
382042

389350
382000

389300

389250

381950

381950

381900

381900

381878
SJ8189
389359

381878
389225
SJ8189

389350

389300

389250

