Flood Risk Assessment

129 Wilbraham Road, Fallowfield, M14 7DS

12 December 2025

JD Northwest Ltd

ASHFIELD
SOLUTIONS GROUP

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Executive Summary

Ashfield Flood Risk Solutions ("Ashfield") were commissioned by JD Northwest Ltd ("the client") to undertake a Flood Risk Assessment ("FRA"), for 129 Wilbraham Road, Fallowfield, M14 7DS ("the site"). This report has been prepared in support of a planning application for the proposed single storey rear extension to the ground floor shop and change of use of the first floor to 2x one-bedroom apartments with a side extension on the first floor.

The nearest Environment Agency (EA) designated Main River to the site is the culverted Platt Brook, located approximately 20m to the west. This flows towards the south west where it emerges into open channel approximately 495m to the south-west of the site. The EA Risk of Flooding from Rivers and Sea (RoFRS) dataset indicates existing building and proposed extension are not at risk of fluvial flooding across all mapped probability scenarios in the present day and when accounting for climate change.

Detailed flood model data has been obtained from the EA in the form of Product 4 PDF maps showing maximum modelled flood extents and flood levels within node points. This is from the Chorlton Platt Gore 2024 flood model, the company who undertook this modelling was not disclosed within the information provided. From a review of the flood model data, the site is not at risk of fluvial flooding across all return periods up to and including the 1 in 1000 year event plus when accounting for an additional 53% for climate change. The design flood event is the 1 in 100 year event + 41% climate change, of which the FFL of the building is elevated 0.14m above. Therefore, the overall risk of flooding from fluvial sources is Low.

The EA Risk of Flooding from Surface Water (RoFSW) flood maps indicate the site is at risk of flooding in the low probability event to depths of less than 0.2m in the present day and when accounting for climate change. Therefore, the overall risk of flooding from surface water is Low. The risk of flooding from groundwater, reservoir failure and artificial sources is also Low, with risk of flooding from tidal sources Negligible.

Based on the EA vulnerability classification system outlined in Annex 3 of the Planning Practice Flood Risk and Coastal Change Guidance, the proposed development would be classed as more vulnerable. Based on the vulnerability classification and the site's location within Flood Zone 2, the exception test and sequential test are not required. Residual flood risk from fluvial sources and localised surface water pooling can be effectively managed by adopting the following key design principles in the proposed development.

- Keep the FFL of the ground floor extension the same as existing;
- Any drainage systems are routinely maintained;
- Consider flood resilience measures for the ground floor extension up to 0.2m, and,
- Any construction occurring below and at ground level, should include less permeable building materials and the most appropriate damp proof membrane.

These recommendations seek to negate any outstanding flood risk in line with Communities and Local Government Guidance.

This report therefore demonstrates that the proposed development:

- Is suitable in the location proposed and will be adequately flood resistant and resilient;
- Is unlikely to place additional persons at risk of flooding, and will offer a safe means of access and egress; and,
- Is unlikely to increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage, impedance of flood flows or increase in surface water runoff.

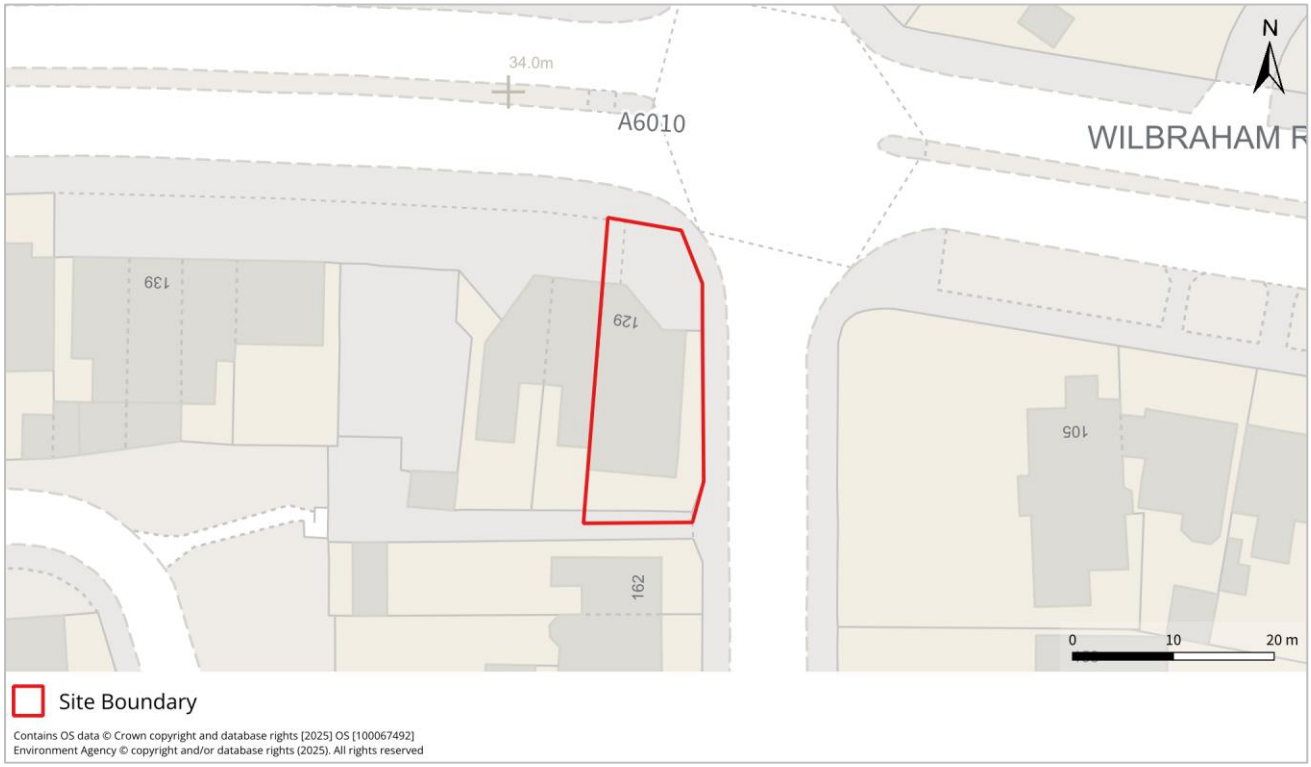
1 Introduction

1.1 Authorisation and Context

Ashfield Flood Risk Solutions ("Ashfield") were commissioned by JD Northwest Ltd ("the client") to undertake a Flood Risk Assessment ("FRA"), for 129 Wilbraham Road, Fallowfield, M14 7DS ("the site"). The site location is illustrated in Figure 1. No site visit was undertaken as part of this commission.

This report has been prepared in support of a planning application for the proposed single storey rear extension to the ground floor shop and change of use of the first floor to 2x one-bedroom apartments, with a side extension on the first floor. The existing and proposed plans can be seen within Appendix A and B for context and will be discussed further in Section 1.3. The details of standard limitations of this report are included within Section 1.5.

Figure 1 - Site Location



1.2 Aim and Objectives

This assessment provides a site-specific appraisal of flood sources, hazards, and mitigation options, aligned with current technical guidance. It follows the National Planning Policy Framework (NPPF) as the core framework for evaluating and managing flood risk. The objectives of this assessment are:

- Assess whether the proposed development is likely to be affected by flooding now and in the future because of Climate Change;
- Provide an assessment of the vulnerability of the proposed development and its suitability in relation to the identified flood risk, in accordance with the National Planning Policy Framework (NPPF) and local authority guidance.

- Provide an opinion of the likely impacts of the development on flooding elsewhere; and,
- Where required, present flood mitigation measures necessary to keep the proposed development and occupants safe.

1.3 Development Proposals

The existing and proposed plans can be seen within Appendix A and B respectively. The plans indicate the proposed development comprises a rear extension to the existing shop on the ground floor of 20.8m^2. In addition, the first floor will have a side extension and change of use to 2x one-bedroom flats.

The first-floor flats will be accessed via a new door entrance on the front of the building which will lead to a staircase.

It is understood that all extensions will have the same Finished Flood Level (FFL) as the existing building.

1.4 Information Sources

To prepare this FRA, the following information sources and general guidance documents have been used:

- National Planning Policy Framework (NPPF), Flood Risk and Coastal Change Planning Practice;
- Existing Site Location Plan – Drawing No. 129WR/199/PL – Mark Gordon Design + Associates, May 2025;
- Existing Plan Layouts – Drawing No. 129WR/201/PL – Mark Gordon Design + Associates, May 2025;
- Existing Elevations – Drawing No. 129WR/202/PL – Mark Gordon Design + Associates, May 2025;
- Proposed Site Plan – Drawing No. 129WR/200/PL – Mark Gordon Design + Associates, May 2025;
- Proposed Plan Layouts – Drawing No. 129WR/204/PL – Mark Gordon Design + Associates, May 2025;
- Proposed Elevations – Drawing No. 129WR/205/PL – Mark Gordon Design + Associates, May 2025;
- Manchester City Council Preliminary Flood Risk Assessment (PFRA) – JBA Consulting, May 2011;
- Manchester City Council PFRA Addendum – Manchester City Council, December 2017;
- Greater Manchester Strategic Flood Risk Assessment (SFRA) Level 1 update – JBA Consulting, March 2019;
- Greater Manchester Strategic Flood Risk Assessment (SFRA) Level 2 – JBA Consulting, February 2011;
- Manchester City Council Local Flood Risk Management Strategy (LFRMS) – Manchester City Council, March 2014;
- Enhanced Flood Model data ENCV6VHAK159 requested from the Environment Agency (EA) for the following:
  - Product 4 - Detailed flood data including defences, flood levels, breach and hazard information
- 1m resolution LiDAR data – downloaded online December 2025;
- Environment Agency interactive flood maps – accessed online December 2025; and,
- British Geological Survey (BGS) Drift & Geology Maps - accessed online December 2025.

1.5 Report Limitations

This assessment of flood risk is based on the latest available open government flood mapping data. The site boundary has been supplied by the client and the assessment of risk is based on this. This report has been prepared with due care and diligence in accordance with industry best practice and guidance. The conclusions are valid only to the extent that the information provided to Ashfield was accurate and complete at time of receipt.

2 Site Overview

2.1 Site Setting

The site is located in the postcode M14 7DS and occupies an area of approximately 307m^2. The site is located in Fallowfield in the southern outskirts of Manchester. The site comprises a 'Freshers' convenience store which has retail space on the ground floor with associated ancillary storage on the first floor and is accessed from Yew Tree Road to the east and Wilbraham Road to the north. Surrounding land uses are summarised in Table 1.

Table 1 - Surrounding land uses

North	
East	Wilbraham Road, Yew Tree Road and residential properties beyond
South	
West	Commercial properties

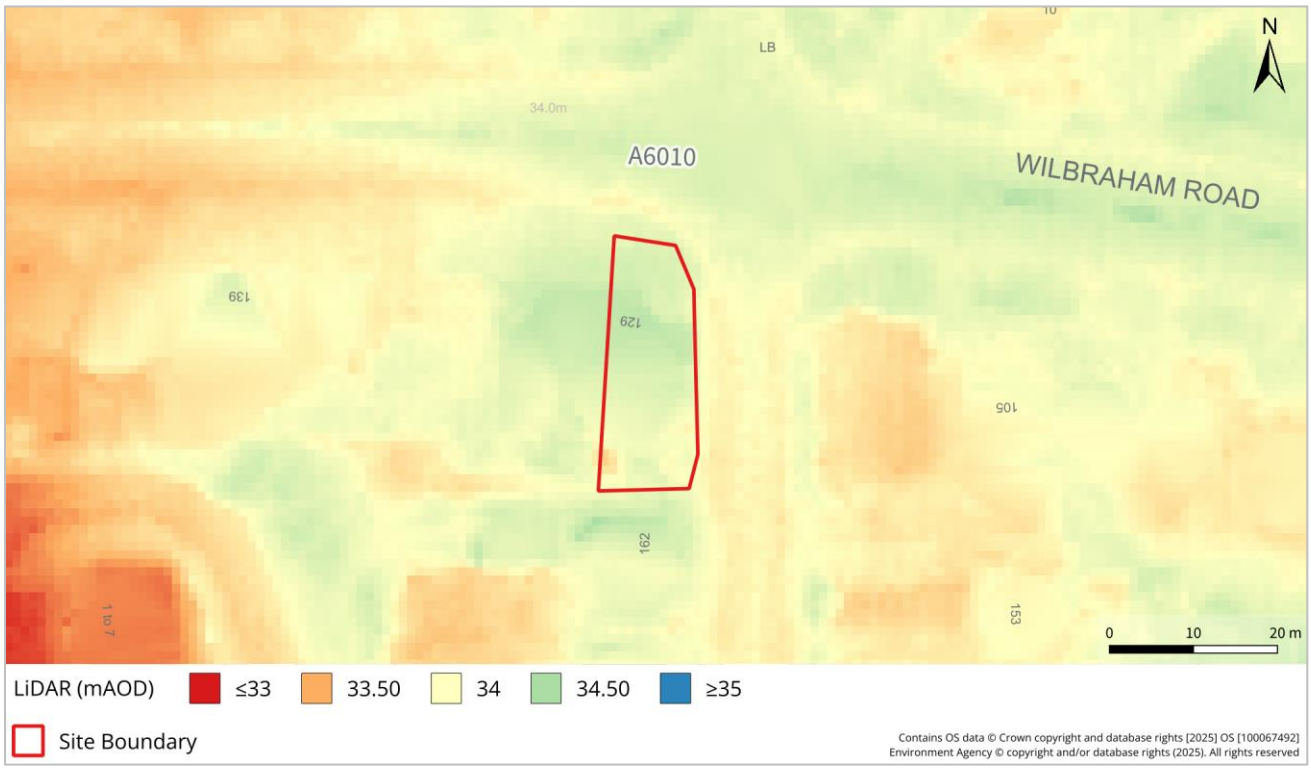
2.2 Site Topography

1m resolution Light Detection and Ranging (LiDAR) data has been downloaded for the site and local area. A visual illustration of the LiDAR is presented in Figure 2.

The LiDAR data indicates the site is located at a higher elevation than the adjacent Yew Tree Road to the east. The highest elevation within the site boundary is 34.40mAOD within the location of the front of the shop (north). The lowest ground level is 33.73mAOD located within a slight topographic depression to the rear of the building (south).

The ground level in the location of the rear door is 34.05mAOD, Street View imagery indicates the door threshold is elevated 0.075m above adjacent ground levels. 34.12mAOD (34.05mAOD + 0.075m) will therefore be used as the assumed Finished Floor Level (FFL) as the extension will be the same as existing.

Figure 2 - LiDAR Derived Ground Levels



2.3 Local Hydrology

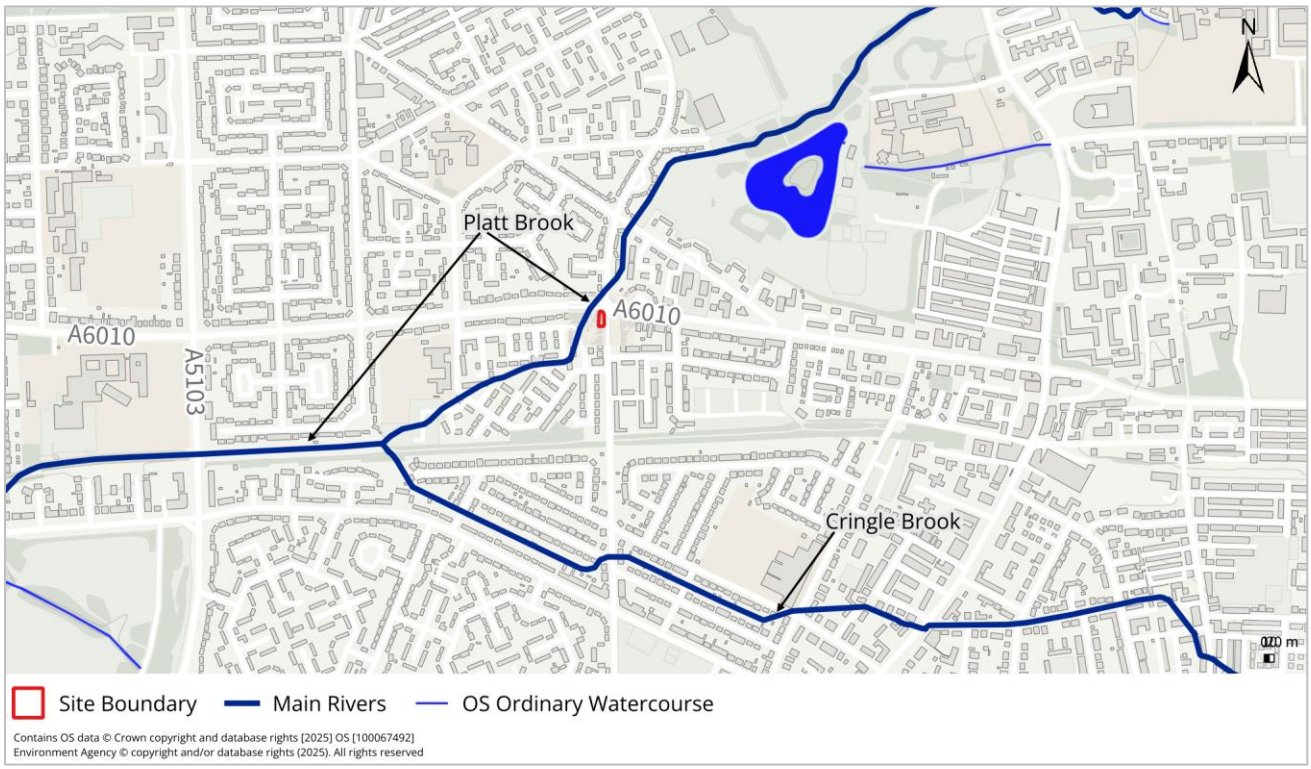
The nearest Environment Agency (EA) designated Main River to the site is the culverted Platt Brook, located approximately 20m to the west. This flows towards the south west where it becomes open channel approximately 495m to the south-west of the site. The Platt Brook then re-enters a culvert before its confluence with the Chorlton Brook (also EA Main River) approximately 1.3km to the south-west of the site.

The site is located 13km to the north-east of the tidal extent of the River Mersey.

The nearest ordinary watercourse to the site is the culverted Fallowfield Brook, located approximately 208m to the south. This flows towards the west, where it outfalls into the Platt Brook at the point where the watercourse becomes open channel. Local hydrological features are illustrated in Figure 3 for reference.

The site is located within the Upper Mersey Management Catchment, which is located within the North West River Basin District.

Figure 3 - Local Hydrology



2.4 Local Drainage

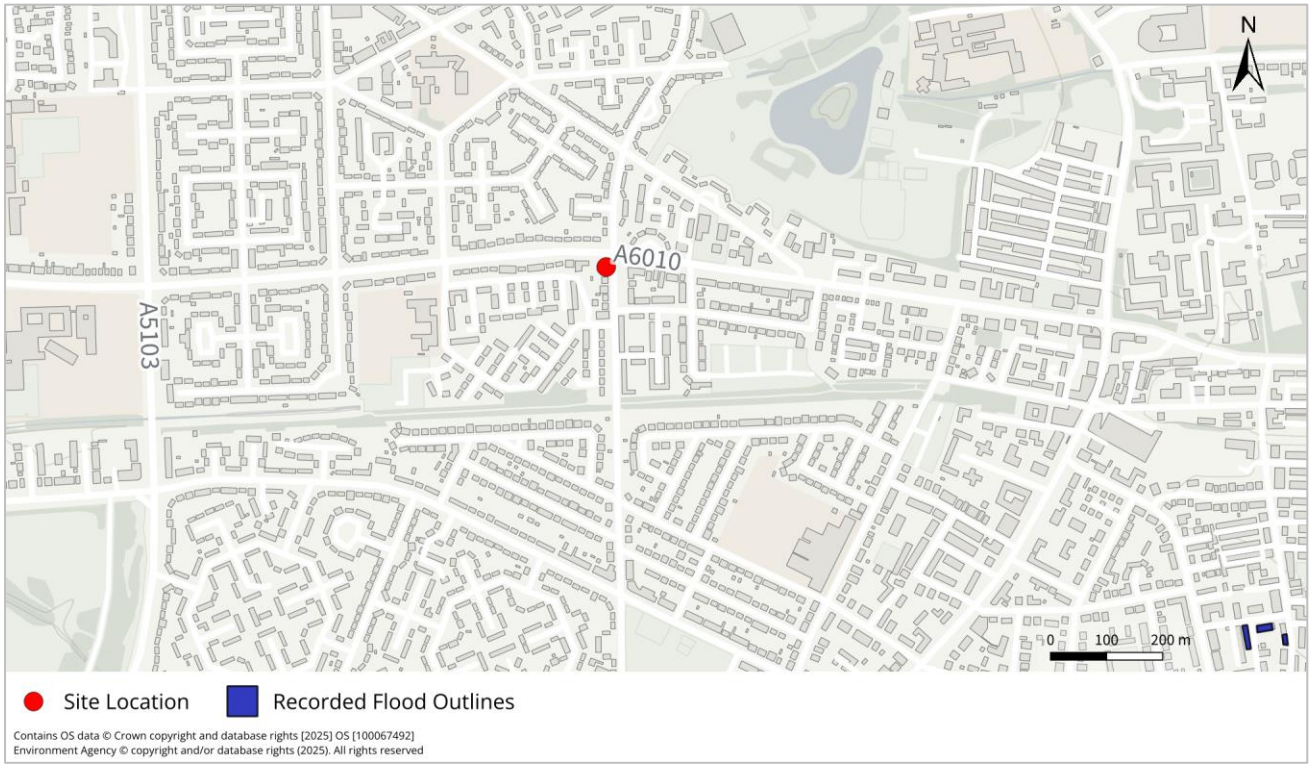
A drainage plan was not made available to Ashfield to inform this report. However, it is assumed that the proposed plans will utilise existing connections which likely outfall into public main below ground sewers located either below Wilbraham Road or Yew Tree Road.

3 Past Flooding

3.1 National Records

The EA Recorded Flood Outlines dataset is a compilation of historical flood events that have occurred across England over the past century. Figure 4 indicates that the site is not located within a recorded flood outline area. The nearest location of recorded flooding is 1.3km to the south-east which occurred in October 2001 when the Main River channel was blocked by an obstruction.

Figure 4 - EA Recorded Flood Outlines



3.2 Local Authority and Strategic Flood Information

Table 2 - Information sources used

Information Source	On Site	Within 250m
PFRA (2011)	-	Flooding has occurred in Fallowfield in 1981 due to the Chorlton Brook. The site was not indicated to have been impacted. Surface water and sewer flooding has also been reported in Fallowfield; however, the site is not indicated to have been affected.
PFRA Addendum (2017)	-	-
Level 1 SFRA (2019 Update)	-	-
Level 2 SFRA (2011)	-	-

Information Source	On Site	Within 250m
Local Flood Risk Management Strategy (2014)	-	-

3.3 Additional Information

There have been no reported incidents of flooding identified from a review of online sources at or within the vicinity of the site.

Historic Flooding Summary

The EA Recorded Flood Outlines dataset indicates the site is not within a recorded flood outline. Online documents indicate that flooding has occurred within Fallowfield historically; however, there are no reported incidents of flooding at or within close proximity to the site.

4 Flood Risk Evaluation

The following sections provide an evaluation of the flood risk posed to the site. Consideration is given to the severity of flood risk to the site as a whole, making use of existing flood mapping, local strategic studies and available topographic information.

4.1 Tidal Flood Risk

Tidal flood risk affects coastlines, estuaries, and tidal rivers, often during high tides or heavy rain. These floods can cover low-lying land or overwhelm defences. As discussed in Section 2.3, the site is located 13km to the north-east of the tidal extent of the River Mersey.

Tidal Risk Summary

The site is not located within an area at risk of tidal flooding, with the nearest tidal extent the River Mersey located 13km to the south-west. In summary, the overall risk to the site from tidal flooding is Negligible. No further consideration is deemed necessary as part of this report.

4.2 Fluvial Flood Risk

Fluvial flood risk comes from rivers and streams when they overflow, usually after heavy rain or long periods of wet weather. As discussed in Section 2.3, the nearest Main River to the site is the culverted Platt Brook, located approximately 20m to the west. This flows towards the south-west where it becomes open channel approximately 495m to the south-west of the site. The nearest open channel section of this watercourse, however, is located 392m to the north-east.

Flood Defences

The nearest flood defences to the site are located approximately 392m to the north-east. This is identified to comprise a wall, that has a Standard of Protection (SoP) up to a 1 in 100 year flooding event.

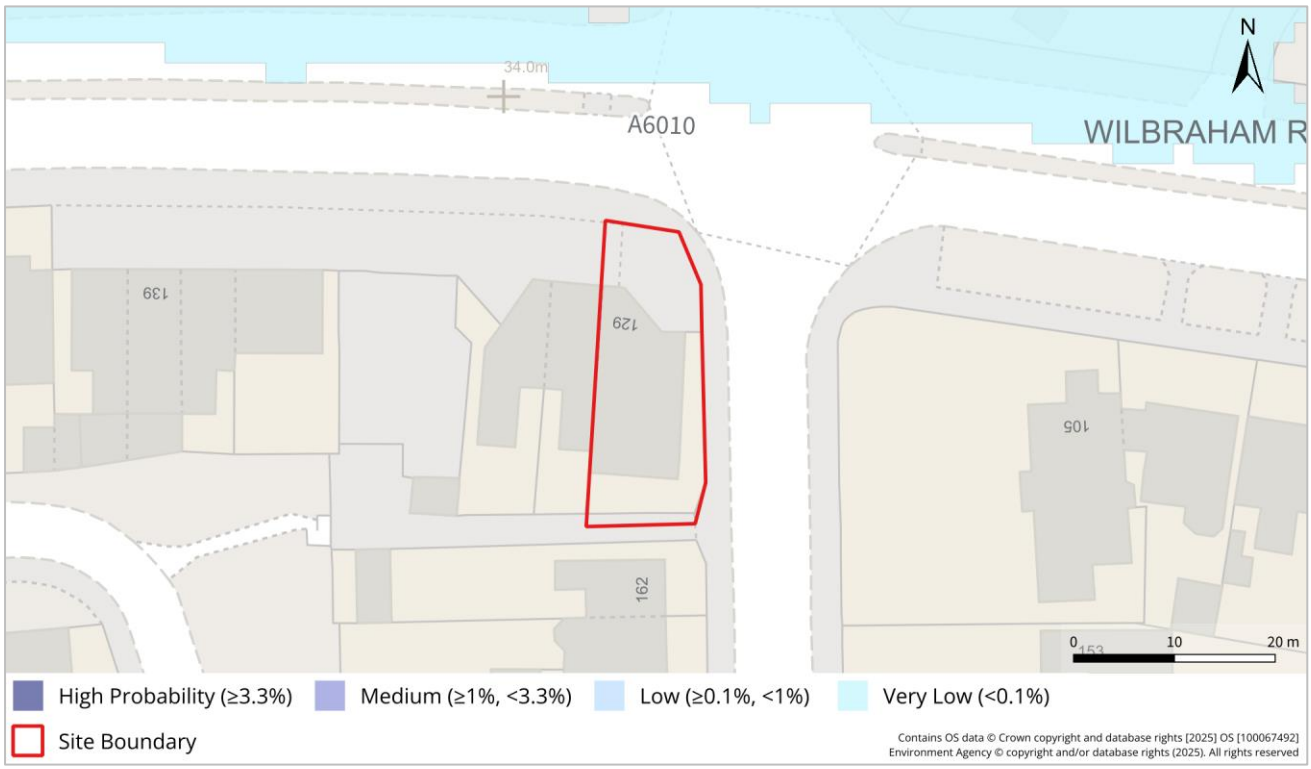
There is also an embankment located 495m to the south-west, which has a Standard of Protection (SoP) up to a 1 in 100 year flooding event.

Hazard Assessment – Present Day

This section considers the Risk of Flooding from Rivers and Sea (RoFRS) dataset. This is a probabilistic national dataset that shows the likelihood of flooding at a property or location. It combines national-scale models, local model outputs (where available), and flood defence information. It does not just assume defences always work - it considers their Standard of Protection and their condition. Assets in poorer condition have a higher probability of failure, which is captured using fragility curves (showing how likely a defence is to fail under certain water levels). The result is a risk category (very low, low, medium, high).

The Risk of Flooding from Rivers and Sea (RoFRS) mapping (Figure 5) indicates the site is not at risk of flooding from fluvial sources across all annual probability events.

Figure 5 - RoFRS Present Day



Hazard Assessment – Future

This section considers the potential impacts of climate change on fluvial flood risk. The projected flood depths are based on the latest UK Climate Projections (UKCP18) from the Met Office, using a high greenhouse gas emissions pathway (RCP 8.5). The scenarios applied here are centred on the 2050s epoch and use allowances that account for increased river flows and, where relevant, higher sea levels[1].

The RoFRS climate change mapping (Figure 6) indicates there is a low (≥0.1% - <1%) annual probability of external flooding from fluvial sources which encroaches marginally on the site boundary when accounting for climate change at the site. Figure 7 indicates the projected flood depths within the adjacent Yew Tree Road to the east.

[1] Central allowance for fluvial flows (2040–2069, '2050s epoch') and higher central allowance for coastal flooding (2036–2065)

Figure 6 - RoFRS Climate Change

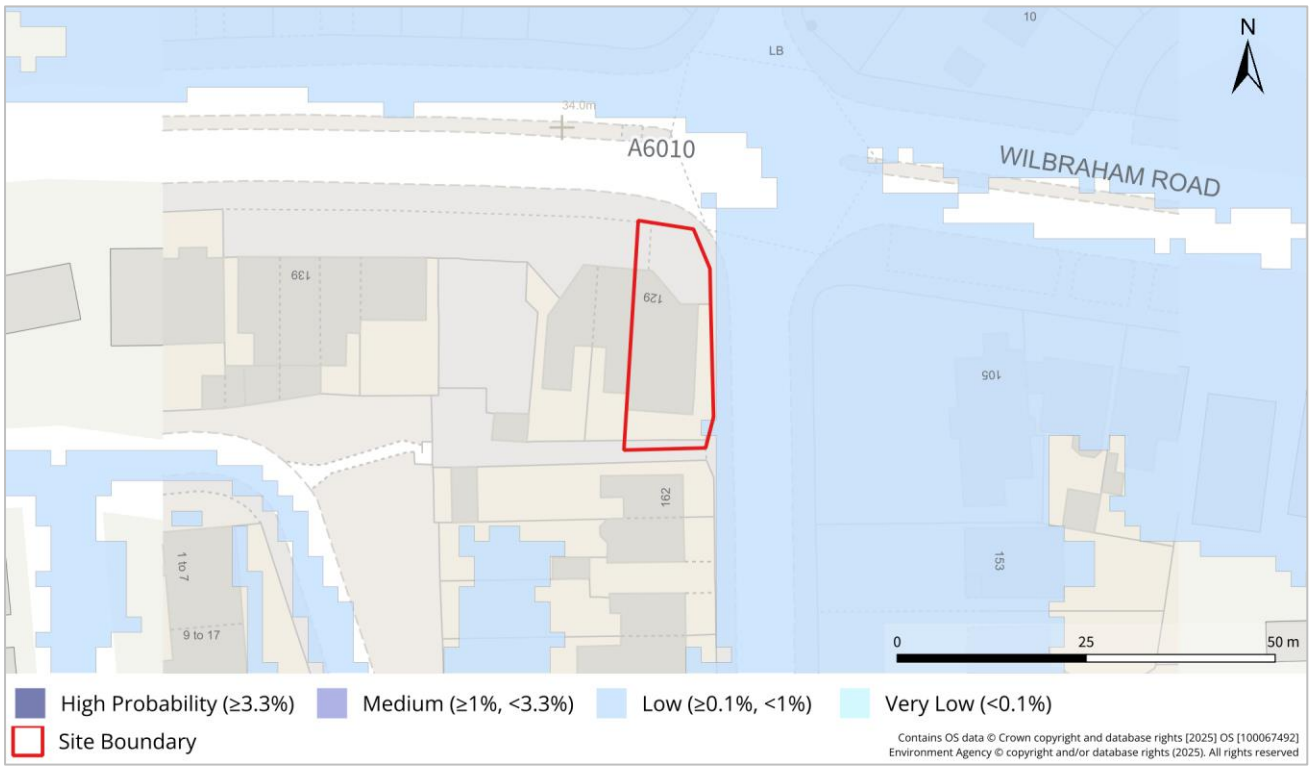
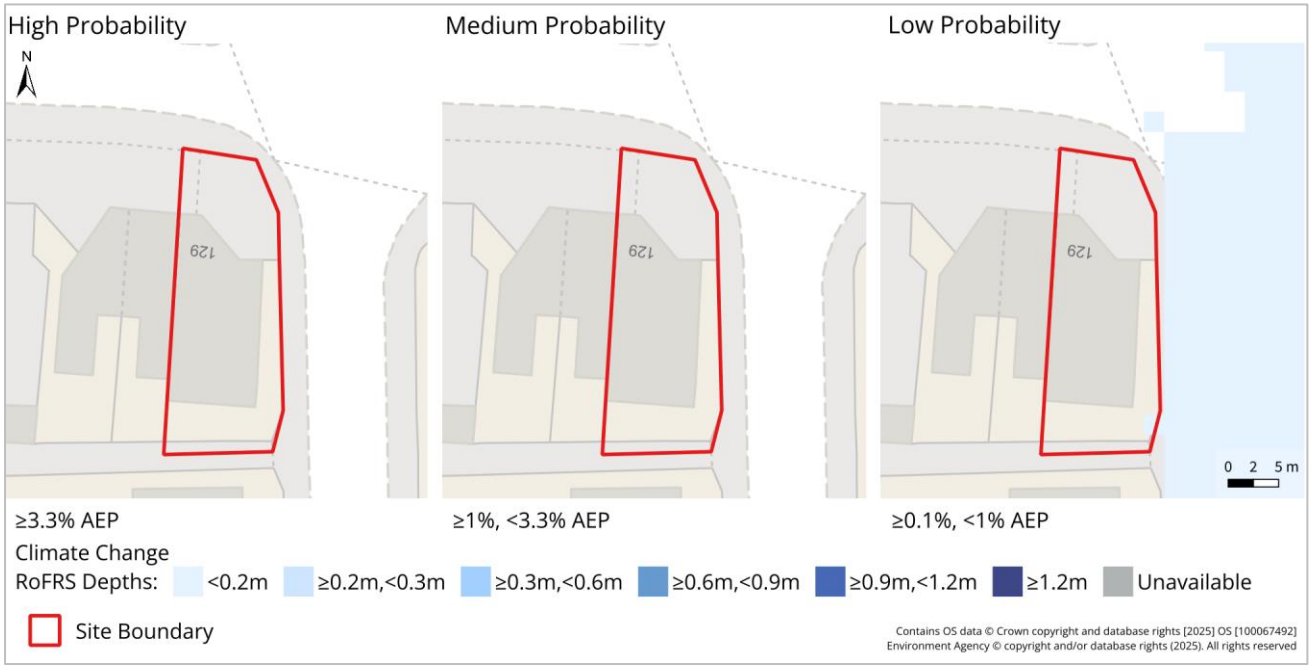


Figure 7 - Annual probability of flooding to specific depths in the future



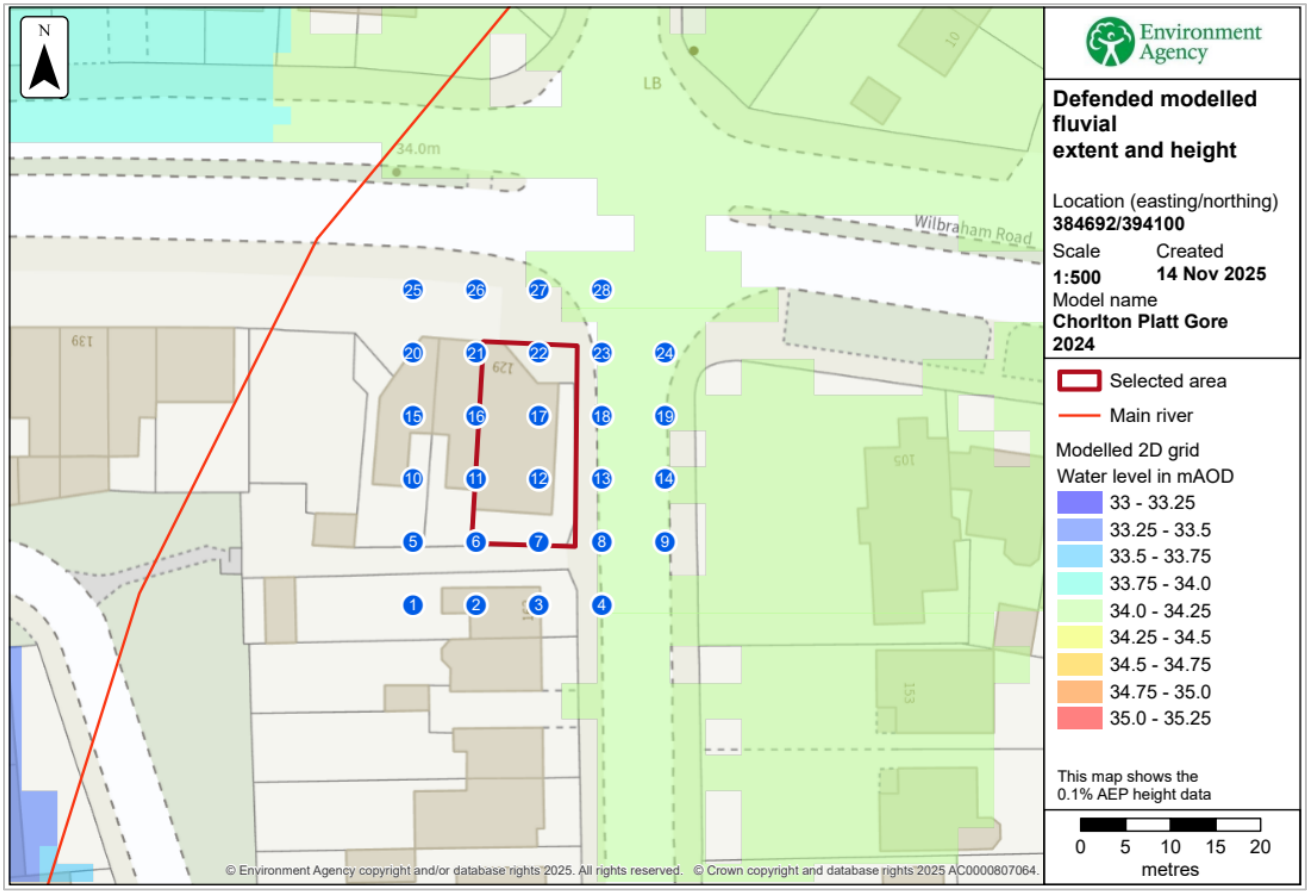
The maximum fluvial flood depth which encroaches on the site boundary to the east is projected to be less than 0.2m during a low probability scenario. The site is not projected to be at risk of flooding.

Enhanced Flood Model Data

Product 4 data was requested from the EA to inform this FRA and their response is included as Appendix C. This comprises PDF maps showing maximum modelled flood outlines and node points with maximum modelled flood levels for a range of return periods and scenarios. This is from the Chorlton Platt Gore 2024 flood model, the company who undertook this modelling was not disclosed within the information provided.

Page 29 of the Product 4 shows the defended modelled fluvial extent and heights (flood level) for the 1 in 1000 year return period, see screenshot below as Figure 8. From a review of this, the site is not shown to be at risk of flooding from this event. Node point 13 located adjacent to the site indicates that flood levels within Yew Tree Road are 34.01mAOD in the 1 in 1000 year flood event. The assumed FFL of the building is 34.12mAOD (34.05mAOD + 0.075m), therefore, the building is elevated 0.11m above the maximum flood level for the 1 in 1000 year flood event.

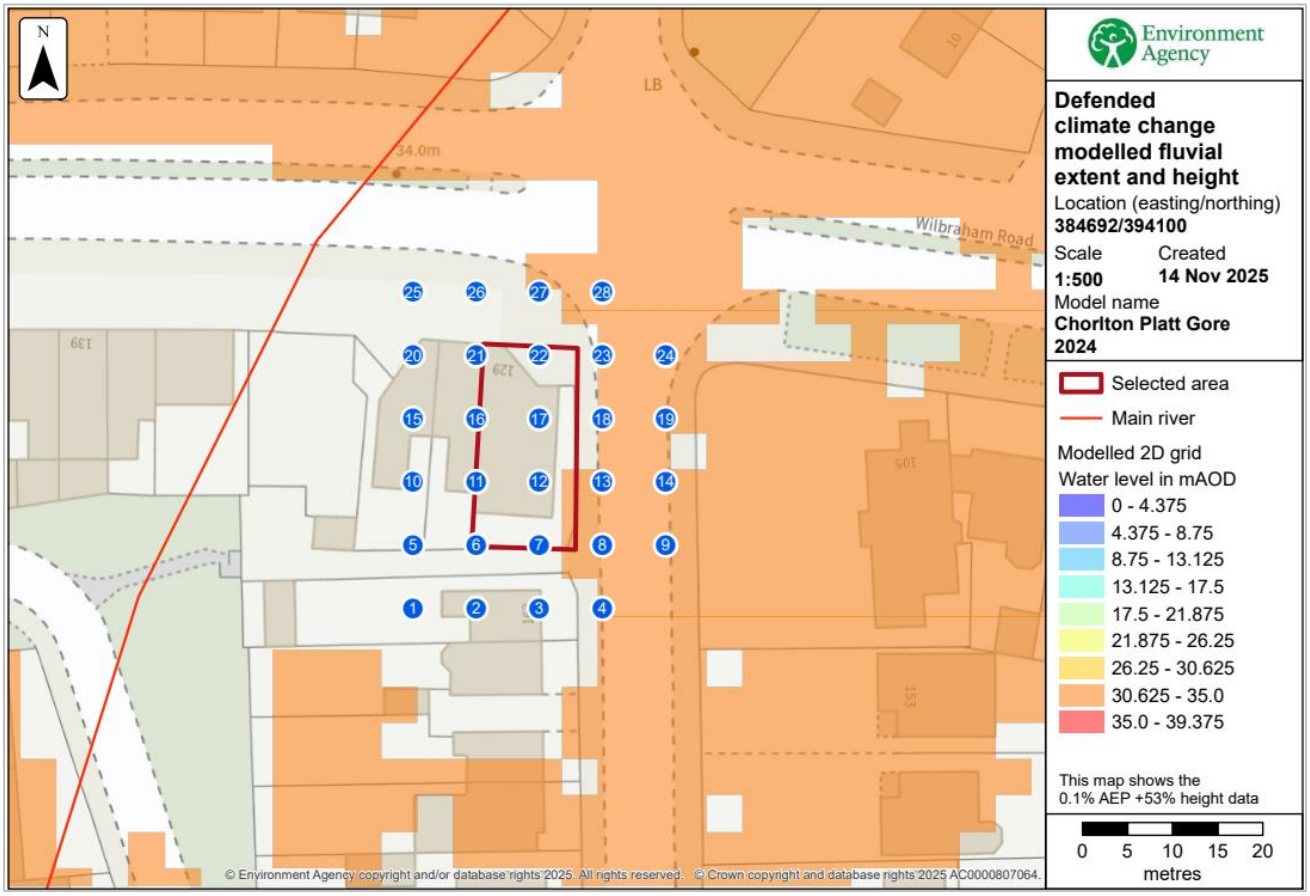
Figure 8 - Screenshot of Product 4 maps for the 0.1% AEP flood levels



Page 44 of the Product 4 shows the modelled fluvial extent for the defended climate change scenario for the 1 in 1000 year flood event with an additional 53% allowance for climate change, see screenshot below as Figure 9. Node points 8 and 13 located adjacent to the site indicates that flood levels adjacent the site are 34.05mAOD in the 1 in 1000 year + 53% flood event. The FFL of the site is elevated 0.07m above the flood level for this event. The site is therefore not at risk of flooding across all modelled return periods.

The flood levels at node points 13 and 8 were also provided for the 1 in 100 year + 41% climate change event, which is the design flood event. The maximum modelled flood level for this event is 33.98mAOD at both node points. This indicates the FFL of the site is elevated 0.14m above the design flood level (34.12mAOD – 33.98mAOD = 0.14m).

Figure 9 - Screenshot of Product 4 maps for the 0.1% AEP +53% flood levels



Fluvial Risk Summary

The EA's RoFRS mapping indicates the site is not at risk of flooding across all the mapped probability events now and when accounting for climate change. Product 4 PDF maps and node point data also indicates the site is not at risk of flooding from fluvial sources up to and including the 1 in 1000 year flood event. The site is also not projected to flood in the 1 in 1000 year + 53% climate change flood event. In summary, the overall risk to the site from fluvial flooding is Low. Further considerations are made within Section 5 in relation to keeping this risk to a low designation in the long-term.

4.3 Surface Water Flooding

Surface water flooding occurs when local drainage networks are overwhelmed during an extreme rainfall event, causing water to flow over the surface and follow gravity to the lowest point where it often pools. Surface water flood maps rely on simplified modelling, which can misrepresent risk at the scale of a single site. This report adds contextual interpretation to provide a more accurate, site-specific view.

Hazard Assessment – Present Day

The Risk of Flooding from Surface Water (RoFSW) mapping (Figure 10) indicates there is a low (≥0.1% - <1%) annual probability of internal and external flooding from surface water at the site. Figure 11 provides further indication of the annual probability of specific depths.

Figure 10 - RoFSW Present Day

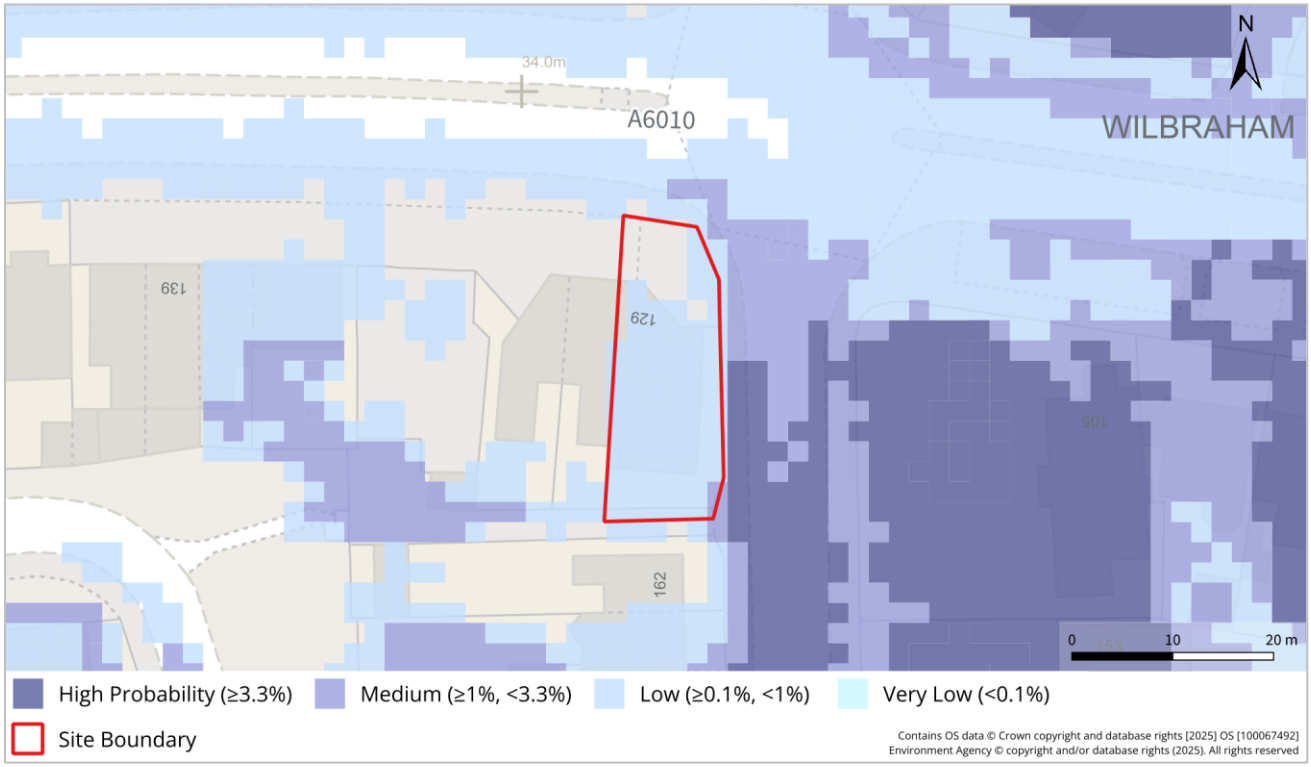
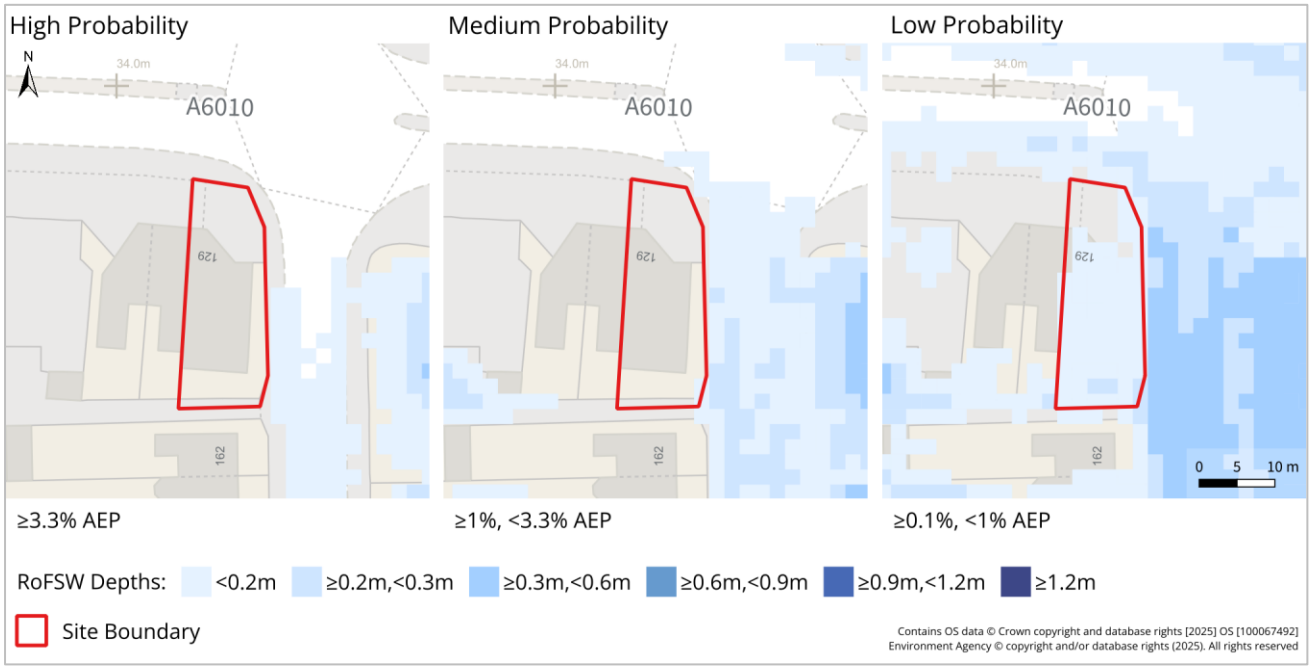


Figure 11 - Annual probability of flooding to specific depths in the present day



The maximum surface water flood depth is projected to predominately be less than 0.2m during a low probability event, affecting the site internally and externally.

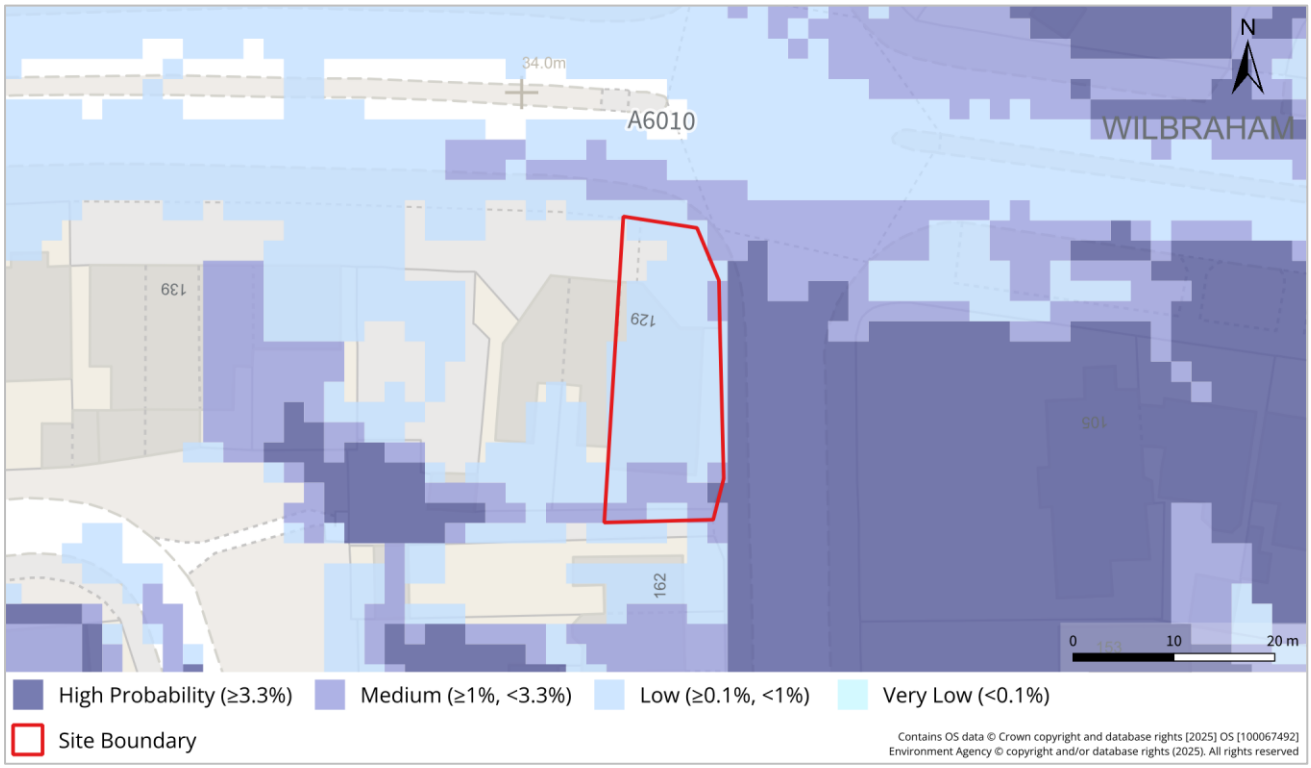
Hazard Assessment – Future

This section considers the potential impacts of climate change on surface water flood risk. The projected flood depths are based on the latest UK Climate Projections (UKCP18) from the Met Office, using a high greenhouse gas

emissions pathway (RCP 8.5). The scenarios applied here are centred on the 2050s epoch and use allowances that account for increased peak rainfall intensity[2].

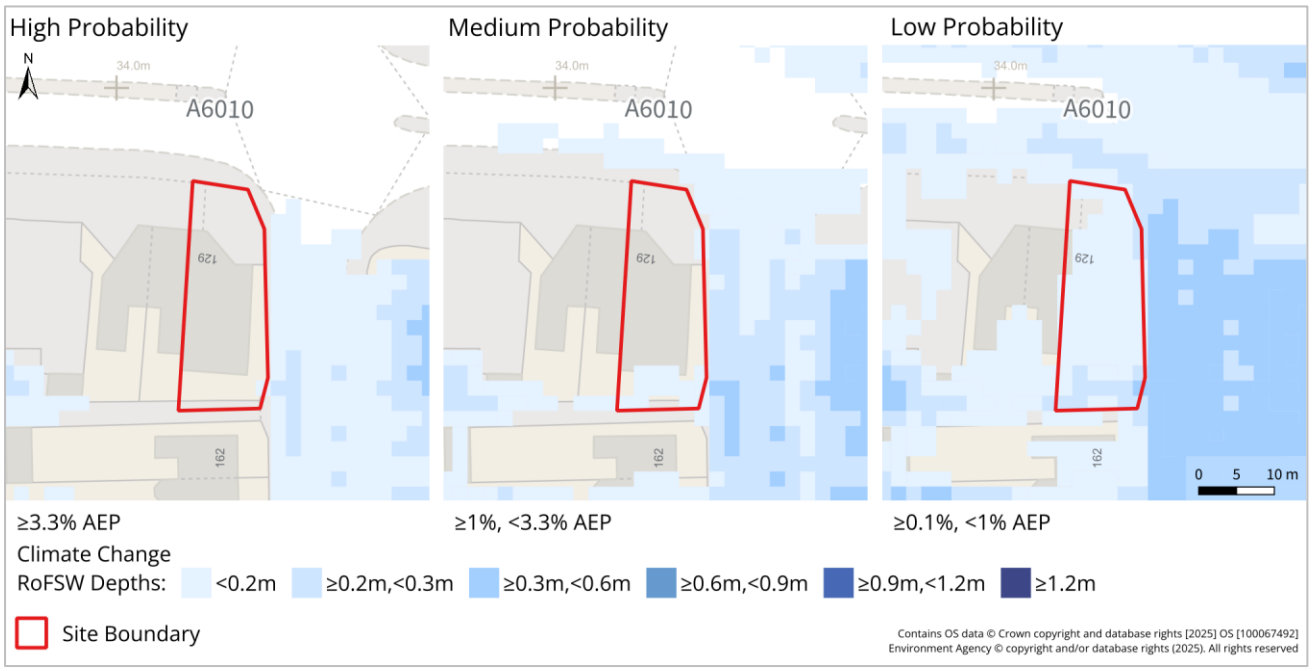
The RoFSW climate change mapping indicates there is a low (≥0.1% - <1%) annual probability of internal and external flooding from surface water when accounting climate change at the site. There is a small, localised area of medium probability in the external areas to the rear of the building. Figure 13 provides further indication of the annual probability of specific depths.

Figure 12 - RoFSW climate change



[2] Central allowance for the 2050s epoch (2040-2060) for risk of flooding from surface water

Figure 13 - Annual probability of surface water flooding to specific depths in the future



The maximum surface water flood depth is projected to be up to 0.3m during a low probability event in the future, affecting external areas to the rear of the building only. The building is only at risk of internal flooding in the low probability event to depths of up to 0.2m.

The projected flooding is understood to be associated with the low topography of Yew Tree Road.

Surface Water Risk Summary

The EA's RoFSW mapping indicates the site has a low probability of flooding to depths less than 0.2m in the present day and when accounting for climate change. Therefore, the overall risk of surface water flooding affecting the site is Low. Further considerations are made within Section 5 in relation to keeping this risk to a low designation in the long-term.

4.4 Groundwater

Flooding from a groundwater source often occurs during or following a period of prolonged wet weather within areas that are low lying underlain by permeable rocks (aquifers). When aquifers are at their maximum holding potential, flooding at surface level can occur from beneath the ground.

Groundwater as a sole flooding mechanism is often regarded as low risk as it often relies on a coinciding rainfall, or flood event from an additional source to become a flood risk. The main contributory factor that will enhance the risk of groundwater flooding, is prolonged periods of high rainfall, which result in the groundwater saturation level rising to the point where it reaches the surface.

Online BGS mapping shows the bedrock geology beneath the site to comprise Chester Formation-Sandstone. This is defined by the EA as a 'Principal' aquifer. These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.

The bedrock is overlain by Till, Devensian-Diamicton. This is defined by the EA as a Secondary (undifferentiated) aquifer. Secondary Aquifers include a wide range of rock layers or drift deposits with an equally wide range of water permeability and storage. Secondary aquifers are subdivided into two types and Secondary Undifferentiated has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

The nearest borehole (Ref. SJ89SW392) to the site with the same underling geology containing groundwater information is located approximately 404m north-east of the site location, which has a depth of approximately 3.07m below ground level (bgl). Groundwater is shown to have been struck at approximately 2.3m bgl.

The Level 2 SFRA (2011) maps (GW_2.1), indicates that the site is not within an area at risk of groundwater flooding, of shallow groundwater or at risk of groundwater rebound. Figure 4 within the LFRMS also indicates the site is outside of an area at risk of groundwater flooding.

No further information regarding the susceptibility of groundwater flooding at the site was provided within any of the listed documents.

Groundwater Summary

The bedrock below the site comprises a Principal aquifer with groundwater being struck 2.3m bgl in a nearby borehole (404m away). However, information gathered from online sources indicates the site is not located within an area at risk of groundwater flooding. The overall risk of groundwater flooding affecting the site is Low. No further consideration is deemed necessary as part of this report.

4.5 Artificial Sources

Flood risk from artificial sources would include the failure of man-made drainage or water supply network. Although the likelihood of such an occurrence is highly unpredictable, it is recommended that any proposed designs for the site take into account the location of any existing below ground services, in order to avoid any inadvertent flooding taking place during the construction phase and in the future.

Upon review of the relevant online documents outlined in Section 1.4 of this report, it was indicated that there have been no reportable instances of historic sewer flooding located at or within the vicinity of the site. Figure 6-8 of the SFRA (2019) shows the site is not located within an area where sewer flooding has occurred and it is also not within a surface water hotspot. The site is also not located within a Critical Drainage Area (CDA) as per Drawing SS_4.5 of the Level 2 SFRA (2011).

Artificial Sources Summary

The overall risk of flooding from artificial sources affecting the site is Low. No further consideration is deemed necessary as part of this report.

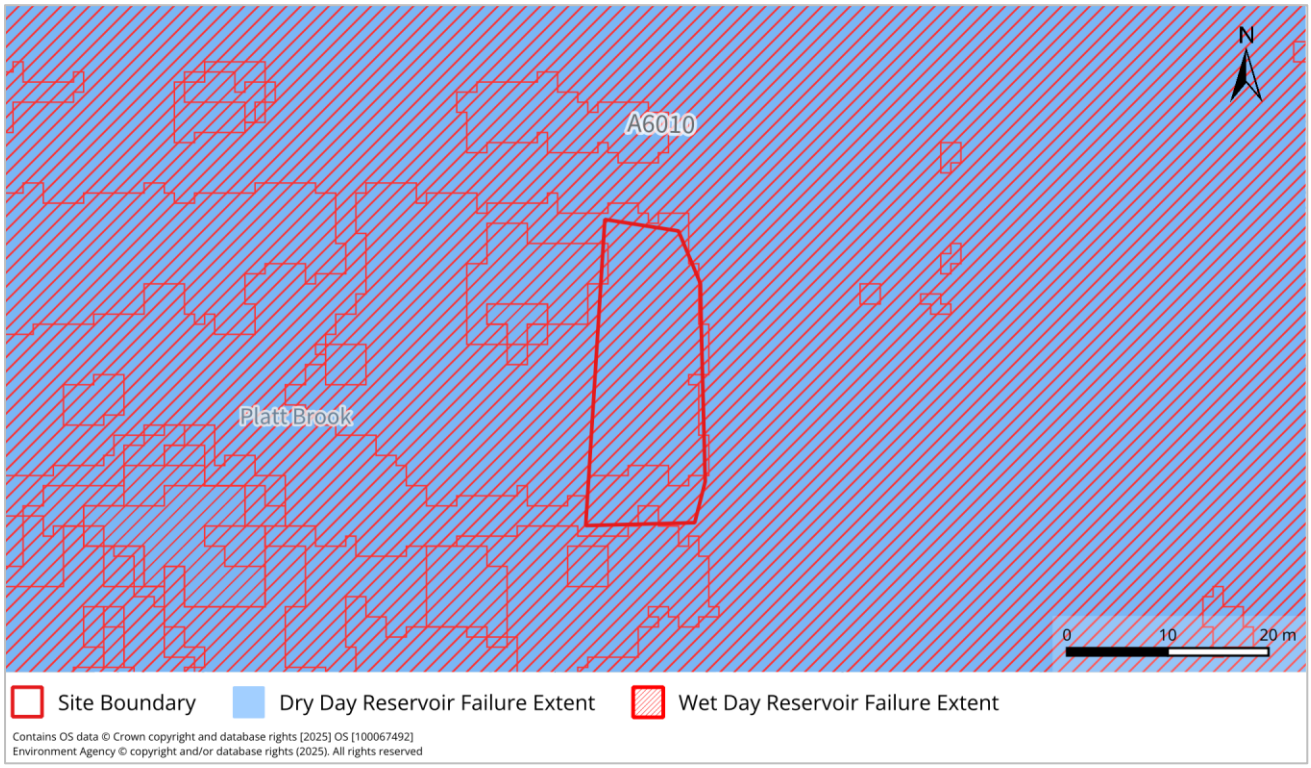
4.6 Reservoir Failure

Assessment of risk of a reservoir failure may be interpreted as the extent of flooding that would occur, should any reservoir that has a capacity larger than 25,000m^3, suffer a catastrophic failure. Mapping of this nature is described by the Environment Agency as a very worst-case scenario, with a flood event of this type being extremely unlikely to occur. The EA Risk of Flooding from Reservoir Failure mapping (Figure 14) is based on two extents:

- **Wet Day (National)** - This data shows the individual flood extents for all large, raised reservoirs in the event that they were to fail and release the water held on a "wet day" when local rivers had already overflowed their banks.
- **Dry Day (National)** - This data shows the individual flood extents for all large, raised reservoirs in the event that they were to fail and release the water held on a "dry day" when local rivers are at normal levels.

The EA Risk of Flooding from Reservoir Failure mapping shows that the site is located within both the wet and dry day risk in the reservoir failure extents, attributed to the Audenshaw and Gorton Upper Reservoirs. However, current legislation ensures that reservoirs are inspected regularly, and essential safety work is carried out as required.

Figure 14 - EA Risk of Flooding from Reservoir Failure



Reservoir Failure Summary

Current legislation states all reservoirs are inspected regularly and the likelihood of failure occurring is low. The overall risk of flooding from reservoir failure affecting the site is considered to be Low. Further considerations are made within Section 5 in relation to keeping this risk to a low designation in the long-term.

4.7 Summary of Flood Sources

Table 3 provides a summary of the classification of risk to the site from all flood sources and indicates where further considerations are required in the context of the proposed development.

Table 3 - Flood Risk Summary

Flood Source	Overall Risk Classification	Additional Considerations
Fluvial	Low	See Section 5.

Flood Source	Overall Risk Classification	Additional Considerations
Tidal	Negligible	None.
Surface Water	Low	See Section 5.
Groundwater	Low	None.
Artificial Sources	Low	None.
Reservoir Failure	Low	See Section 5.

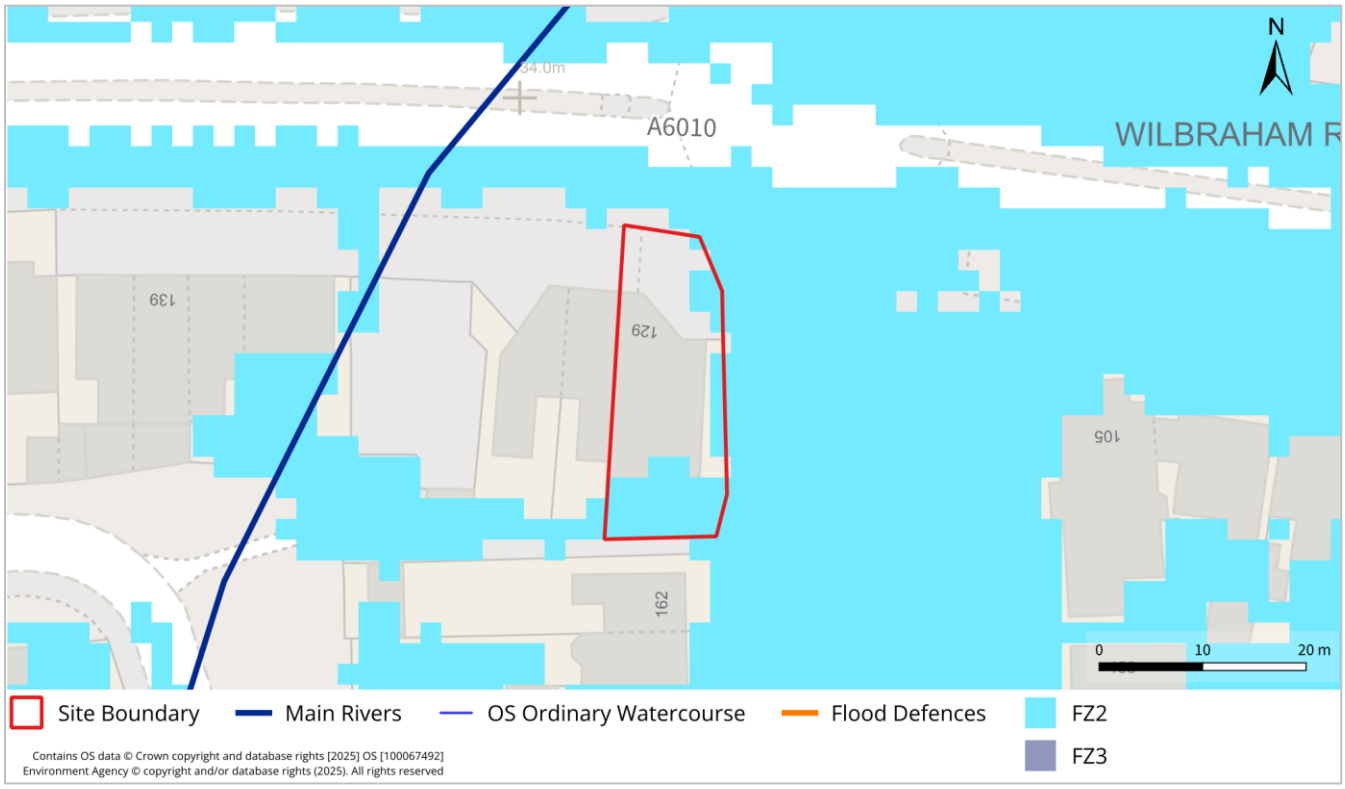
5 Flood Risk in Planning Context

The following sections describe the identified flood hazard in the context of the proposed development and provide recommendations, where required, for the mitigation or reduction of those risks to enable safe development and comply with local and national guidance.

5.1 EA Flood Map for Planning

The EA Flood Map for Planning (FMFP) (Rivers and Sea) divides the floodplain into risk-based categories and provides an indication of flood risk for the site for the purpose of planning. The EA FMFP (Figure 15) indicates that the site is partially located in Flood Zone 2 (1% - 0.1% AEP). The Flood Zones for planning shown the 'undefended' scenario, where any flood defences in the locality are not represented within the mapping.

Figure 15 - EA Flood Map for Planning (Rivers and Sea)



This site's location in Flood Zone 2 (1% - 0.1% AEP) will be discussed further in context of development viability in Section 5.3.

5.2 Development Viability

The EA classifies different types of development according to their perceived vulnerability to flood risk. The proposed development is understood to comprise a single storey rear extension to the ground floor shop and change of use of the first floor to 2x one-bedroom apartments with a side extension on the first floor.

Based on the EA vulnerability classification system outlined in Annex 3 of the Planning Practice Flood Risk and Coastal Change Guidance, the proposed development would be classed as less vulnerable downstairs and more vulnerable for the first floor change of use. Based on the vulnerability classification and the site's location partially within Flood Zone 2 the exception test is not required.

5.3 The Design Flood

The Planning Practice Guidance identifies that new developments should be designed to provide adequate flood risk management, mitigation, and resilience against the 'design flood' for their lifetime.

The source of the nearby risk is fluvial and therefore, based on government guidance, the design flood event is the 1% AEP . This FRA will therefore consider the 1% AEP event for assessing flood risk to the development and potential mitigation measures. To account for climate change, this assessment also considers climate change allowances for the Upper Mersey management catchment in line with current EA published regional allowances.

Table 4 identifies the relevant peak river flow allowances from this management catchment.

Table 4 - Peak River Flow Allowances[3]

Allowance Category	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper End	27%	51%	85%
Higher Central	17%	31%	53%
Central	13%	22%	41%

The site is located within Flood Zone 2. The first floor of the development is classified as more vulnerable and it has an anticipated lifespan (100 years) that falls within the '2080s'. Therefore, in line with the NPPF the central allowance should be considered, equating to an additional 41% on flow volumes atop of the 1% annual probability (1 in 100 year) predicted flood event.

Climate Change Summary

To ensure that the development is designed adequately for its lifetime, an allowance of 41% should be applied to the design flood (1 in 100 year event) and will be considered further within Sections 4 and 5.

Product 4 PDF maps with node point flood level data was provided by the EA for the 1 in 100 year flood event with an additional allowance of 41% for climate change.

5.4 Recommendations

It is recommended that, based on the current design proposals, the following design principles should be incorporated to demonstrate its long-term resilience to flood risk. This follows a hierarchical approach considering finished floor level, external ground levels and Property Flood Resilience (PFR).

[3] https://environment.data.gov.uk/hydrology/climate-change-allowances/river-flow

Development Levels

This FRA has been informed by government derived LiDAR data, which has informed the levels discussed in Table 5.

Table 5 - Design flood and finished levels

Design Flood Level	33.98mAOD – 1 in 100 year +41% climate change return period
Finished Floor Level	The proposed floor level of the extension will be the same as the existing ground floor. This is 34.12mAOD, which provides a 0.14m freeboard above the design flood level. Then FFL is also elevated 0.11m above the extreme 1 in 1000 year event.
External Levels	External levels should be profiled away from the proposed building footprint and towards the nearest drainage point.

Flood Resilience & Resistance

The following recommendations are made to enhance the proposed developments' flood resilience and accelerate recoverability following any localised flooding Expand on the following and make relevant to the residual risk.

- Elevating vulnerable equipment/electrical equipment and plug sockets a further 0.2m above floor level to amount to a 0.34m freeboard above the design flood level (33.98mAOD 1 in 100 year event + 41%) and account for the up to 0.2m of surface water depths in the low probability event.
- Sealing all duct and cables entries into the building that are located below 34.32mAOD (33.98mAOD design flood level + 0.34m freeboard to also account for surface water).

It is recommended that the overall construction methods below ground, as well as immediately above ground level, should consider the potential for localised surface water accumulation. The type of design assurances would include less permeable building materials such as engineering brick and the most appropriate damp proof membrane.

5.5 Impact on Flooding Elsewhere

The site is not at risk of flooding across all return periods up to and including the 1 in 1000 year flood event, therefore there will be not increase in flood risk elsewhere as a result of the development. There will also be no increase in hard surfaces as part of the development.

5.6 Safe Access and Egress

The proposed entrance to the proposed first floor flats is located in the northwest corner of the building with access leading to Wilbraham Road, which is outside of any risk of fluvial or surface water flooding. Safe access can therefore be achieved. However, it is recommended that a Flood Management Plan (FMP) is implemented which outlines an evacuation plan for staff of the ground floor shop and residents of the first floor flats. This should be informed by the EA Flood Warning and Alert Service.

The site is not located within a Flood Alert or Warning area; however, signing up to receive warnings for the nearby Platt Brook would give a good indication of when evacuation procedures should be carried out. The nearest flood alert area is 013WAFMM for the Middle River Mersey catchment including areas near Bramhall, Stockport, Sale, Altrincham and Urmston. The nearest flood warning area is 013FWFGM16 for Chorlton and Platt Brooks at Whalley Range and Chorlton-cum-Hardy. These flood alert and warning areas are located 117m to the north-west of the site.

5.7 Surface Water Drainage

It is understood that all external areas of the site are presently hard standing impermeable surfaces that are positively drained. However, the addition of the rear extension should still consider Sustainable Urban Drainage Systems (SuDS) where possible, to minimise any impact on the wider public surface water drainage network. This could be in the form of attenuating any additional roof drainage into a SuDS planter or collection in a rainwater butt.

6 Conclusion

The site has been assessed for flood risk from a variety of flood sources. The FFL of the existing building is located 0.14m above the 1 in 100 year flood event + 41% climate change allowance and 0.11m above the 1 in 1000 year flood level and therefore is at a low risk of flooding from fluvial sources. The site is also at a low risk of flooding from surface water, groundwater, reservoir failure and artificial sources, with tidal risk considered negligible. A Flood Risk Assessment to be used in a planning application for a development such as this, is required to comply with the defined EA standing advice.

Residual flood risk from fluvial sources and localised surface water pooling can be effectively managed by adopting the following key design principles in the proposed development.

- Keep the FFL of the ground floor extension the same as existing;
- Any drainage systems are routinely maintained;
- Consider flood resilience measures for the ground floor extension up to 0.2m, and,
- Any construction occurring below and at ground level, should include less permeable building materials and the most appropriate damp proof membrane.

These recommendations seek to negate any outstanding flood risk in line with Communities and Local Government Guidance.

This report therefore demonstrates that the proposed development:

- Is suitable in the location proposed and will be adequately flood resistant and resilient;
- Is unlikely to place additional persons at risk of flooding, and will offer a safe means of access and egress; and,
- Is unlikely to increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage, impedance of flood flows or increase in surface water runoff.

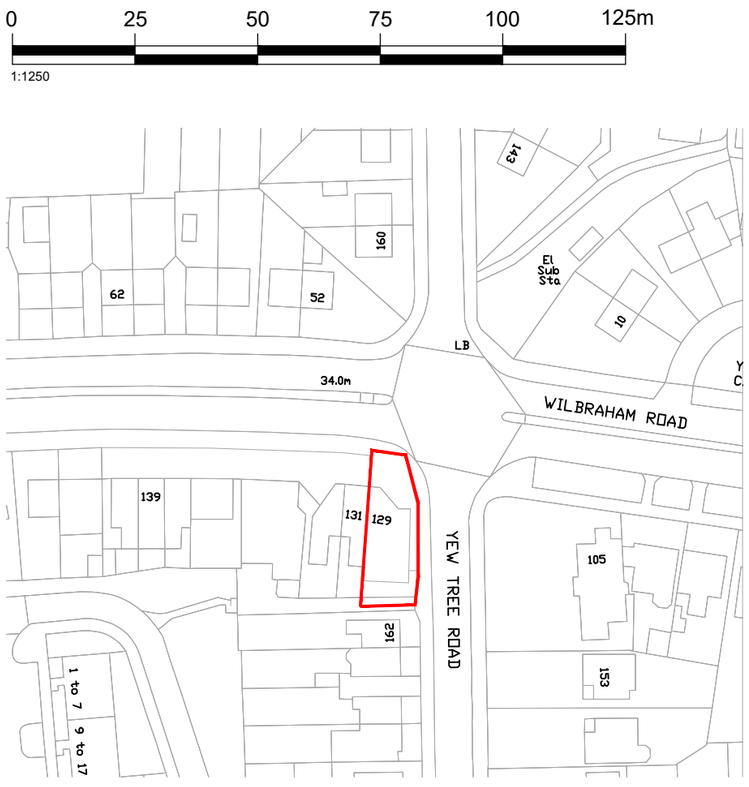
Appendices

Appendix A
Existing Plans



EXISTING BLOCK SITE PLAN
1:200@A3

0 5 10 15 20m
1:200



SITE LOCATION PLAN (295sqm)
1:1250@A3

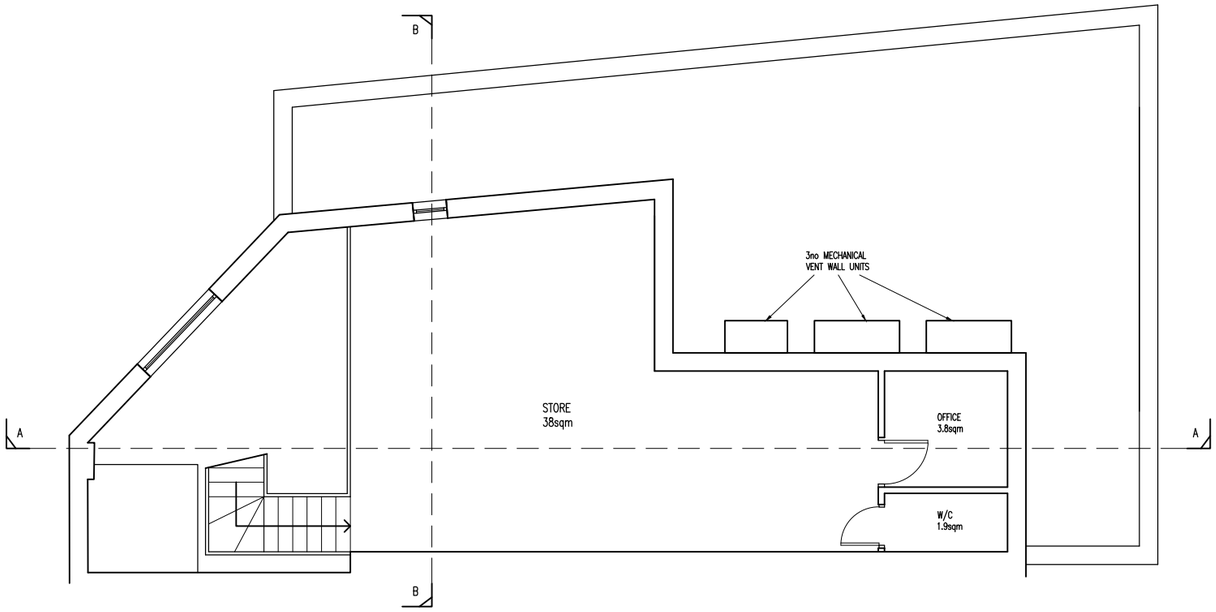
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Mark Gordon Design + Associates

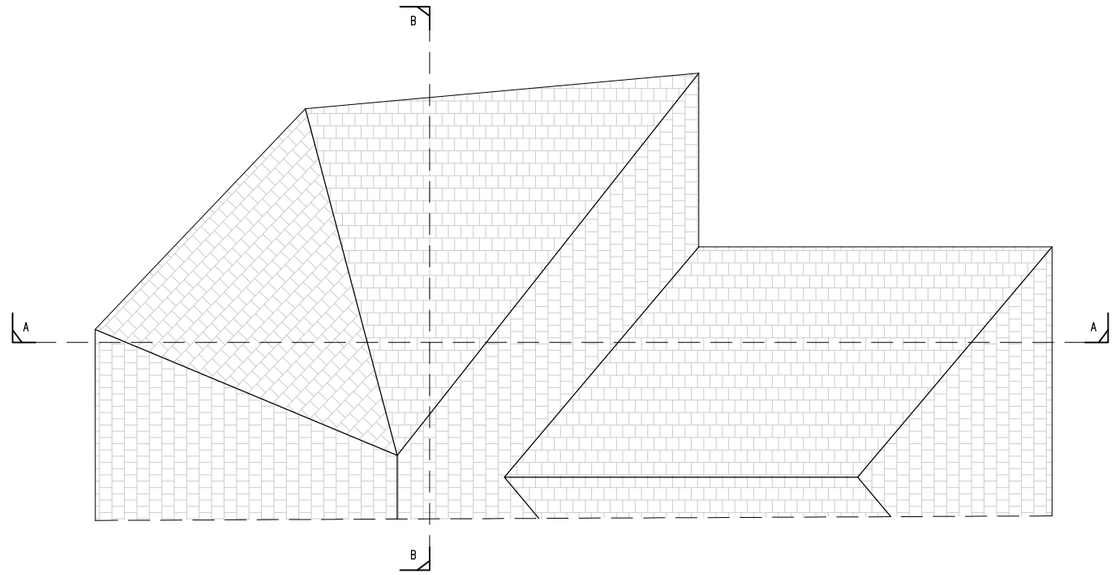
Project
129 WILBRAHAM ROAD,
FALLOWFIELD. M14 7DS

Drawing Title
SITE LOCATION PLAN
EXISTING SITE PLAN LAYOUTS

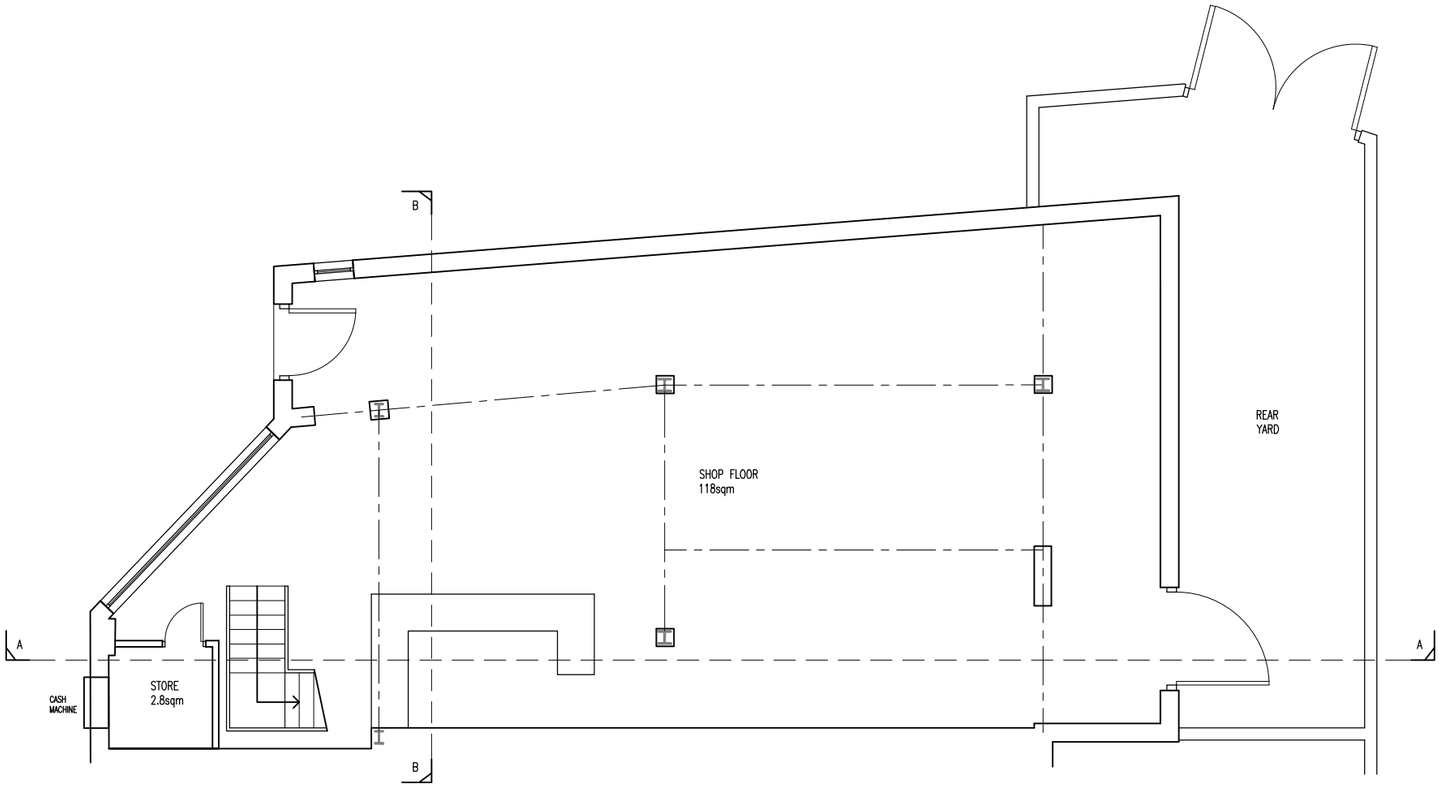
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EXISTING FIRST FLOOR PLAN
1:100 @ A3



EXISTING ROOF PLAN
1:100 @ A3



EXISTING GROUND FLOOR PLAN

0 2 4 6 8 10m
1:100

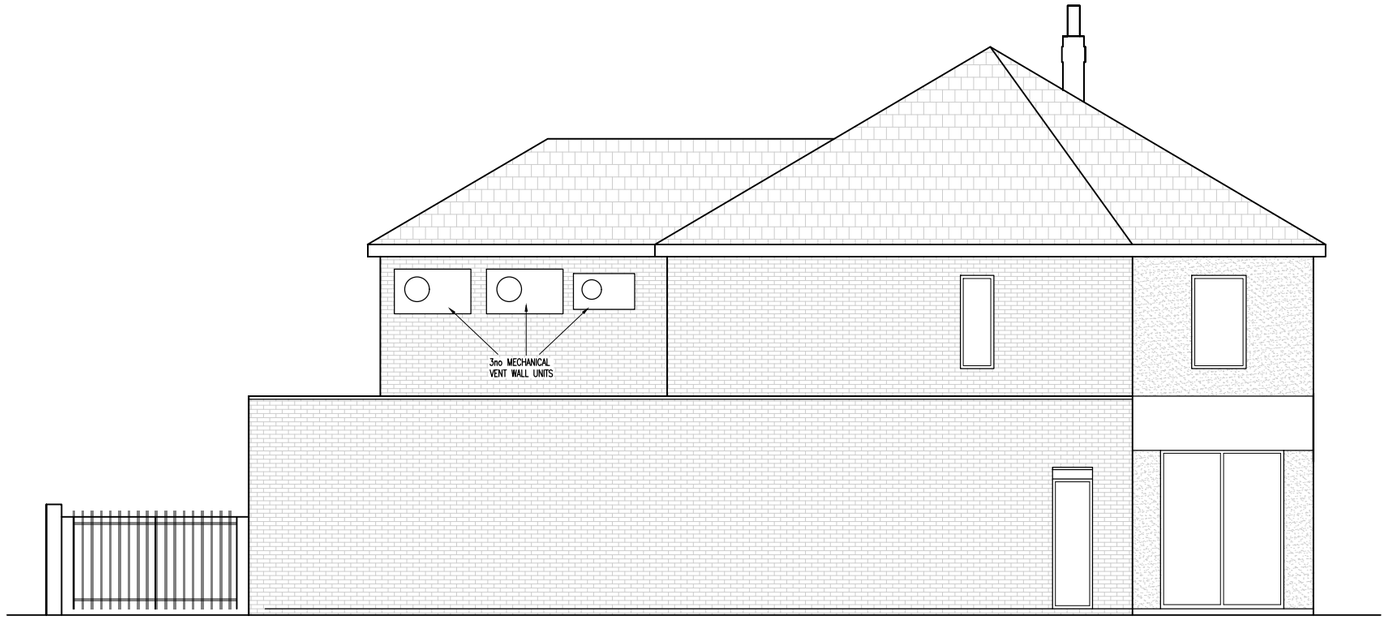
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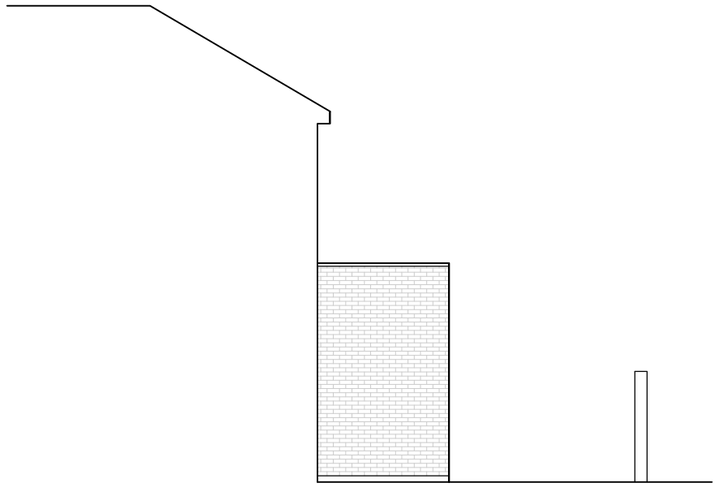
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FALLOWFIELD. M14 7DS

Drawing Title
EXISTING PLAN LAYOUTS

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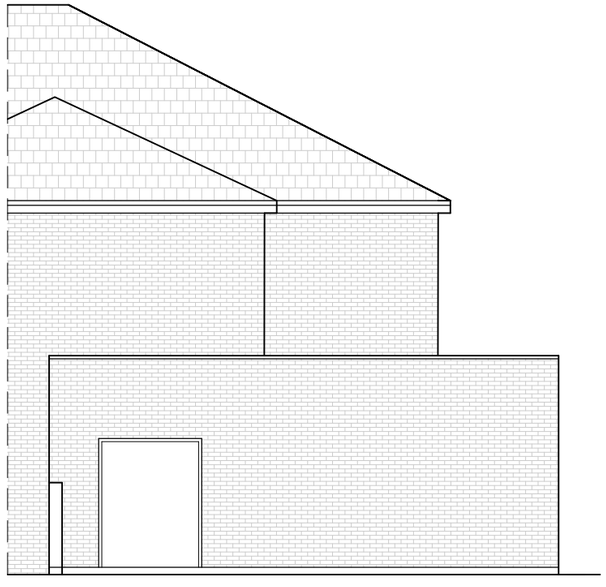
EXISTING SIDE ELEVATION
1:100 @ A3



EXISTING SIDE/REAR ELEVATION
1:100 @ A3



EXISTING FRONT ELEVATION
1:100 @ A3



EXISTING REAR ELEVATION
1:100 @ A3

0 2 4 6 8 10m

1:100

Rev	Amendments	Date	Ints

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Project

129 WILBRAHAM ROAD,
FALLOWFIELD. M14 7DS

Drawing Title

EXISTING ELEVATIONS

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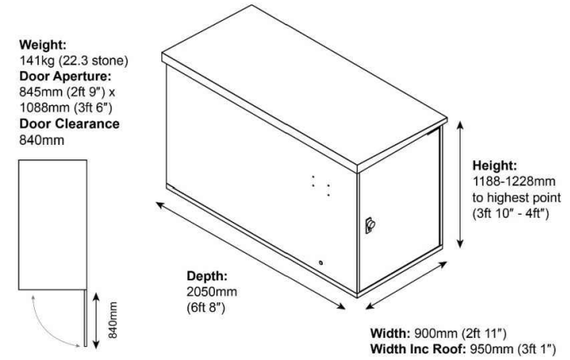
Appendix B
Proposed Plans



PROPOSED BLOCK SITE PLAN
1:200@A3

0 5 10 15 20m

1:200





ASGARD METAL SINGLE BIKE STORAGE UNIT,
DIMENSIONED AS ABOVE DETAILS

Rev	Amendments	Date	Ints

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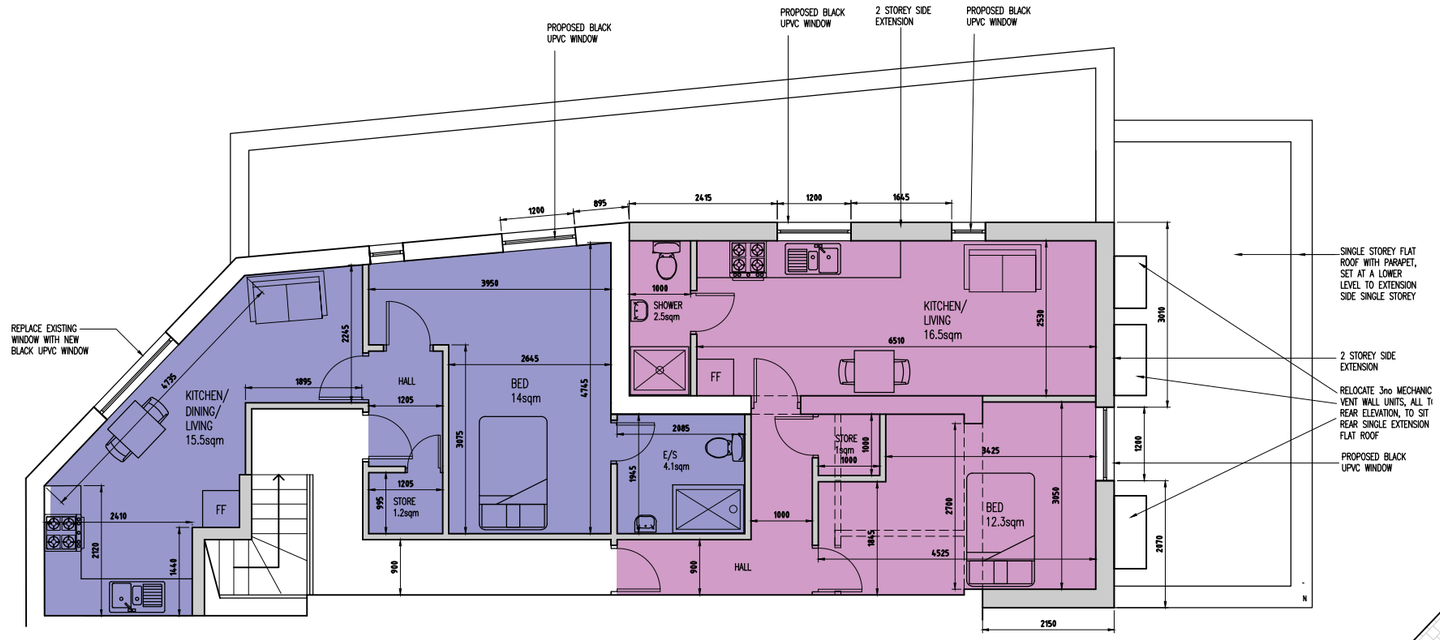
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129 WILBRAHAM ROAD,
FALLOWFIELD. M14 7DS

Drawing Title

PROPOSED SITE PLAN

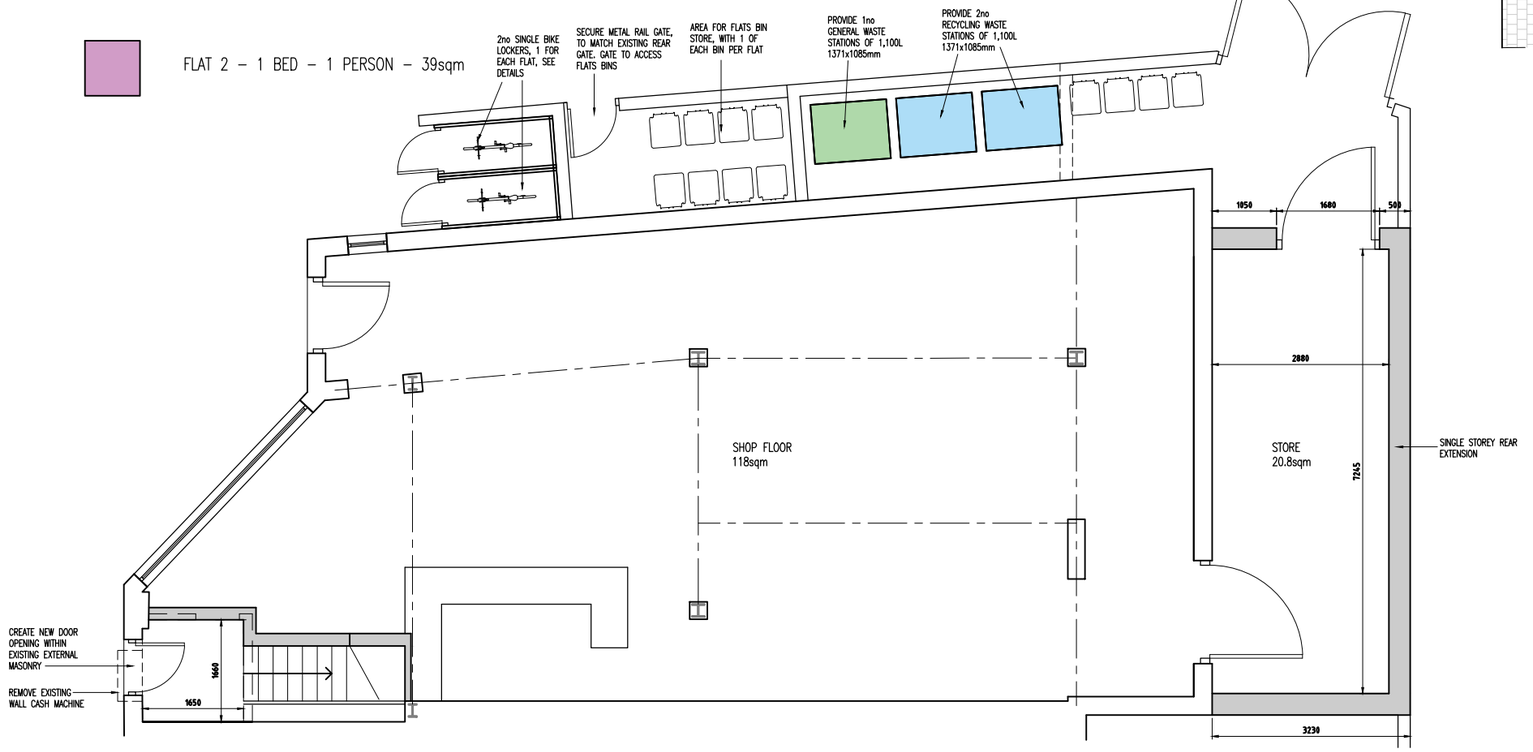
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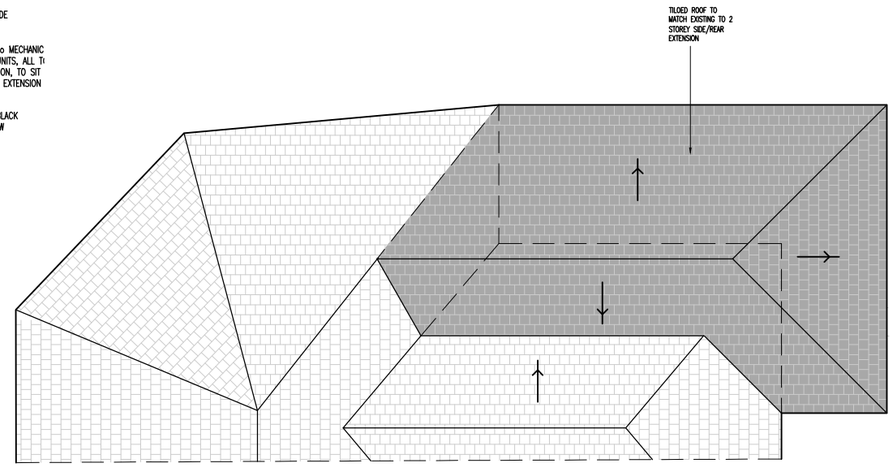
PROPOSED FIRST FLOOR PLAN
1:100 @ A3

FLAT 1 – 1 BED – 1 PERSON – 38sqm

FLAT 2 – 1 BED – 1 PERSON – 39sqm



PROPOSED GROUND FLOOR PLAN
1:100 @ A3



PROPOSED ROOF PLAN
1:125 @ A3

0 2 4 6 8 10m
1:100

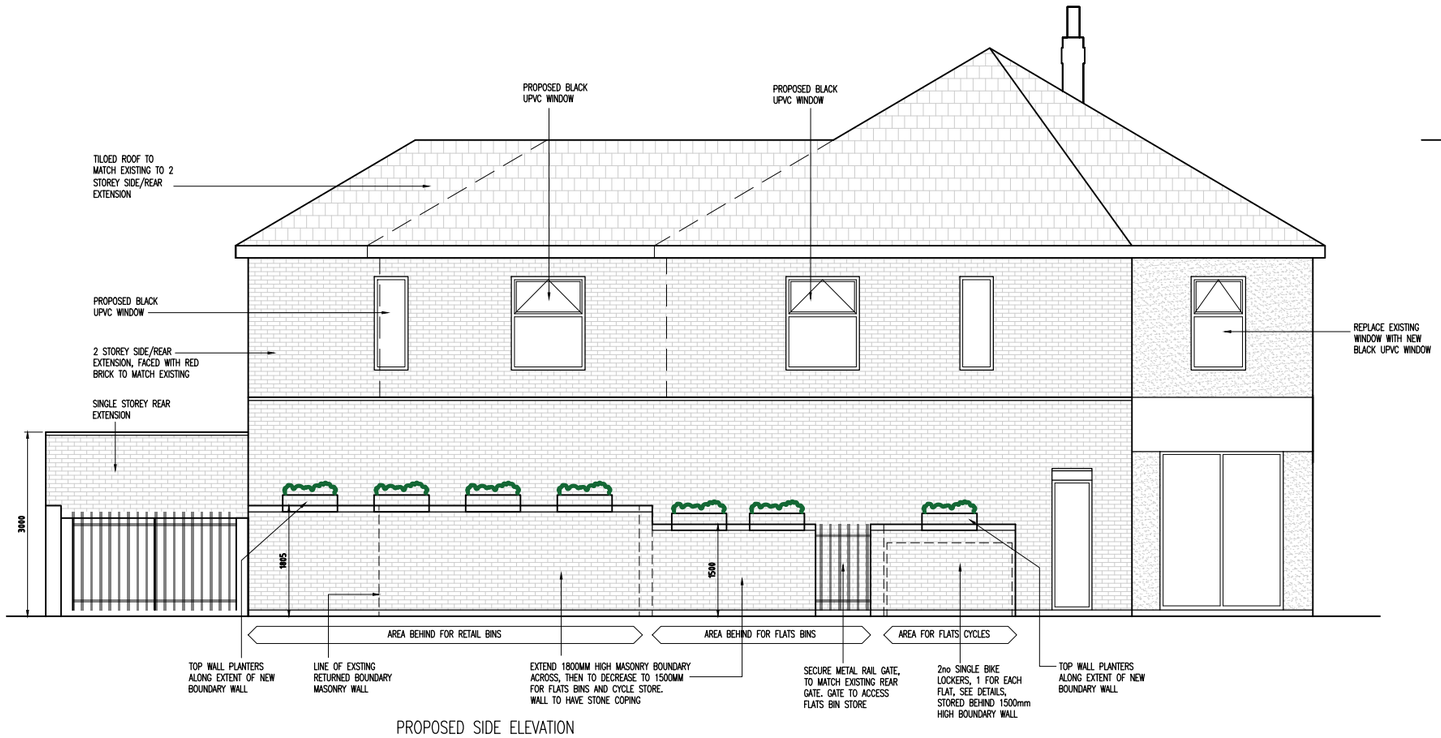
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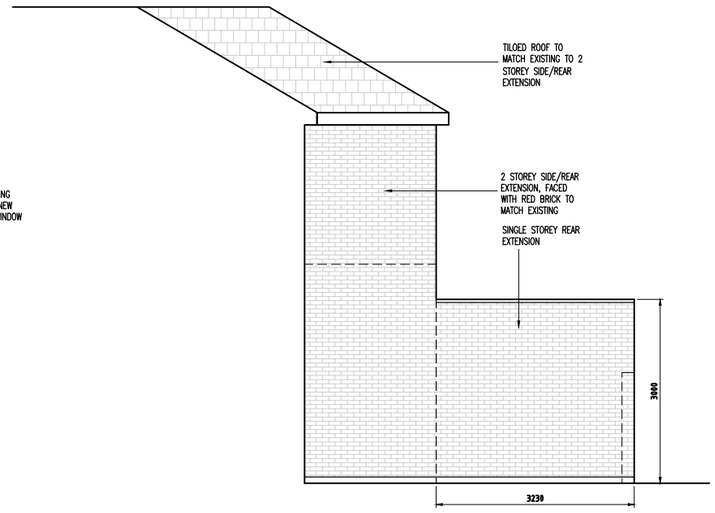
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129 WILBRAHAM ROAD,
FALLOWFIELD. M14 7DS

Drawing Title
PROPOSED PLAN LAYOUTS

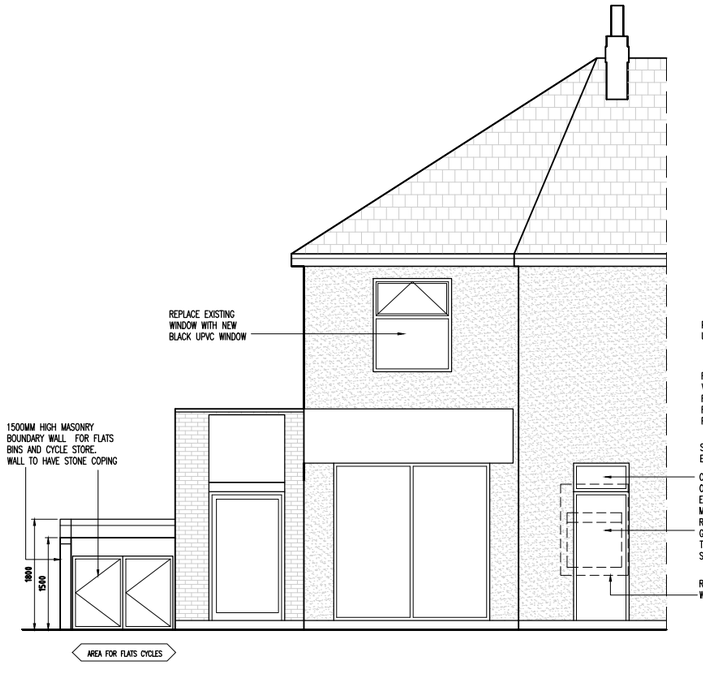
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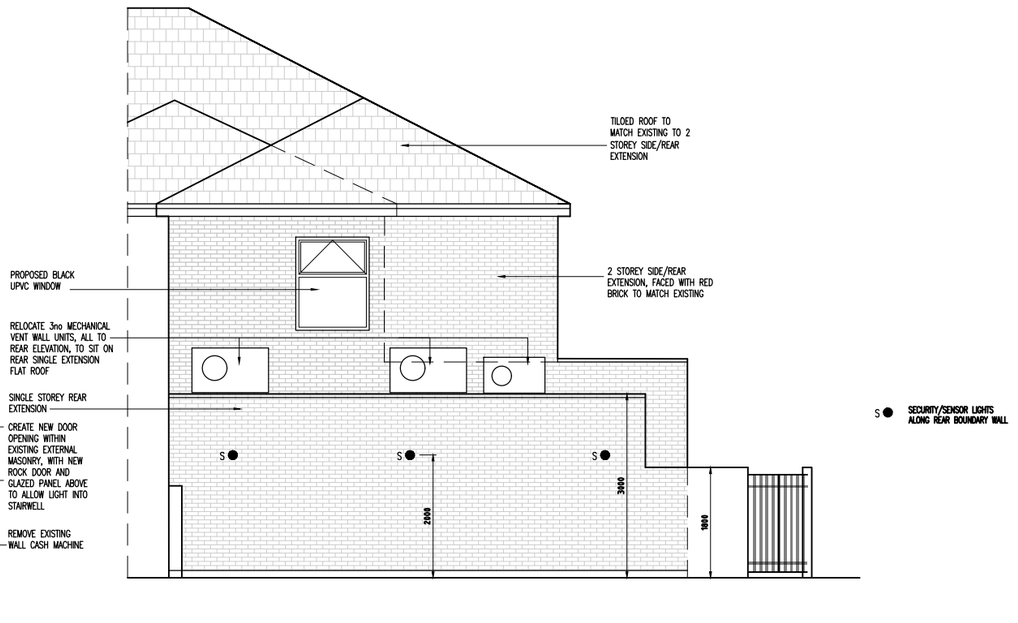
PROPOSED SIDE ELEVATION
1:100 @ A3



PROPOSED SIDE/REAR ELEVATION
1:100 @ A3



PROPOSED FRONT ELEVATION
1:100 @ A3



PROPOSED REAR ELEVATION
1:100 @ A3

0 2 4 6 8 10m

1:100

Rev	Amendments	Date	Ints

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Project

129 WILBRAHAM ROAD,
FALLOWFIELD. M14 7DS

Drawing Title

PROPOSED ELEVATIONS

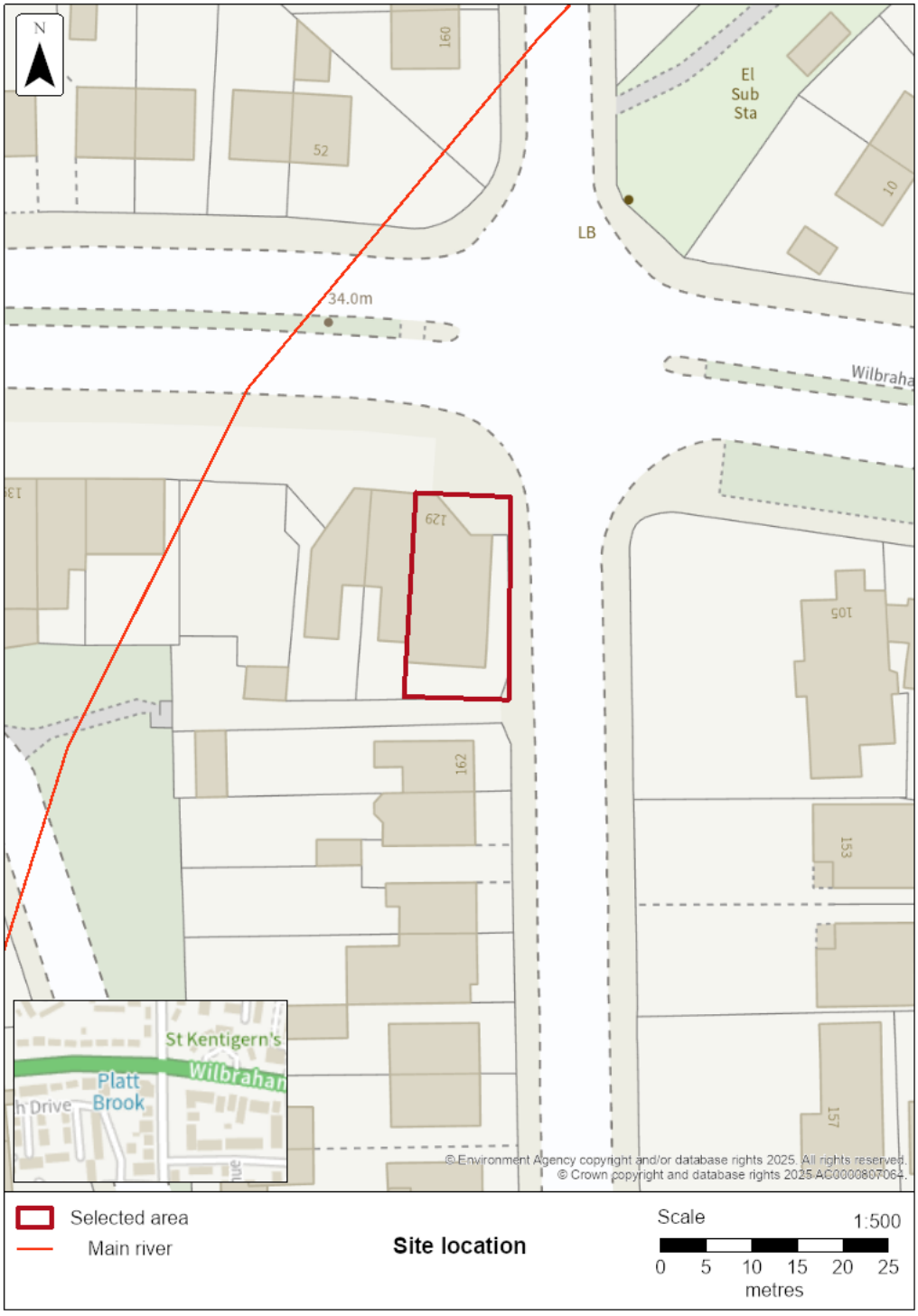
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Drawing No. 129WR/205/PL	Rev.

Appendix C
EA Product 4

Flood risk assessment data

Location of site: 384692 / 394100 (shown as easting and northing coordinates)
Document created on: 14 November 2025
This information was previously known as a product 4.
Customer reference number: ENCV6VHAK159

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- past floods
- flood defences and attributes
- information to help you assess if there is a reduced flood risk from rivers and the sea because of defences
- modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Surface water and other sources of flooding

When using the surface water map on the check your long term flood risk service the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- reservoir flood risk
- groundwater flood risk - you could use the British Geological Survey groundwater flooding data, groundwater: current status and flood risk and the guide on mining and groundwater constraints for development - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is Manchester District.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: Chorlton Platt Gore 2024
Scenario(s): Defended fluvial, defences removed fluvial, defended climate change fluvial, defences removed climate change fluvial
Date: 15 April 2024

These models contain the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occuring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 2.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

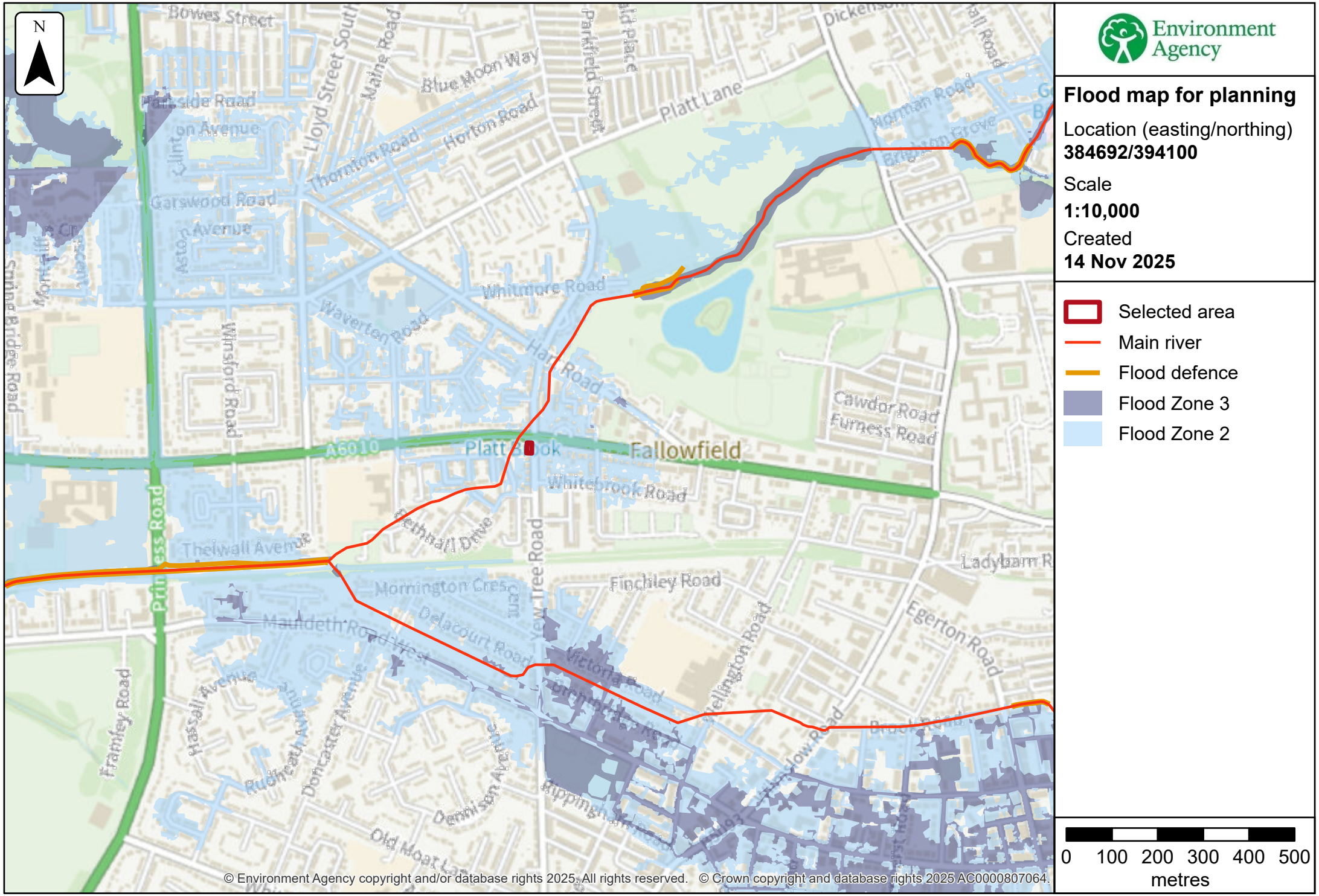
- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change



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Environment Agency

Flood map for planning

Location (easting/northing)
384692/394100

Scale
1:10,000

Created
14 Nov 2025

- Selected area
- Main river
- Flood defence
- Flood Zone 3
- Flood Zone 2

0 100 200 300 400 500
metres

Flood defences and attributes

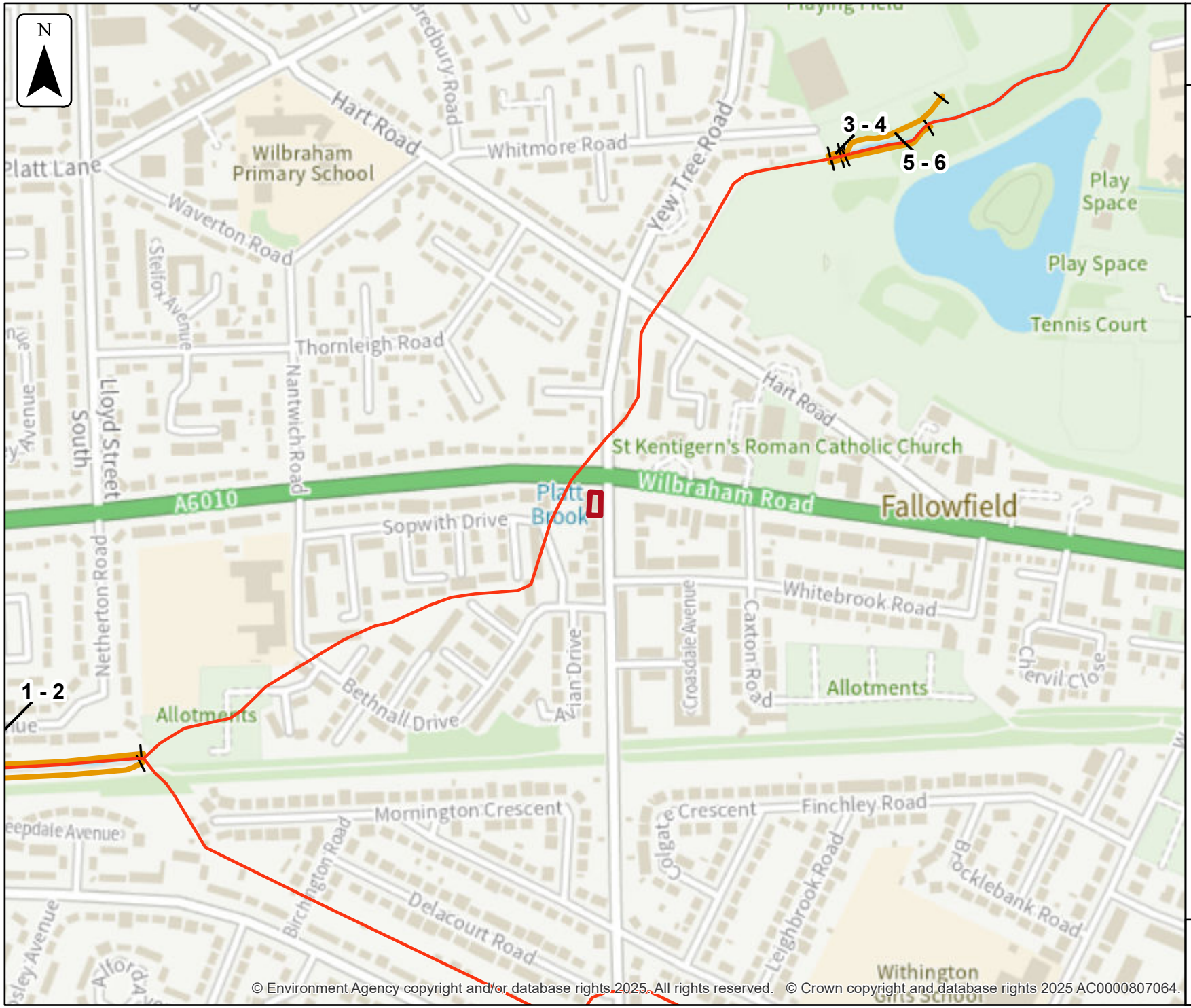
The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences, their condition and the standard of protection. It shows the height above sea level of the top of the flood defence (crest level). The height is In mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk



Environment Agency

Flood defences

Location (easting/northing)
384692/394100

Scale
1:5,000

Created
14 Nov 2025

- Selected area
- Main river
- Flood defence

0 50 100 150 200 250
metres

Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	122064	Wall	100	Fair	31.84	31.90	
2	60038	Embankment	100	Fair	31.39	32.25	
3	32543	Wall	100	Fair	35.74	35.76	
4	32516	Wall	100	Fair	35.75	35.75	
5	59791	Wall	100	Fair	36.03	36.07	
6	120657	Embankment	100	Fair	36.29	36.27	

Any blank cells show where a particular value has not been recorded for an asset.

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- modelled node point map(s) showing the points used to get the data to model the scenarios and table(s) providing details of the flood risk for different return periods
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

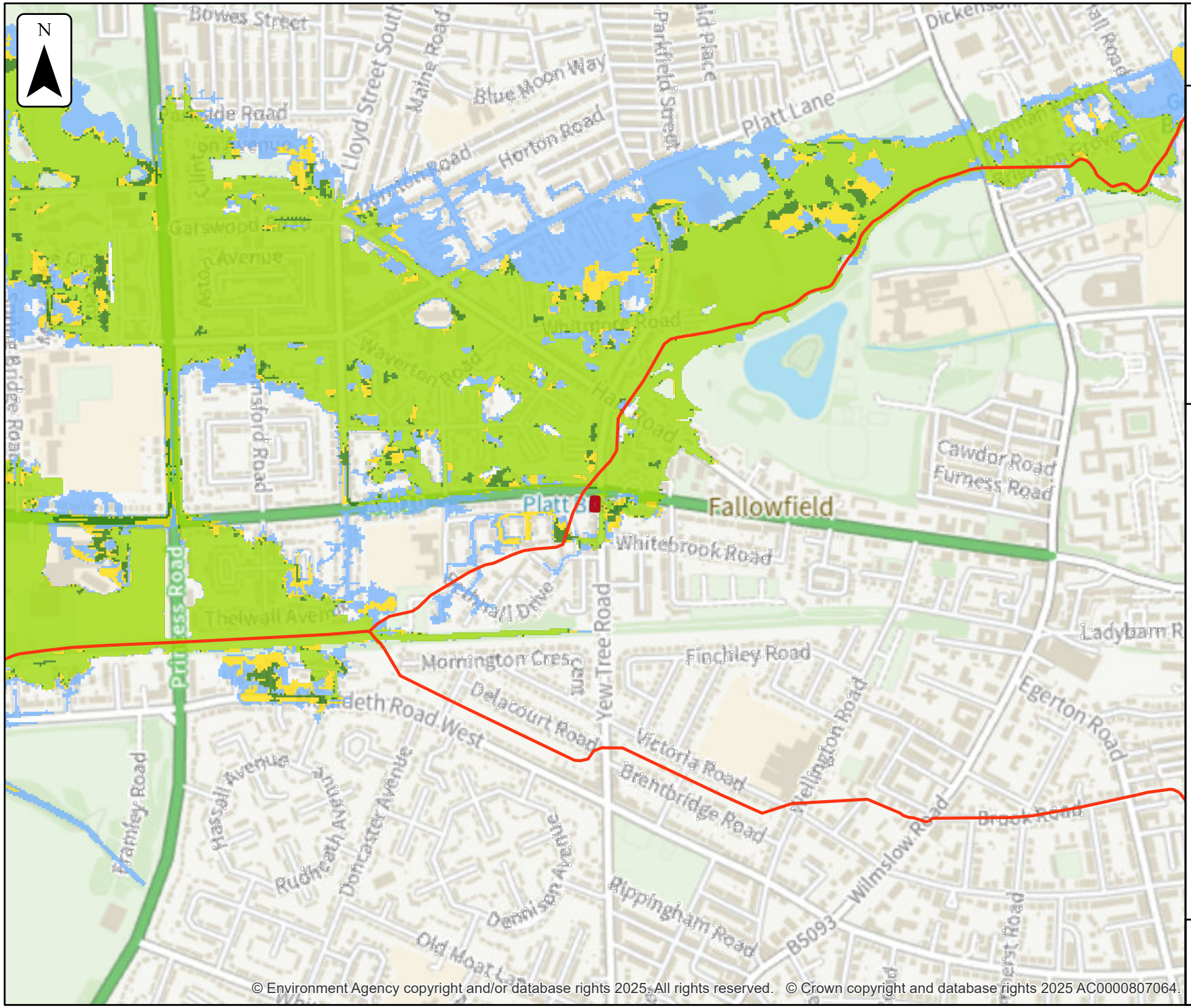
The climate change data included in the models may not include the latest flood risk assessment climate change allowances. Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

- Defended modelled fluvial: risk of flooding from rivers where there are flood defences
- Defences removed modelled fluvial: risk of flooding from rivers where flood defences have been removed
- No defences exist modelled fluvial: risk of flooding from rivers where there are no flood defences
- Defended climate change modelled fluvial: risk of flooding from rivers where there are flood defences, including estimated impact of climate change
- Defences removed climate change modelled fluvial: risk of flooding from rivers where flood defences have been removed, including estimated impact of climate change
- No defences exist climate change modelled fluvial: risk of flooding from rivers where there are no flood defences, including estimated impact of climate change



Environment Agency

Defences removed climate change modelled fluvial extent

Location (easting/northing)
384692/394100

Scale
1:10,000

Created
14 Nov 2025

Model name
Chorlton Platt Gore 2024

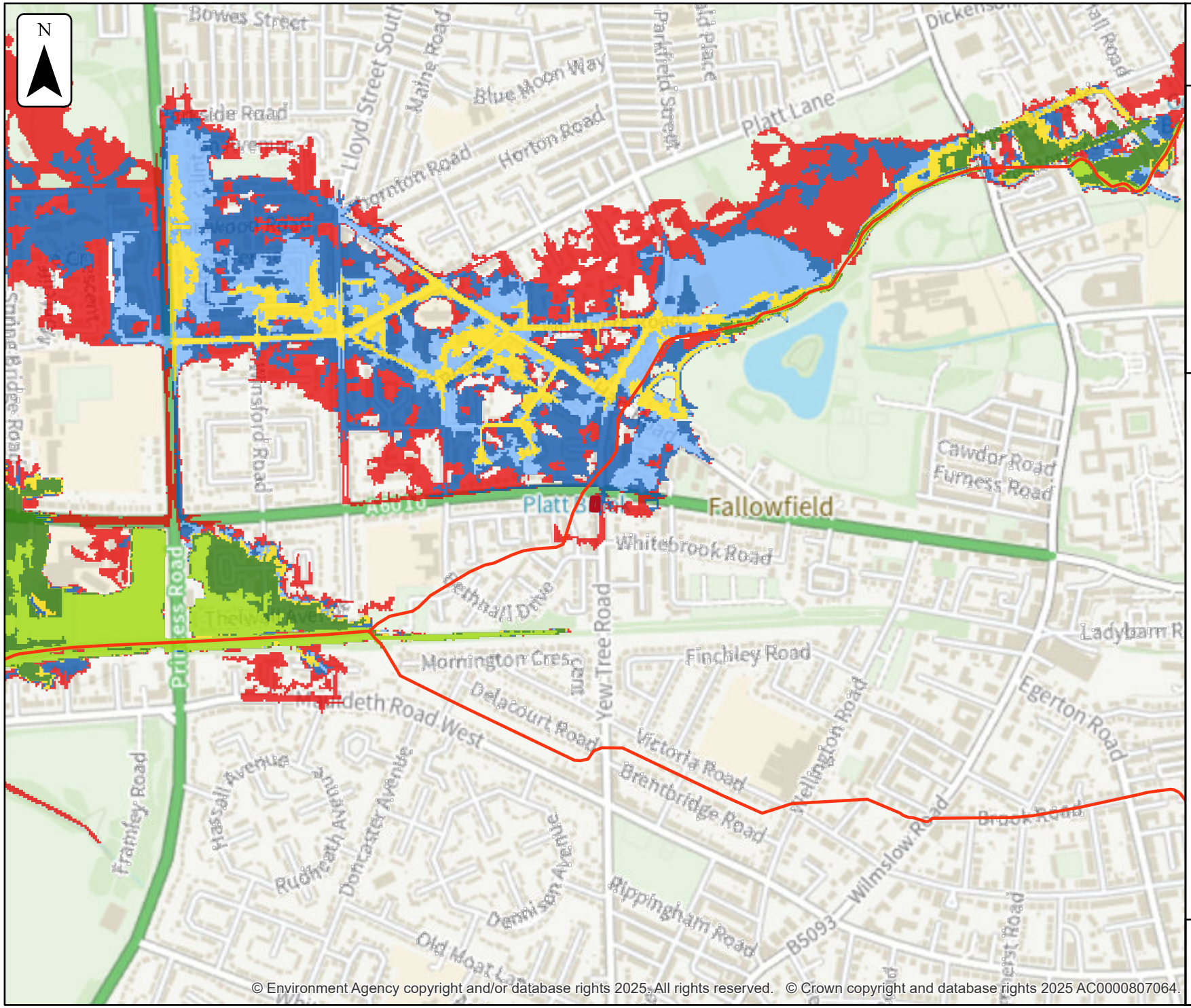
- Selected area
- Main river

Modelled flood extent

- 1% AEP (+41%)
- 1% AEP (+53%)
- 1% AEP (+85%)
- 0.1% AEP (+53%)

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



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Environment Agency

Defences removed modelled fluvial extent

Location (easting/northing)
384692/394100

Scale
1:10,000

Created
14 Nov 2025

Model name
Chorlton Platt Gore 2024

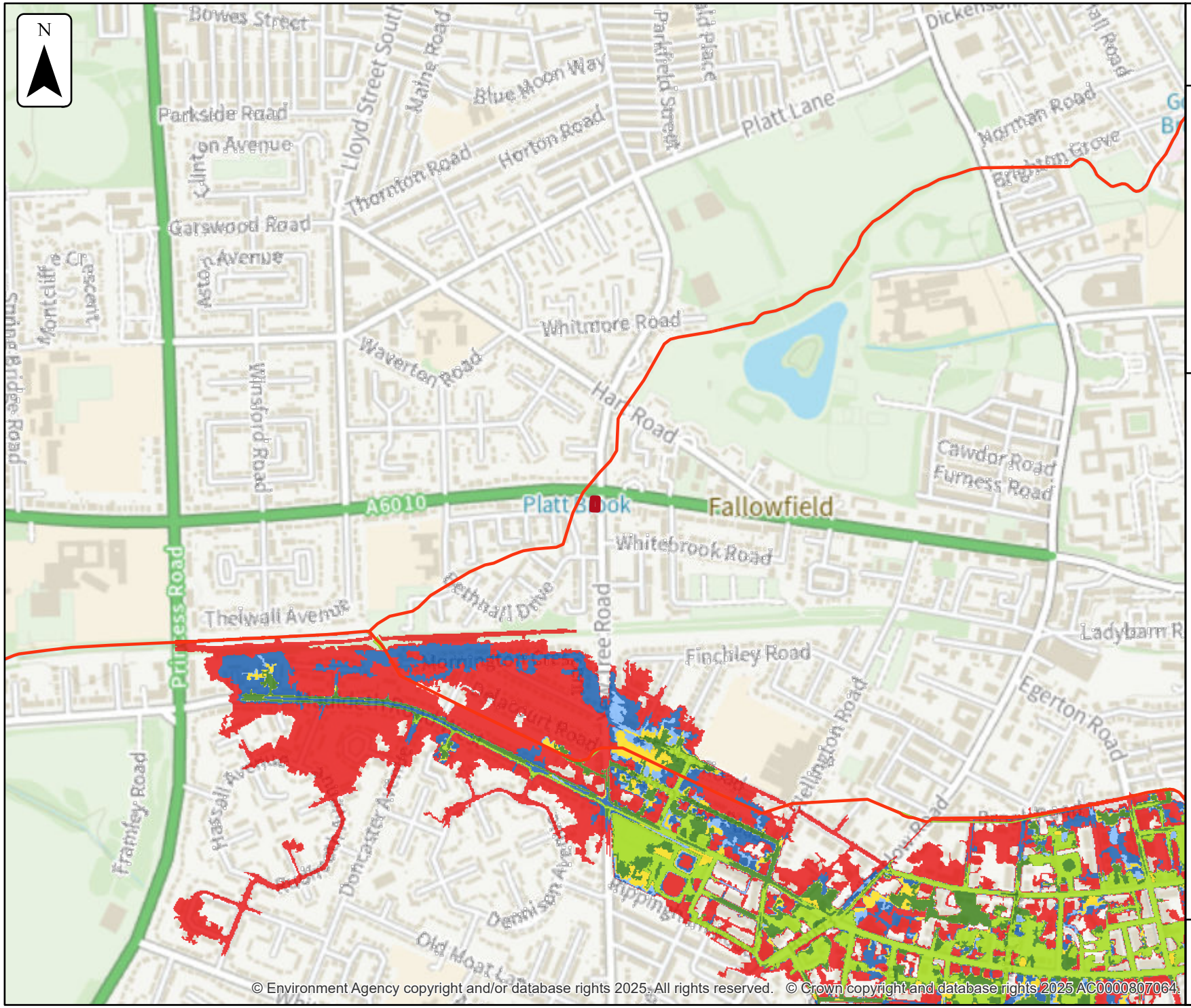
- Selected area
- Main river

Modelled flood extent

- 5% AEP
- 2% AEP
- 1.33% AEP
- 1% AEP
- 0.5% AEP
- 0.1% AEP

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



Environment Agency

Defended modelled fluvial extent

Location (easting/northing)
384692/394100

Scale
1:10,000

Created
14 Nov 2025

Model name
Cringle Black Brook 2017

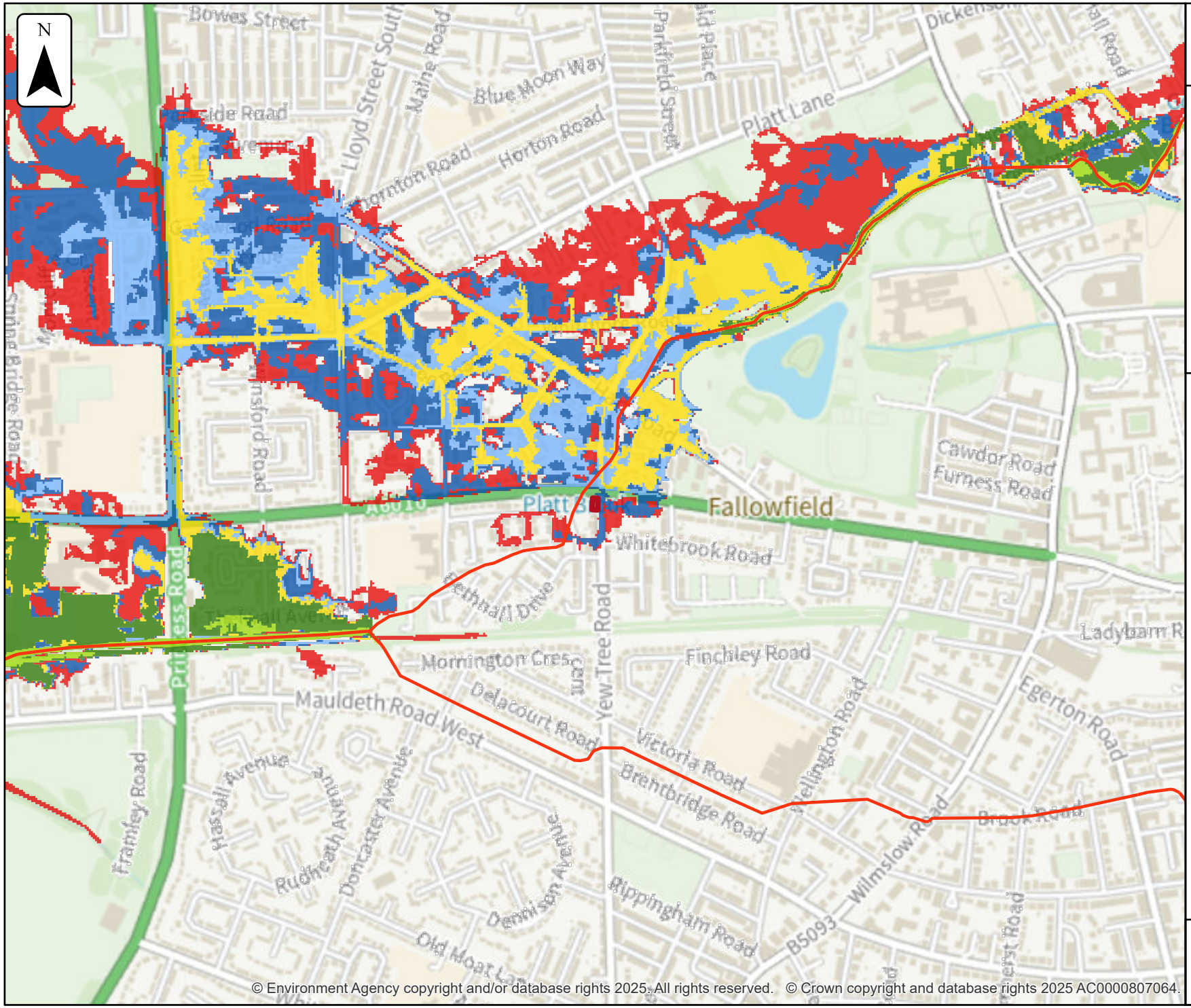
- Selected area
- Main river

Modelled flood extent

- 5% AEP
- 2% AEP
- 1.33% AEP
- 1% AEP
- 0.5% AEP
- 0.1% AEP

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



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Environment Agency

Defended modelled fluvial extent

Location (easting/northing)
384692/394100

Scale
1:10,000

Created
14 Nov 2025

Model name
Chorlton Platt Gore 2024

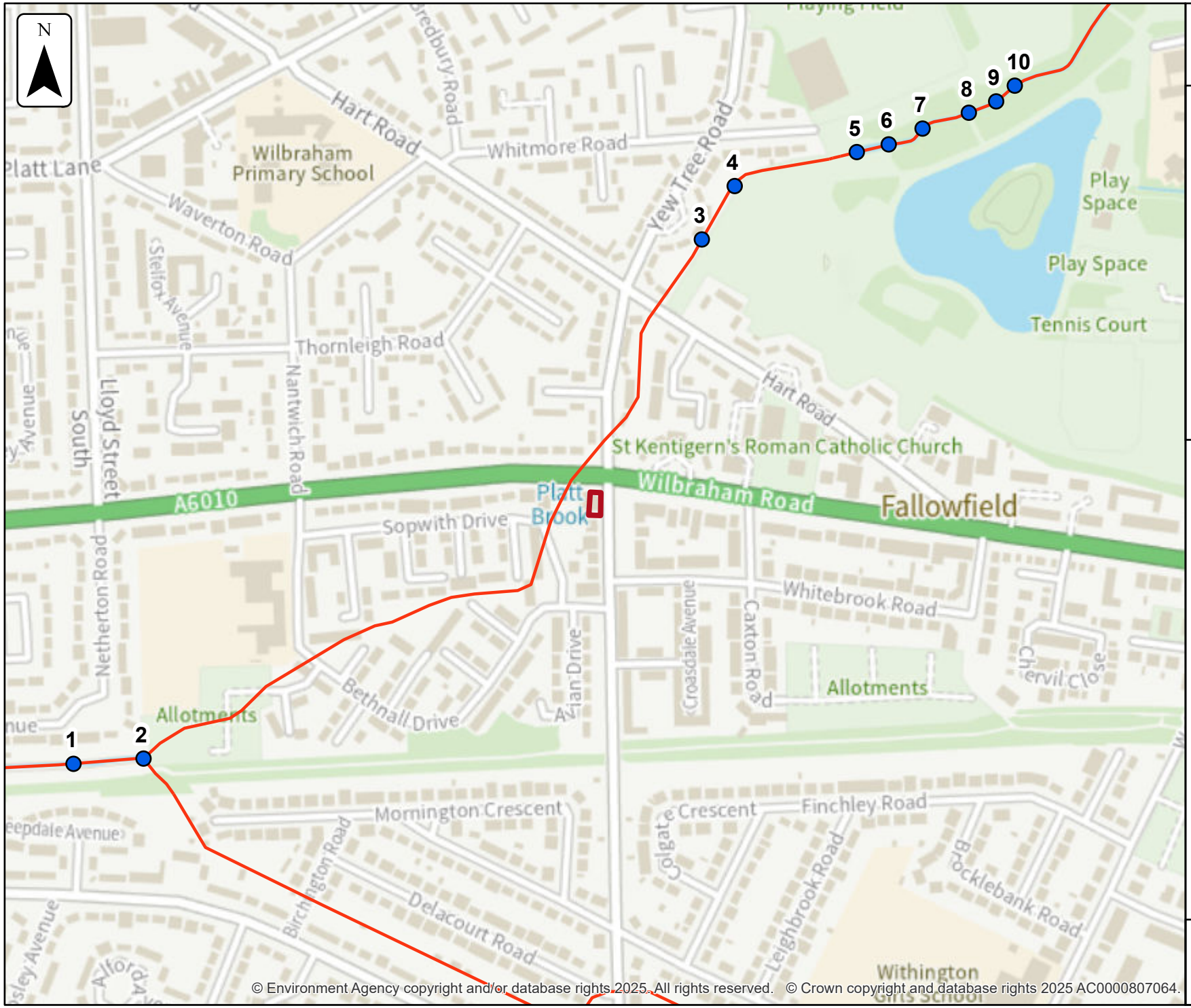
- Selected area
- Main river

Modelled flood extent

- 5% AEP
- 2% AEP
- 1.33% AEP
- 1% AEP
- 0.5% AEP
- 0.1% AEP

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



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Environment Agency

Defences removed climate change modelled fluvial node locations

Location (easting/northing)
384692/394100

Scale
1:5,000

Created
14 Nov 2025

Model name
Chorlton Platt Gore 2024

- Selected area
- Modelled location
- Main river

0 50 100 150 200 250
metres

Modelled node locations data

Defences removed climate change

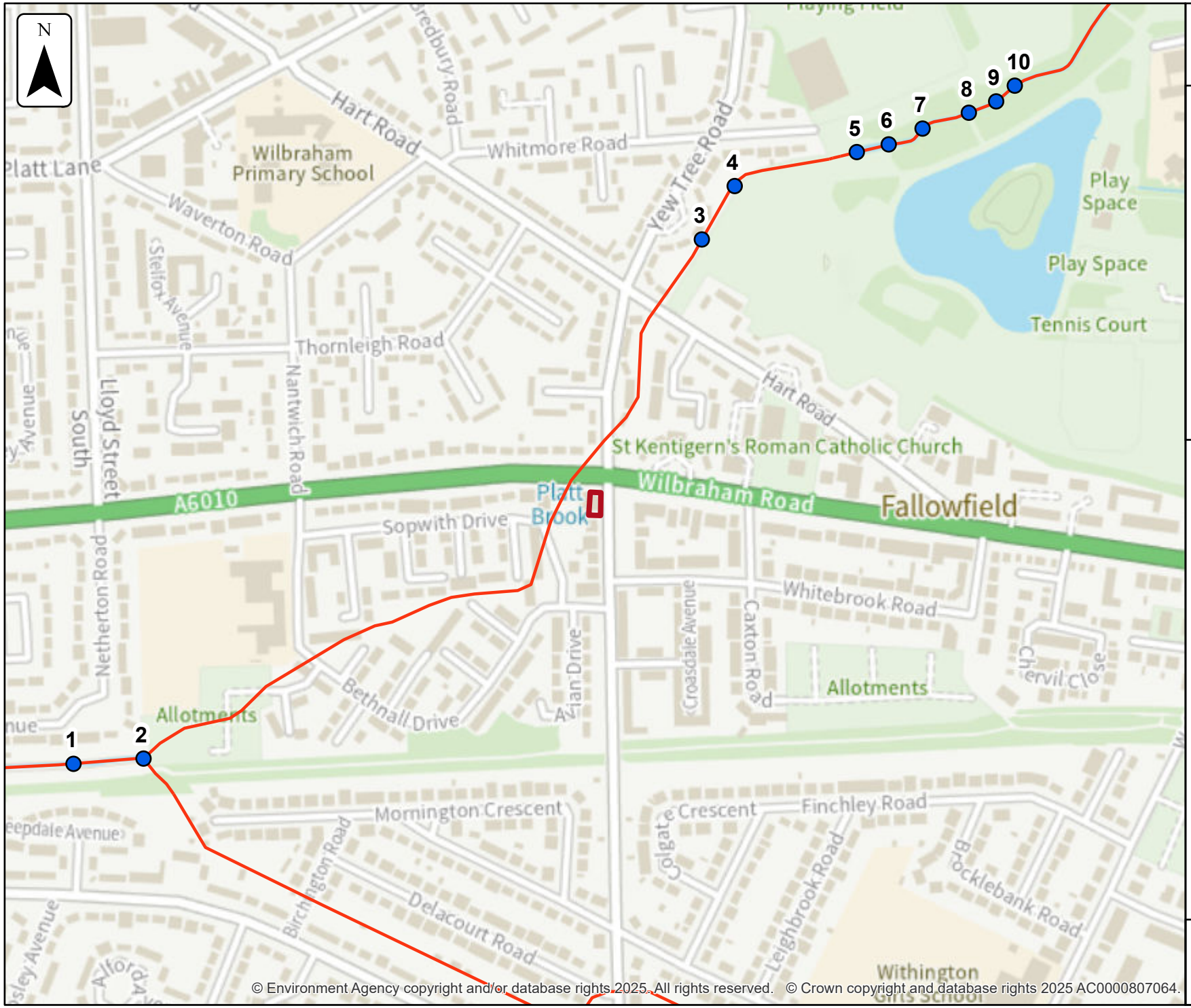
Label	Modelled location ID	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
				Level	Level	Level	Level
1	1600941	384184	393847	32.20	32.20	32.23	32.26
2	1600837	384252	393852	32.25	32.25	32.29	32.33
3	1600999	384796	394358	35.66	35.69	35.77	35.97
4	1600893	384828	394410	35.66	35.69	35.77	35.96
5	1600889	384946	394443	35.84	35.87	35.92	36.05
6	1600836	384977	394450	35.86	35.89	35.93	36.06
7	1600847	385010	394465	35.86	35.88	35.92	36.03
8	1600939	385055	394481	35.87	35.89	35.93	36.03
9	1600839	385082	394492	36.29	36.30	36.31	36.36
10	1601016	385100	394507	36.29	36.30	36.31	36.36

Data in this table comes from the Chorlton Platt Gore 2024 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

Defences removed climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
				Flow	Flow	Flow	Flow
1	1600941	384184	393847	26.14	26.34	28.26	31.83
2	1600837	384252	393852	30.12	30.82	32.46	36.21
3	1600999	384796	394358	15.85	15.87	15.99	15.98
4	1600893	384828	394410	15.84	15.87	15.99	15.98
5	1600889	384946	394443	15.25	15.30	15.46	15.47
6	1600836	384977	394450	15.25	15.30	15.46	15.47
7	1600847	385010	394465	17.03	17.09	17.09	17.47
8	1600939	385055	394481	15.77	15.83	15.85	16.15
9	1600839	385082	394492	20.10	20.44	20.97	22.79
10	1601016	385100	394507	20.15	20.43	20.97	22.77

Data in this table comes from the Chorlton Platt Gore 2024 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.



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Environment Agency

Defences removed modelled fluvial node locations

Location (easting/northing)
384692/394100

Scale
1:5,000

Created
14 Nov 2025

Model name
Chorlton Platt Gore 2024

- Selected area
- Modelled location
- Main river

0 50 100 150 200 250
metres

Modelled node locations data

Defences removed

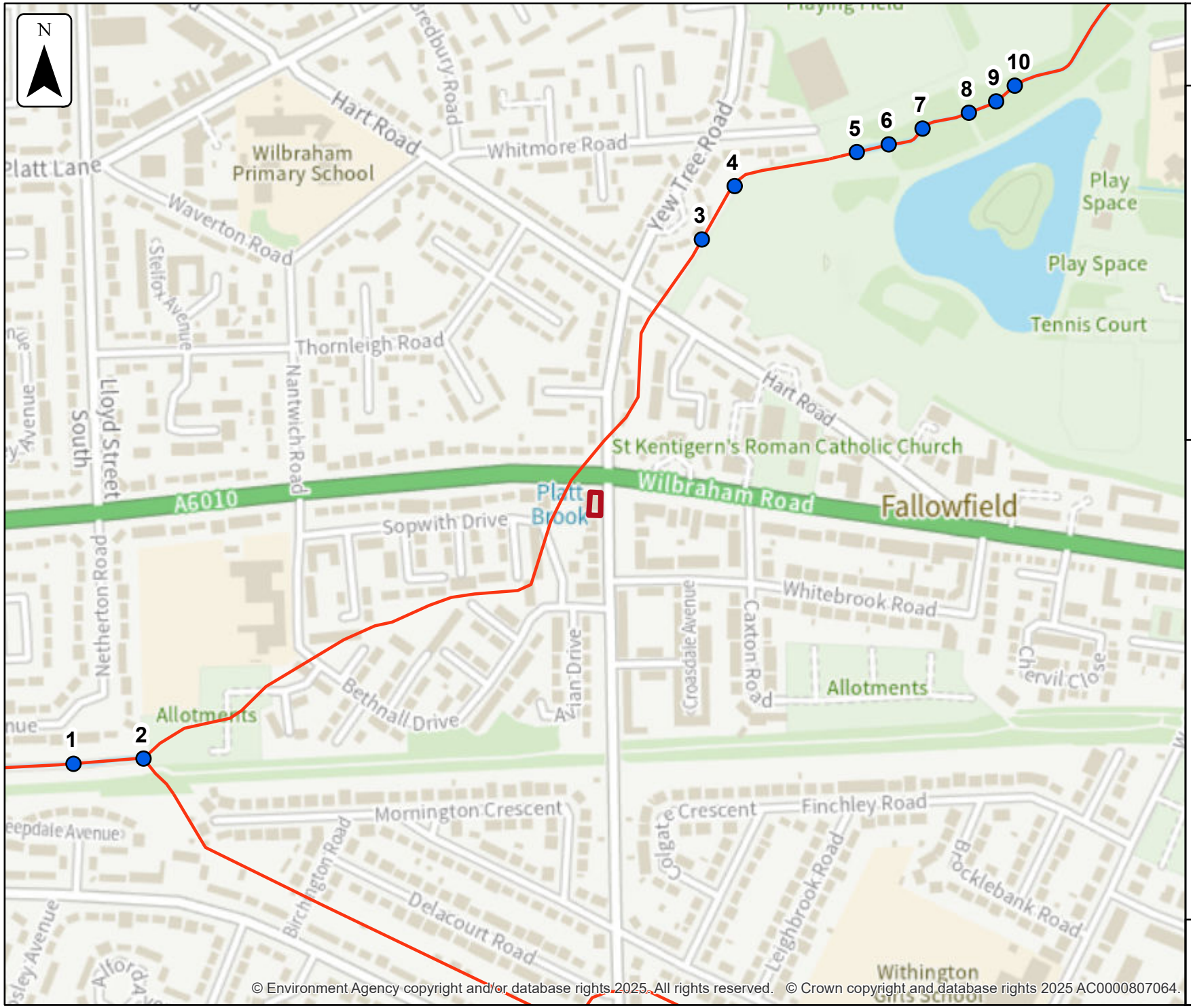
Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1600941	384184	393847	31.44	31.71	31.85	32.0	32.06	32.11	32.14	32.15	32.17	32.22
2	1600837	384252	393852	31.59	31.80	31.93	32.05	32.11	32.15	32.17	32.19	32.21	32.28
3	1600999	384796	394358	33.35	33.66	33.89	34.14	34.45	35.01	35.30	35.41	35.55	35.78
4	1600893	384828	394410	33.35	33.66	33.89	34.15	34.45	35.01	35.31	35.41	35.56	35.78
5	1600889	384946	394443	33.48	33.84	34.01	34.29	34.60	35.21	35.53	35.64	35.76	35.93
6	1600836	384977	394450	33.52	33.88	34.06	34.35	34.65	35.24	35.56	35.67	35.79	35.95
7	1600847	385010	394465	33.52	33.78	33.97	34.30	34.61	35.27	35.59	35.69	35.80	35.94
8	1600939	385055	394481	33.66	33.92	34.09	34.37	34.59	35.25	35.58	35.69	35.81	35.95
9	1600839	385082	394492	33.75	34.0	34.27	34.66	34.87	35.56	36.01	36.19	36.27	36.32
10	1601016	385100	394507	33.82	34.07	34.32	34.66	34.88	35.57	36.01	36.19	36.27	36.32

Data in this table comes from the Chorlton Platt Gore 2024 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

Defences removed

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1600941	384184	393847	12.17	15.38	17.52	19.99	21.20	22.48	23.52	24.17	24.98	27.99
2	1600837	384252	393852	11.95	16.52	19.52	22.88	24.52	26.21	27.56	28.24	29.25	32.09
3	1600999	384796	394358	6.25	9.07	11.19	13.50	14.70	15.27	15.86	15.97	15.90	16.05
4	1600893	384828	394410	6.25	9.07	11.19	13.50	14.70	15.27	15.86	15.97	15.90	16.05
5	1600889	384946	394443	5.99	8.69	10.72	12.94	14.10	14.55	15.11	15.24	15.25	15.57
6	1600836	384977	394450	5.99	8.69	10.72	12.94	14.10	14.55	15.11	15.24	15.25	15.57
7	1600847	385010	394465	5.99	8.69	10.72	12.95	14.13	14.72	15.84	16.43	16.85	17.16
8	1600939	385055	394481	5.99	8.69	10.73	12.96	14.14	14.79	15.67	15.72	15.65	15.88
9	1600839	385082	394492	5.99	8.69	10.73	12.96	14.15	14.84	15.86	17.50	19.22	21.41
10	1601016	385100	394507	5.99	8.69	10.73	12.96	14.15	14.89	15.90	17.50	19.26	21.50

Data in this table comes from the Chorlton Platt Gore 2024 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.



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Environment Agency

Defended climate change modelled fluvial node locations

Location (easting/northing)
384692/394100

Scale
1:5,000

Created
14 Nov 2025

Model name
Chorlton Platt Gore 2024

- Selected area
- Modelled location
- Main river

0 50 100 150 200 250
metres

Modelled node locations data

Defended climate change

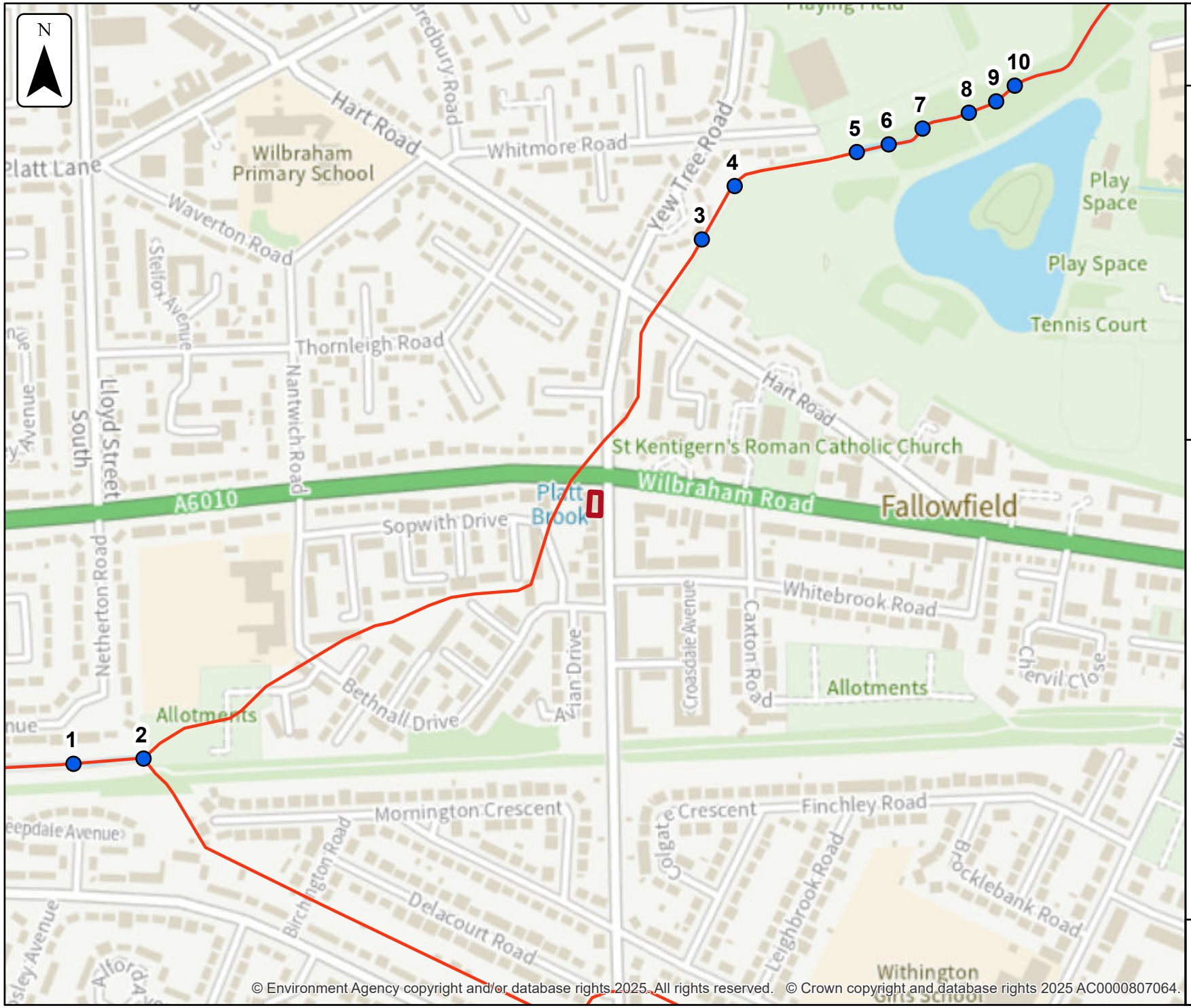
Label	Modelled location ID	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
				Level	Level	Level	Level	Level	Level
1	1600941	384184	393847	31.74	32.16	32.20	32.21	32.23	32.28
2	1600837	384252	393852	31.89	32.30	32.34	32.35	32.37	32.41
3	1600999	384796	394358	33.70	35.56	35.76	35.80	35.88	36.13
4	1600893	384828	394410	33.70	35.56	35.76	35.79	35.88	36.12
5	1600889	384946	394443	33.89	35.77	35.94	35.97	36.03	36.23
6	1600836	384977	394450	33.93	35.79	35.96	35.99	36.05	36.24
7	1600847	385010	394465	33.82	35.81	35.97	35.99	36.04	36.23
8	1600939	385055	394481	33.95	35.82	35.98	36.0	36.06	36.24
9	1600839	385082	394492	34.04	36.23	36.31	36.32	36.33	36.40
10	1601016	385100	394507	34.11	36.23	36.31	36.32	36.33	36.39

Data in this table comes from the Chorlton Platt Gore 2024 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

Defended climate change

Label	Modelled location ID	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
				Flow	Flow	Flow	Flow	Flow	Flow
1	1600941	384184	393847	17.49	27.77	30.07	30.64	32.03	34.97
2	1600837	384252	393852	17.11	27.41	29.89	30.54	32.19	35.98
3	1600999	384796	394358	9.44	15.27	15.17	15.40	15.41	15.09
4	1600893	384828	394410	9.44	15.29	15.20	15.43	15.44	15.14
5	1600889	384946	394443	9.05	14.45	14.54	14.55	14.64	14.88
6	1600836	384977	394450	9.05	14.45	14.54	14.55	14.64	14.88
7	1600847	385010	394465	9.04	15.89	16.47	16.46	16.52	16.42
8	1600939	385055	394481	9.04	14.91	15.08	15.09	15.15	15.01
9	1600839	385082	394492	9.04	17.43	19.75	19.86	20.28	21.59
10	1601016	385100	394507	9.05	17.43	19.80	20.0	20.41	21.76

Data in this table comes from the Chorlton Platt Gore 2024 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.



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Environment Agency

Defended modelled fluvial node locations

Location (easting/northing)
384692/394100

Scale
1:5,000

Created
14 Nov 2025

Model name
Chorlton Platt Gore 2024

- Selected area
- Modelled location
- Main river

0 50 100 150 200 250
metres

Modelled node locations data

Defended

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1600941	384184	393847	31.44	31.71	31.87	32.04	32.10	32.13	32.14	32.15	32.17	32.23
2	1600837	384252	393852	31.59	31.85	32.01	32.17	32.23	32.27	32.28	32.29	32.32	32.37
3	1600999	384796	394358	33.35	33.66	33.89	34.15	34.52	35.11	35.47	35.56	35.68	35.91
4	1600893	384828	394410	33.35	33.66	33.89	34.15	34.52	35.11	35.47	35.56	35.68	35.91
5	1600889	384946	394443	33.48	33.84	34.01	34.29	34.67	35.31	35.67	35.77	35.88	36.07
6	1600836	384977	394450	33.52	33.88	34.06	34.35	34.72	35.34	35.70	35.79	35.90	36.09
7	1600847	385010	394465	33.52	33.78	33.97	34.30	34.70	35.36	35.72	35.81	35.91	36.10
8	1600939	385055	394481	33.66	33.92	34.09	34.37	34.67	35.35	35.72	35.82	35.92	36.11
9	1600839	385082	394492	33.75	34.0	34.27	34.66	34.94	35.66	36.17	36.23	36.28	36.35
10	1601016	385100	394507	33.82	34.07	34.32	34.67	34.94	35.66	36.17	36.23	36.28	36.35

Data in this table comes from the Chorlton Platt Gore 2024 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

Defended

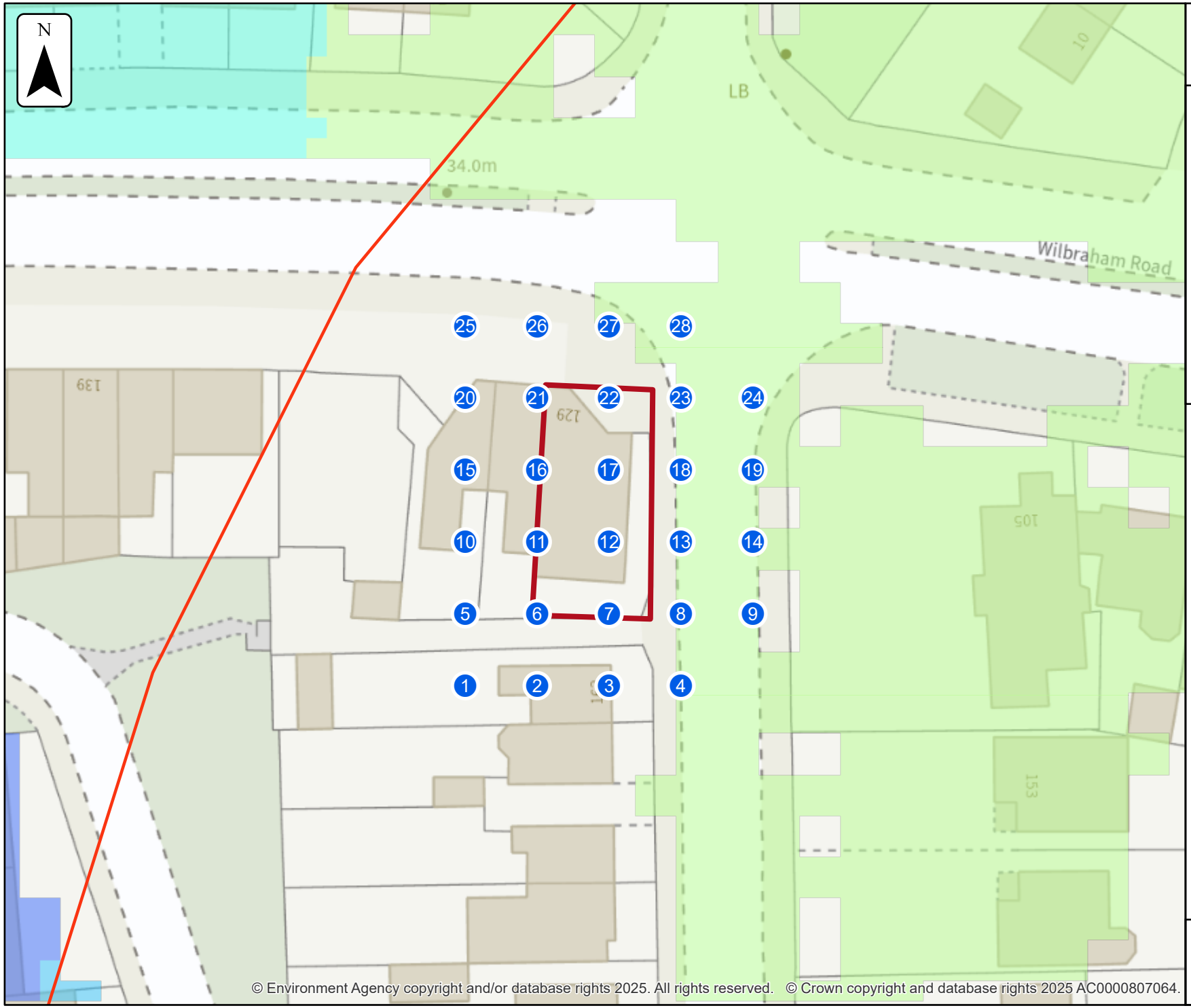
Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1600941	384184	393847	12.20	16.88	19.97	23.40	25.01	26.56	27.13	27.72	28.92	31.79
2	1600837	384252	393852	11.95	16.52	19.53	22.89	24.47	26.10	26.75	27.38	28.65	31.88
3	1600999	384796	394358	6.25	9.07	11.19	13.50	14.59	15.17	15.15	15.23	15.17	15.18
4	1600893	384828	394410	6.25	9.07	11.19	13.50	14.59	15.17	15.16	15.25	15.20	15.15
5	1600889	384946	394443	5.99	8.69	10.72	12.94	13.99	14.42	14.36	14.47	14.55	14.94
6	1600836	384977	394450	5.99	8.69	10.72	12.94	13.99	14.42	14.36	14.47	14.55	14.94
7	1600847	385010	394465	5.99	8.69	10.72	12.95	14.08	14.63	15.27	15.88	16.47	16.38
8	1600939	385055	394481	5.99	8.69	10.72	12.96	14.11	14.72	14.95	14.93	15.12	15.08
9	1600839	385082	394492	5.99	8.69	10.73	12.96	14.12	14.75	16.06	17.46	18.99	20.59
10	1601016	385100	394507	5.99	8.69	10.73	12.96	14.13	14.81	16.07	17.45	19.08	20.65

Data in this table comes from the Chorlton Platt Gore 2024 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
13	384700	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	384707	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	384679	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	384686	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17	384693	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	384700	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	384707	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	384679	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	384686	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	384693	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	384700	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
24	384707	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	384679	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	384686	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	384693	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
28	384700	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Data in this table comes from the Cringle Black Brook 2017 model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Environment Agency

Defended modelled fluvial extent and height

Location (easting/northing)
384692/394100

Scale
1:500

Created
14 Nov 2025

Model name
Chorlton Platt Gore 2024

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 33 - 33.25
- 33.25 - 33.5
- 33.5 - 33.75
- 33.75 - 34.0
- 34.0 - 34.25
- 34.25 - 34.5
- 34.5 - 34.75
- 34.75 - 35.0
- 35.0 - 35.25

This map shows the 0.1% AEP height data

0 5 10 15 20
metres

Sample point data

Defended

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
1	384679	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	384686	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	384693	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	384700	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	33.99	34.01
5	384679	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	384686	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	384693	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	384700	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	33.99	34.01
9	384707	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	33.99	34.01
10	384679	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	384686	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	384693	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
13	384700	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	33.99	34.01
14	384707	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	33.99	34.01
15	384679	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	384686	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17	384693	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	384700	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	33.99	34.01
19	384707	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	34.03	34.03
20	384679	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	384686	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	384693	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	384700	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	34.02	34.02
24	384707	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	34.06	34.06

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
25	384679	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	384686	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	384693	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
28	384700	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	34.13	34.13
Max value in selected area:			NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Data in this table comes from the Chorlton Platt Gore 2024 model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defended

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	384679	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	384686	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	384693	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	384700	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.04	0.05
5	384679	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	384686	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	384693	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	384700	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.07	0.09
9	384707	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.08	0.09
10	384679	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	384686	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	384693	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

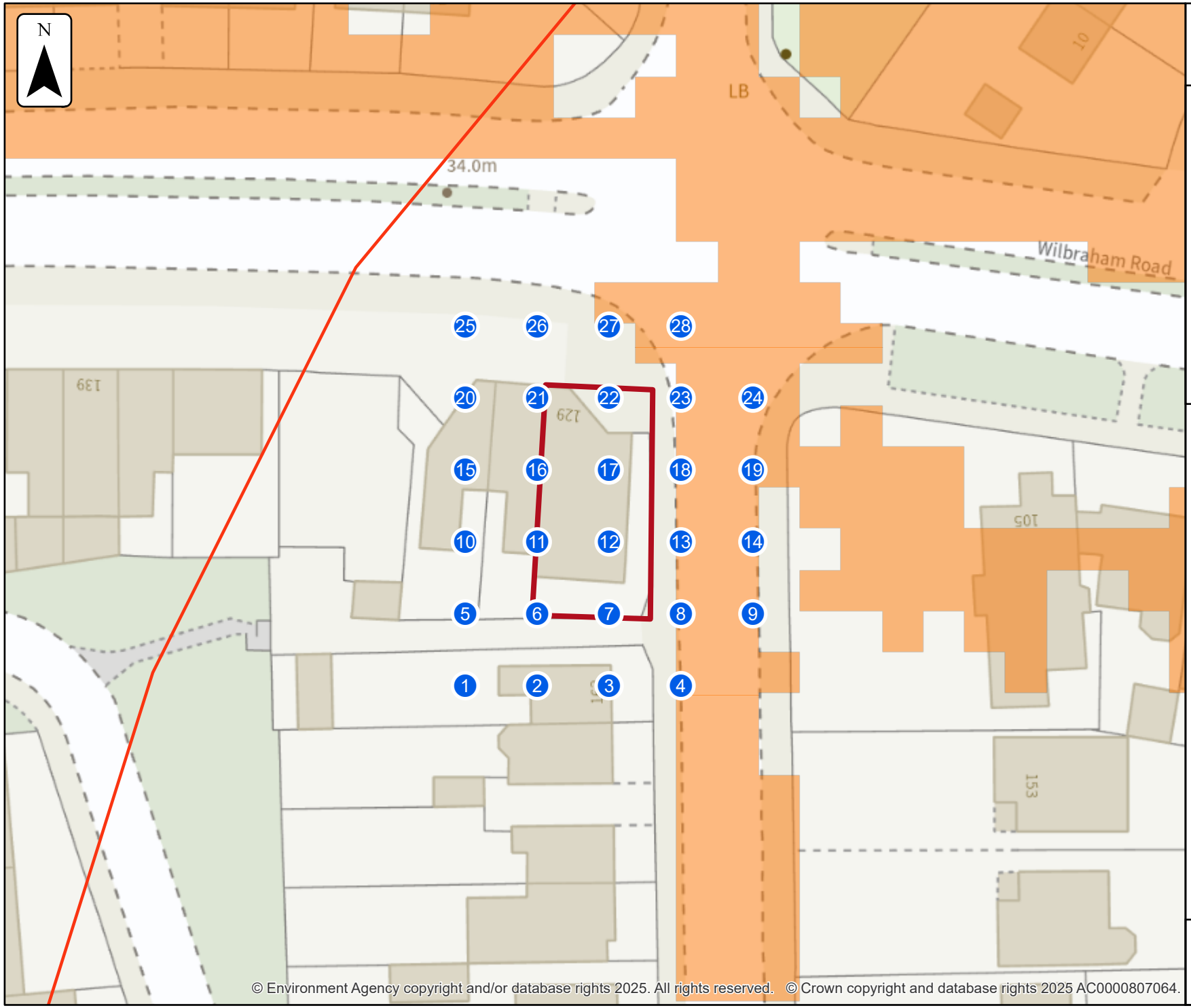
Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
13	384700	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.04	0.06
14	384707	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.03	0.06
15	384679	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	384686	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17	384693	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	384700	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.02	0.03
19	384707	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.08	0.09
20	384679	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	384686	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	384693	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	384700	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.03	0.03
24	384707	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.07	0.07

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	384679	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	384686	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	384693	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
28	384700	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.01	0.01
Max value in selected area:			NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Data in this table comes from the Chorlton Platt Gore 2024 model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	384679	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	384686	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	384693	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
28	384700	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Data in this table comes from the Cringle Black Brook 2017 model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Environment Agency

Defences removed modelled fluvial extent and height

Location (easting/northing)
384692/394100

Scale
1:500

Created
14 Nov 2025

Model name
Chorlton Platt Gore 2024

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 4.375
- 4.375 - 8.75
- 8.75 - 13.125
- 13.125 - 17.5
- 17.5 - 21.875
- 21.875 - 26.25
- 26.25 - 30.625
- 30.625 - 35.0
- 35.0 - 39.375

This map shows the 0.1% AEP height data

0 5 10 15 20
metres

Sample point data

Defences removed

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
1	384679	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	384686	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	384693	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	384700	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	33.94	33.98
5	384679	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	384686	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	384693	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	384700	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	33.94	33.98
9	384707	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	33.98
10	384679	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	384686	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	384693	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
13	384700	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	33.94	33.98
14	384707	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	33.98
15	384679	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	384686	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17	384693	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	384700	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	33.96	33.99
19	384707	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	34.02	34.03
20	384679	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	384686	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	384693	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	384700	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	34.01	34.02
24	384707	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	34.05	34.06

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
25	384679	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	384686	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	384693	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
28	384700	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	34.13
Max value in selected area:			NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Data in this table comes from the Chorlton Platt Gore 2024 model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

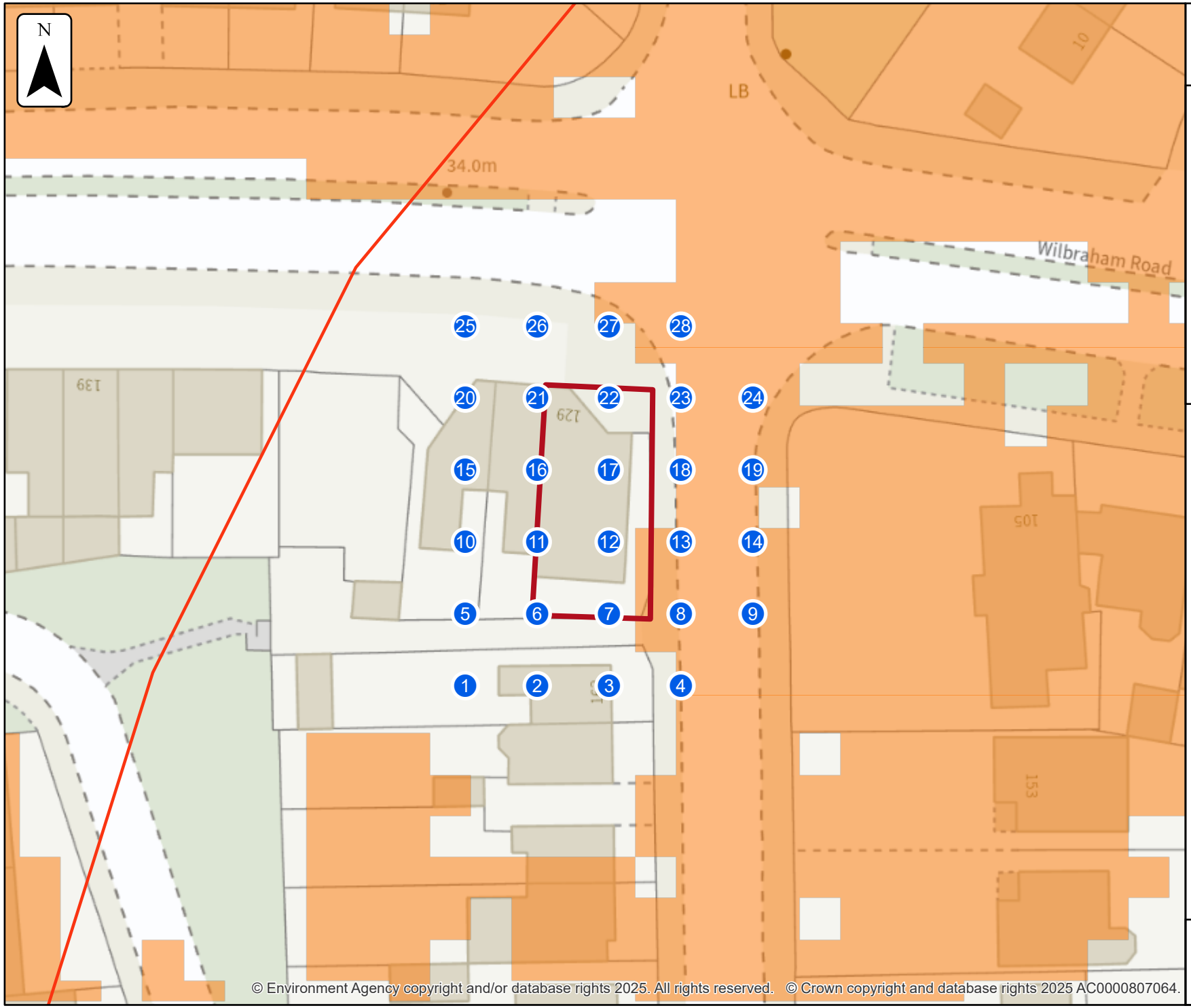
Defences removed

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	384679	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	384686	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	384693	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	384700	394082	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.01	0.03
5	384679	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	384686	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	384693	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	384700	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.03	0.07
9	384707	394089	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.07
10	384679	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	384686	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	384693	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
13	384700	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.00	0.04
14	384707	394096	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.03
15	384679	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	384686	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17	384693	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	384700	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.01	0.01
19	384707	394103	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.07	0.08
20	384679	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	384686	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	384693	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	384700	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.02	0.03
24	384707	394110	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.06	0.06

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	384679	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	384686	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	384693	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
28	384700	394117	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.01
Max value in selected area:			NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Data in this table comes from the Chorlton Platt Gore 2024 model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Environment Agency

Defended climate change modelled fluvial extent and height

Location (easting/northing)
384692/394100

Scale
1:500

Created
14 Nov 2025

Model name
Chorlton Platt Gore 2024

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 4.375
- 4.375 - 8.75
- 8.75 - 13.125
- 13.125 - 17.5
- 17.5 - 21.875
- 21.875 - 26.25
- 26.25 - 30.625
- 30.625 - 35.0
- 35.0 - 39.375

This map shows the 0.1% AEP +53% height data

0 5 10 15 20
metres

Sample point data

Defended climate change

Label	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	0.1% AEP (+53%)
			Height	Height	Height	Height	Height
1	384679	394082	NoData	NoData	NoData	NoData	NoData
2	384686	394082	NoData	NoData	NoData	NoData	NoData
3	384693	394082	NoData	NoData	NoData	NoData	NoData
4	384700	394082	NoData	NoData	34.00	34.01	34.05
5	384679	394089	NoData	NoData	NoData	NoData	NoData
6	384686	394089	NoData	NoData	NoData	NoData	NoData
7	384693	394089	NoData	NoData	NoData	NoData	NoData
8	384700	394089	NoData	NoData	34.00	34.01	34.05
9	384707	394089	NoData	NoData	34.00	34.01	34.05
10	384679	394096	NoData	NoData	NoData	NoData	NoData
11	384686	394096	NoData	NoData	NoData	NoData	NoData
12	384693	394096	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	0.1% AEP (+53%)
			Height	Height	Height	Height	Height
13	384700	394096	NoData	NoData	34.00	34.01	34.05
14	384707	394096	NoData	NoData	34.00	34.01	34.05
15	384679	394103	NoData	NoData	NoData	NoData	NoData
16	384686	394103	NoData	NoData	NoData	NoData	NoData
17	384693	394103	NoData	NoData	NoData	NoData	NoData
18	384700	394103	NoData	NoData	34.00	34.01	34.05
19	384707	394103	NoData	NoData	34.03	34.03	34.06
20	384679	394110	NoData	NoData	NoData	NoData	NoData
21	384686	394110	NoData	NoData	NoData	NoData	NoData
22	384693	394110	NoData	NoData	NoData	NoData	NoData
23	384700	394110	NoData	NoData	34.02	34.02	34.06
24	384707	394110	NoData	NoData	34.06	34.06	34.07

Label	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	0.1% AEP (+53%)
			Height	Height	Height	Height	Height
25	384679	394117	NoData	NoData	NoData	NoData	NoData
26	384686	394117	NoData	NoData	NoData	NoData	NoData
27	384693	394117	NoData	NoData	NoData	NoData	NoData
28	384700	394117	NoData	NoData	34.13	34.13	34.13
Max value in selected area:			NoData	NoData	NoData	NoData	34.05

Data in this table comes from the Chorlton Platt Gore 2024 model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defended climate change

Label	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	0.1% AEP (+53%)
			Depth	Depth	Depth	Depth	Depth
1	384679	394082	NoData	NoData	NoData	NoData	NoData
2	384686	394082	NoData	NoData	NoData	NoData	NoData
3	384693	394082	NoData	NoData	NoData	NoData	NoData
4	384700	394082	NoData	NoData	0.04	0.05	0.09
5	384679	394089	NoData	NoData	NoData	NoData	NoData
6	384686	394089	NoData	NoData	NoData	NoData	NoData
7	384693	394089	NoData	NoData	NoData	NoData	NoData
8	384700	394089	NoData	NoData	0.08	0.09	0.14
9	384707	394089	NoData	NoData	0.09	0.09	0.14
10	384679	394096	NoData	NoData	NoData	NoData	NoData
11	384686	394096	NoData	NoData	NoData	NoData	NoData
12	384693	394096	NoData	NoData	NoData	NoData	NoData

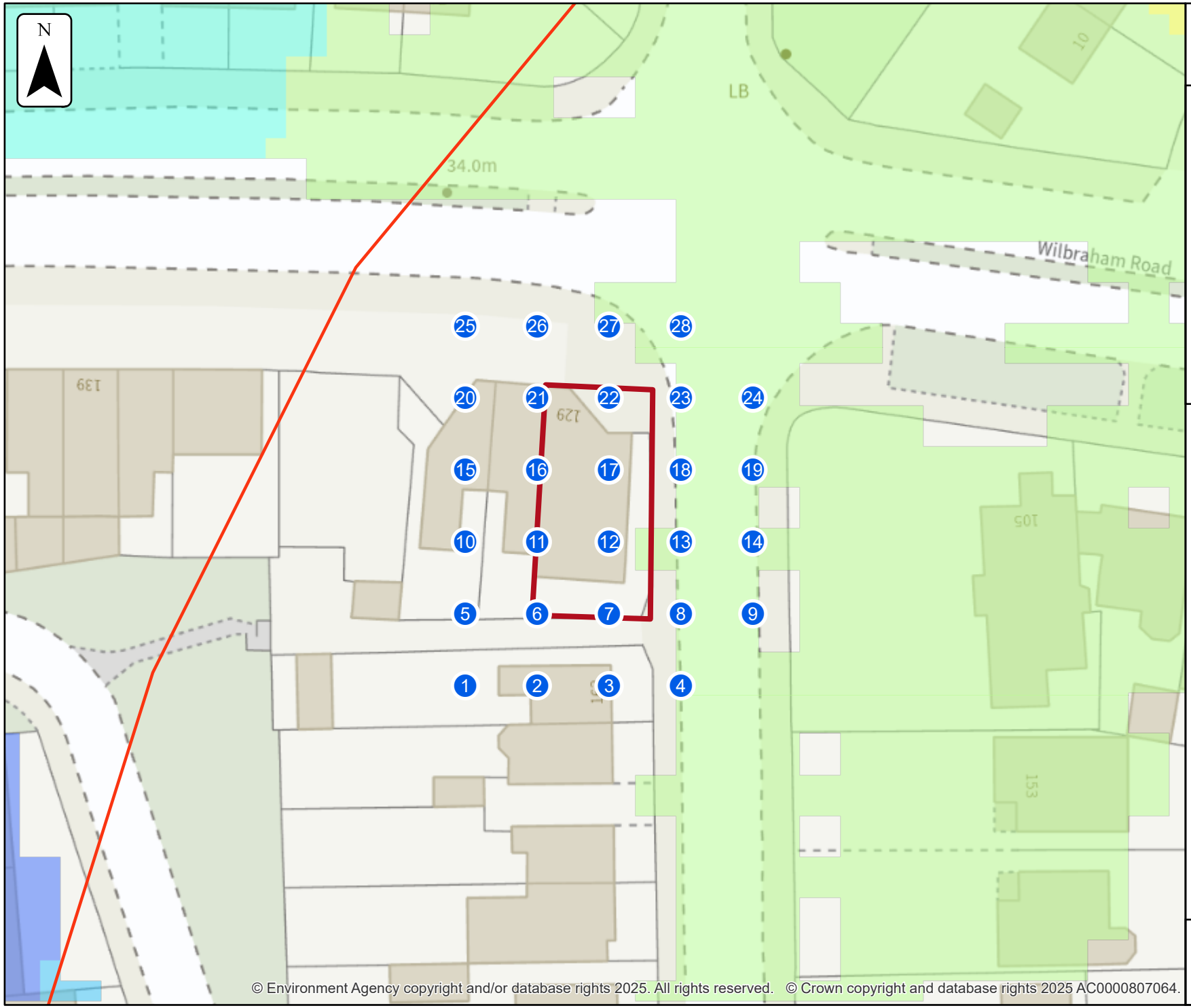
Label	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	0.1% AEP (+53%)
			Depth	Depth	Depth	Depth	Depth
13	384700	394096	NoData	NoData	0.05	0.06	0.11
14	384707	394096	NoData	NoData	0.04	0.06	0.10
15	384679	394103	NoData	NoData	NoData	NoData	NoData
16	384686	394103	NoData	NoData	NoData	NoData	NoData
17	384693	394103	NoData	NoData	NoData	NoData	NoData
18	384700	394103	NoData	NoData	0.02	0.03	0.08
19	384707	394103	NoData	NoData	0.08	0.09	0.11
20	384679	394110	NoData	NoData	NoData	NoData	NoData
21	384686	394110	NoData	NoData	NoData	NoData	NoData
22	384693	394110	NoData	NoData	NoData	NoData	NoData
23	384700	394110	NoData	NoData	0.03	0.03	0.07
24	384707	394110	NoData	NoData	0.07	0.07	0.07

Label	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	0.1% AEP (+53%)
			Depth	Depth	Depth	Depth	Depth
25	384679	394117	NoData	NoData	NoData	NoData	NoData
26	384686	394117	NoData	NoData	NoData	NoData	NoData
27	384693	394117	NoData	NoData	NoData	NoData	NoData
28	384700	394117	NoData	NoData	0.01	0.01	0.02
Max value in selected area:			NoData	NoData	NoData	NoData	0.07

Data in this table comes from the Chorlton Platt Gore 2024 model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
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'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
			Depth	Depth	Depth	Depth
25	384679	394117	NoData	NoData	NoData	NoData
26	384686	394117	NoData	NoData	NoData	NoData
27	384693	394117	NoData	NoData	NoData	NoData
28	384700	394117	NoData	NoData	NoData	NoData
Max value in selected area:			NoData	NoData	NoData	NoData

Data in this table comes from the Cringle Black Brook 2017 model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Environment Agency

Defences removed climate change modelled fluvial extent and height

Location (easting/northing)
384692/394100

Scale
1:500

Created
14 Nov 2025

Model name
Chorlton Platt Gore 2024

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 33 - 33.25
- 33.25 - 33.5
- 33.5 - 33.75
- 33.75 - 34.0
- 34.0 - 34.25
- 34.25 - 34.5
- 34.5 - 34.75
- 34.75 - 35.0
- 35.0 - 35.25

This map shows the 0.1% AEP +53% height data

0 5 10 15 20
metres

Sample point data

Defences removed climate change

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Height	Height	Height	Height
1	384679	394082	NoData	NoData	NoData	NoData
2	384686	394082	NoData	NoData	NoData	NoData
3	384693	394082	NoData	NoData	NoData	NoData
4	384700	394082	33.98	33.99	33.99	34.03
5	384679	394089	NoData	NoData	NoData	NoData
6	384686	394089	NoData	NoData	NoData	NoData
7	384693	394089	NoData	NoData	NoData	NoData
8	384700	394089	33.98	33.99	34.00	34.03
9	384707	394089	33.98	33.99	34.00	34.03
10	384679	394096	NoData	NoData	NoData	NoData
11	384686	394096	NoData	NoData	NoData	NoData
12	384693	394096	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Height	Height	Height	Height
13	384700	394096	33.98	33.99	34.00	34.03
14	384707	394096	NoData	33.99	34.00	34.03
15	384679	394103	NoData	NoData	NoData	NoData
16	384686	394103	NoData	NoData	NoData	NoData
17	384693	394103	NoData	NoData	NoData	NoData
18	384700	394103	33.99	33.99	34	34.03
19	384707	394103	34.03	34.03	34.03	34.04
20	384679	394110	NoData	NoData	NoData	NoData
21	384686	394110	NoData	NoData	NoData	NoData
22	384693	394110	NoData	NoData	NoData	NoData
23	384700	394110	34.02	34.02	34.02	34.03
24	384707	394110	34.06	34.06	34.06	34.07

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Height	Height	Height	Height
25	384679	394117	NoData	NoData	NoData	NoData
26	384686	394117	NoData	NoData	NoData	NoData
27	384693	394117	NoData	NoData	NoData	NoData
28	384700	394117	34.13	34.13	34.13	34.13
Max value in selected area:			NoData	NoData	NoData	34.03

Data in this table comes from the Chorlton Platt Gore 2024 model. Height values are shown in mAOD, and depth values are shown in metres.
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Defences removed climate change

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Depth	Depth	Depth	Depth
1	384679	394082	NoData	NoData	NoData	NoData
2	384686	394082	NoData	NoData	NoData	NoData
3	384693	394082	NoData	NoData	NoData	NoData
4	384700	394082	0.03	0.04	0.04	0.07
5	384679	394089	NoData	NoData	NoData	NoData
6	384686	394089	NoData	NoData	NoData	NoData
7	384693	394089	NoData	NoData	NoData	NoData
8	384700	394089	0.06	0.07	0.08	0.11
9	384707	394089	0.07	0.08	0.09	0.12
10	384679	394096	NoData	NoData	NoData	NoData
11	384686	394096	NoData	NoData	NoData	NoData
12	384693	394096	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Depth	Depth	Depth	Depth
13	384700	394096	0.04	0.04	0.05	0.08
14	384707	394096	NoData	0.03	0.04	0.07
15	384679	394103	NoData	NoData	NoData	NoData
16	384686	394103	NoData	NoData	NoData	NoData
17	384693	394103	NoData	NoData	NoData	NoData
18	384700	394103	0.01	0.02	0.02	0.05
19	384707	394103	0.08	0.08	0.08	0.09
20	384679	394110	NoData	NoData	NoData	NoData
21	384686	394110	NoData	NoData	NoData	NoData
22	384693	394110	NoData	NoData	NoData	NoData
23	384700	394110	0.03	0.03	0.03	0.04
24	384707	394110	0.07	0.07	0.07	0.07

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Depth	Depth	Depth	Depth
25	384679	394117	NoData	NoData	NoData	NoData
26	384686	394117	NoData	NoData	NoData	NoData
27	384693	394117	NoData	NoData	NoData	NoData
28	384700	394117	0.01	0.01	0.01	0.02
Max value in selected area:			NoData	NoData	NoData	0.03

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Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is Manchester District.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

Find out more about flood risk activity permits

Help and advice

Contact the Greater Manchester Merseyside and Cheshire Environment Agency team at inforequests.gmmc@environment-agency.gov.uk for:

- more information about getting a product 5, 6, 7 or 8
- general help and advice about the site you're requesting data for

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