



FLOOD RISK ASSESMENT

In accordance with The Environment Agency's Standing Advice for Minor Planning Applications

For. **21 Tanfield Road, Manchester, M20 5GE**

Proposal. **Erection of a two storey side extension to provide additional living accommodation**

Prepared by **S BOLSOVER**

Of

SMASHBOX ARCHITECTURE LIMITED

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SUMMARY

The red-line boundary containing the development site is shown to be situated within an area of Low Flood Risk of the Environment Agency Flood Map in terms of Rivers and the Sea and Surface water, though there is a risk of flooding from the reservoir.

This statement is to support a minor householder application for the erection of a two storey side extension, to provide additional living accommodation.

The application site is 21 Tanfield Road and currently comprises a semi-detached property of two storeys in height.

The nearest watercourse to the application site is the River Mersey which is located approximately 500m + south of the proposed development.

The proposed works lie within the area of low flood risk and the proposed finished floor level (FFL) would be raised above the lowest ground level by at least 300mm. The proposed FFL would match the existing FFL and therefore be no lower than any of the existing FFL's within the existing property.

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