

Flood Risk Assessment

30/10/2022

Site Address

19 Yewtree Lane
Northenden
M22 4DX

Assessment for the purposes of determining flood risk for a proposed side and rear extension to the above property lodged with Manchester city council ref:134043/FH/2022

Long term flood risk assessment

(information source: <https://check-long-term-flood-risk.service.gov.uk/risk>) and Greater Manchester, Merseyside and Cheshire (GMMC) Environment Agency

Possible Flood Risks

Rivers and the sea

Low risk

This area has a chance of flooding of between 0.1% and 1% each year.

Surface water

Low risk

This area has a low risk of flooding as a result of surface water not being able to drain away.

Reservoirs

Flooding of this area from reservoirs is extremely unlikely.

Flood risk mitigation

Finished floor heights within the proposed extension will be kept at the same level as the existing property. Detailed flood maps and data provided by GMMC Environment Agency show 19 Yewtree lane highlighted. Land in front of the property has never been breached by flood water and is not modelled to do so. Please see attached documentation.