

Flood Risk Management Statement

Reference: PP-12015255

234 Brantingham Road

Chorlton Cum Hardy

Manchester

M21 0QZ

Proposed Works

Proposed erection of a single storey front extension at the front of house at 234 Brantingham Road, Chorlton-Cum-Hardy, Manchester.

Environment Agency FRA

Please see below an extract from the Environment Agency Data request software confirming that the area in question is noted as 'Low' risk for likelihood of flooding:

RoFRS Postcode Flood Likelihood Category Database

Environment Agency

Postcode Search by Sort Office/District/Sector

Area: M District: 21 Sector: 0 Search

Postcode Search Details No. of Selected Postcodes (excluding postcode units wholly outside): 21

Property count:

	Residential	Non-Residential	Unclassified	Total
Very Low	0	0	0	0
Low	146	13	5	164
Medium	0	0	0	0
High	0	0	0	0
Total at Risk	146	13	5	164
Total in Search Area	2402	136	184	2722

Specific Postcode Search

Search

Postcode Unit Details

Property count:

	Residential	Non-Residential	Unclassified	Total
Very Low	0	0	0	0
Low	20	0	0	20
Medium	0	0	0	0
High	0	0	0	0
Total at Risk	20	0	0	20
Total in Postcode	22	0	0	22

M21 0AZ
M21 0BN
M21 0GU
M21 0GY
M21 0QU
M21 0QY
M21 0QZ
M21 0RB
M21 0RD
M21 0RE
M21 0RF
M21 0RG
M21 0RJ
M21 0RR
M21 0SD
M21 0TG
M21 0TN
M21 0TQ

Historic Flood Events

Please see below an extract from the only noted Flood warning in the area in the last 5 years, which shows that our property (located to the North of the bowling green on the map) did not fall under threat.

The red highlighted area on the map below outlines the area covered by this Flood Warning.

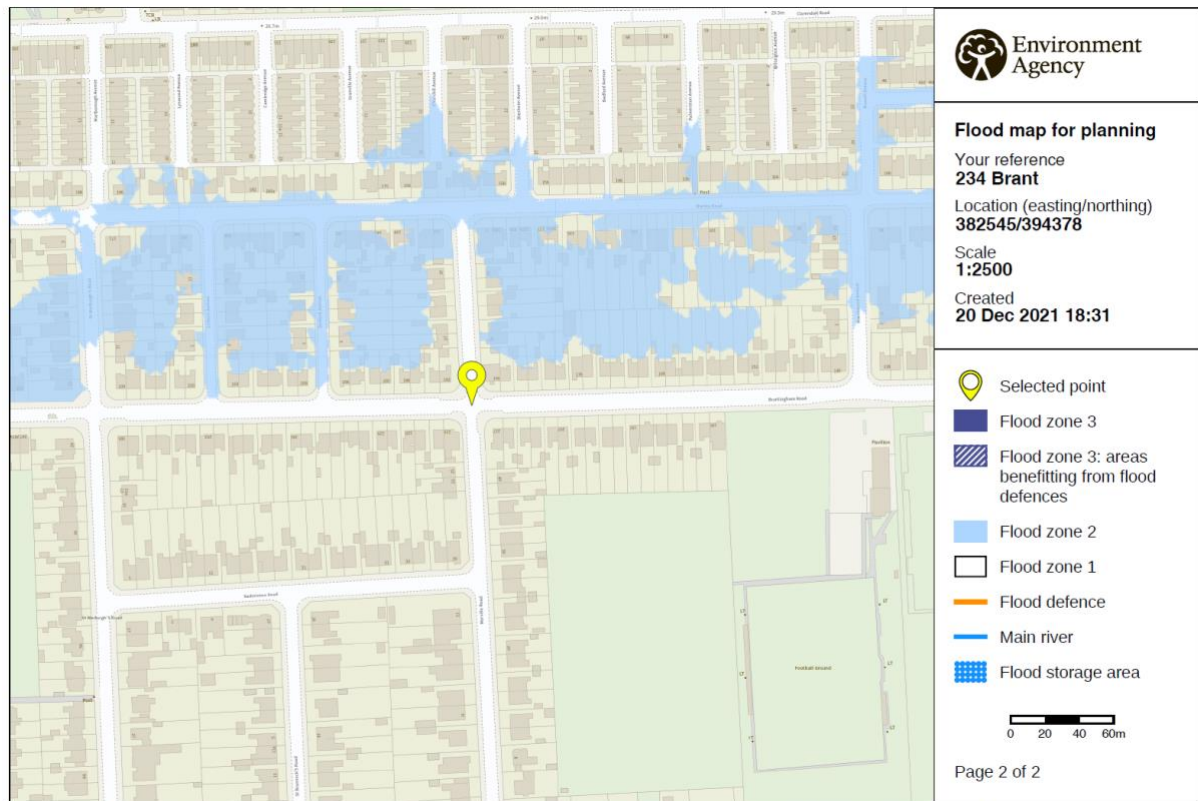


Existing Drainage Features

The property incorporates drainage locations to the entire perimeter of the house, into which both surface water and rain pipes discharge directly and connect to the mains system. The proposed extension is set to be located on existing hardstanding surfaces which manage surface water through falls into the drain locations. The extension will not reduce the amount of permeable surface within the curtilage of the property.

Estimated Flood Level of Development

Environment Agency location is in a Flood Zone 2 – map attached below for reference:



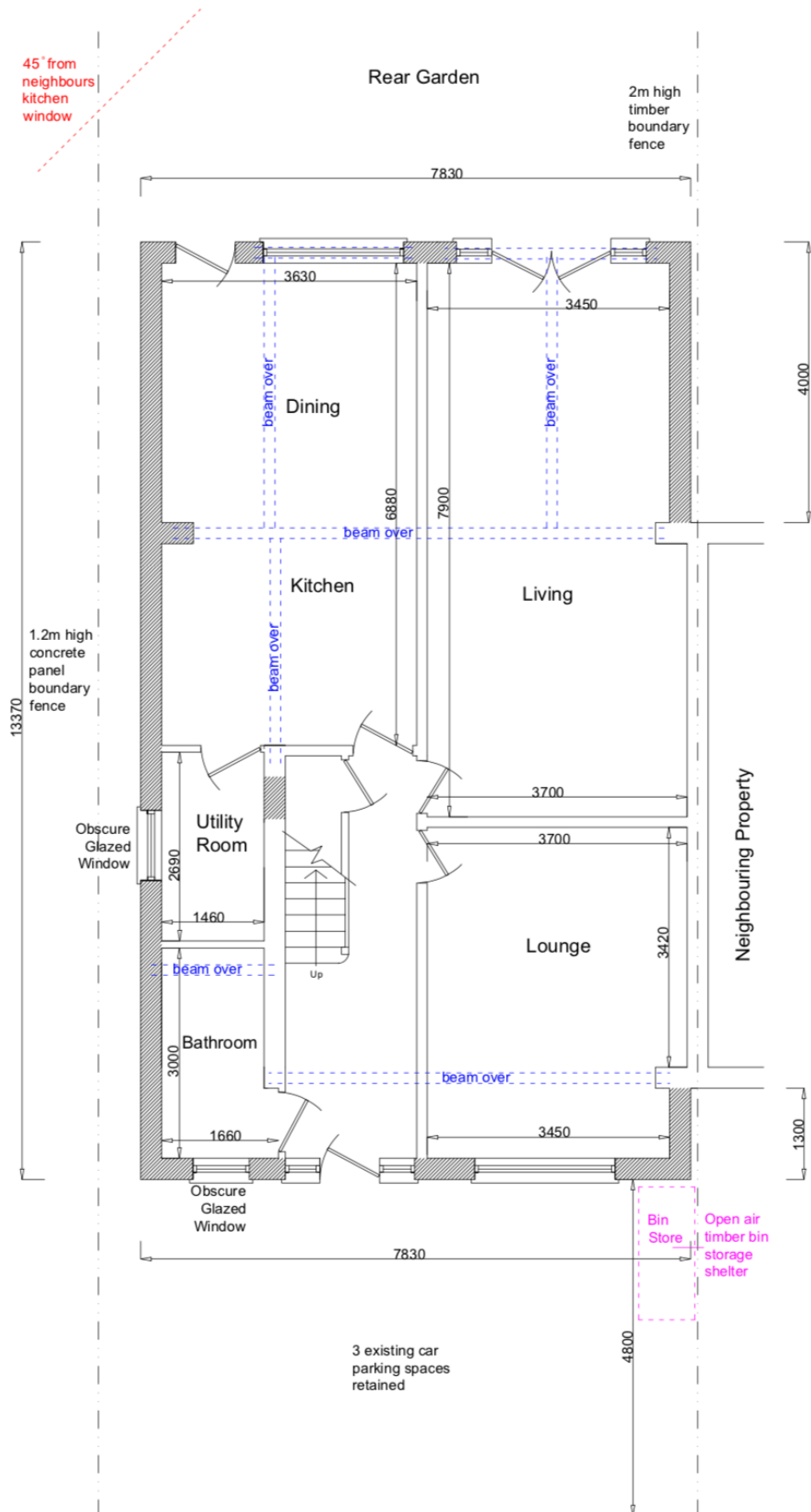
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Flood Risk Vulnerability Classification

Small/minor development on impermeable ground, similar to precedent set on surrounding residential properties.

Proposed GA

Below extract from Planning submitted information shows that the proposed new floor level will be no lower than the existing, sitting a minimum of 150mm above surrounding ground level to the side of the property.



Proposed Ground Floor Plan