

# Flood Risk Statement

## 657 Ashton New Road, Clayton, M11 4QJ

### Single Storey Rear Extension

#### SITE

The application relates to No. 657 Ashton New Road, a single storey cafe located in Clayton. The surrounding area is a mix of residential terraced housing to the north and east, commercial properties to the west and green space to the south.

#### PROPOSAL

This application seeks planning permission for the erection of a single storey rear extension with a footprint of 17.8m<sup>2</sup>.

#### FLOOD RISK ASSESSMENT

The site is situated within an area that is at risk of high surface water.

The finished floor level of the extension will match the ground floor level of the existing property.

Surface water will be discharged to the existing mains drainage arrangement as for the main building. Due to the 17.8m<sup>2</sup> footprint of the proposed extension the amount of additional surface water discharging will be minimal.

Due to the scale and nature of the proposed extension we believe that the risk of flooding is low and that the development is unlikely to increase the risk of flooding elsewhere or significantly affect the current drainage system.