

FLOOD RISK ASSESSMENT
FOR
CONVERSION OF DWELLING HOUSE INTO 3 NO. FLATS
at
62 Demesne Road, Whalley Range, Manchester, M16 8PJ.
On behalf of
Ms Dawn Cooper
May 2026

1.0 EXECUTIVE SUMMARY

- **Development Type:** Conversion of an existing single C3 dwelling into 3 self-contained C3 flats.
- **Vulnerability Class: More Vulnerable** under national planning criteria.
- **Core Design Levels:** Proposed ground floor flat sits at **31.81m AOD** (1.81m above local ground level). Incoming utility meters will be securely mounted at **31.50m AOD** within the dedicated internal bicycle store.
- **EA Modelled 1:100 Year Baseline: Zero Risk (Dry).** Environment Agency grid points directly surrounding the site return **"No Data"** for the baseline 1% AEP (1-in-100-year) fluvial event (p. 34).
- **Climate Change Resilience:** The proposed finished floor level (**31.81m AOD**) successfully matches or exceeds the peak flood water level modelled under the worst-case **1% AEP + 85% climate change** fluvial scenario (p. 24).
- **Basement Status & Connectivity:** Basement flat (62A Demesne Road) sits at **29.50m AOD**. It maintains its own independent main entrance. A secondary internal staircase links the basement to the ground floor communal hallway, serving strictly as a **protected fire escape route**.
- **Planning Compliance:** Fully satisfies Manchester City Council Core Strategy Policy EN 14 and the National Planning Policy Framework (NPPF).

2.0 POLICY & PLANNING CONTEXT

This assessment incorporates the site-specific modeled data provided by the Environment Agency (Product 4 / EIR2025/24842) issued on August 19, 2025 (pp. 1, 30):

- **Manchester Core Strategy Policy EN 14 (Flood Risk):** Mandates that development layout choices mitigate risk over the building's functional lifespan. This design complies by placing all primary residential zones above the simulated climate change flood plain.
- **NPPF Sequential Test:** Passed automatically. Internal changes of use involving no footprint expansions or structural extensions are entirely exempt from sequential site allocation matching. [1, 2]

3.0 SITE LEVELS & TOPOGRAPHIC CONTEXT

Data extracted from the *Chorlton Platt Gore 2024* hydraulic model grid, the *Corn Brook 2017* model, and site datums establish the following structural relationship (p. 4):

Location / Model Element	Source / Reference	Height Relative to Ground	Ordnance Datum Level (AOD)
Existing Basement Flat (62A)	Site Level Survey	0.50m below ground	**29.50m AOD**
External Road & Site Ground	Topographic Baseline	0.00m Ground Level	**30.00m AOD**
EA Modeled 1% AEP (1:100 Yr) Level	**EA Site Sample Grid Points 1-25**	**Dry / No Flood Depth**	**NoData / 0.00m Depth**
Proposed Flat Incoming Meters	Internal Bike Store Wall	1.50m above ground	**31.50m AOD**
Existing Ground Floor Level	Structural Shell	1.80m above ground	**31.80m AOD**
Proposed Ground Floor Flat (FFL)	Unit Application Plan	1.81m above ground	**31.81m AOD**
EA 1% AEP + 85% CC Peak Water Level	**Model Node 7 (ID 1600854)**	1.81m above ground	**31.81m AOD**

4.0 FLUVIAL FLOOD RISK & HYDRAULIC MODEL ANALYSIS

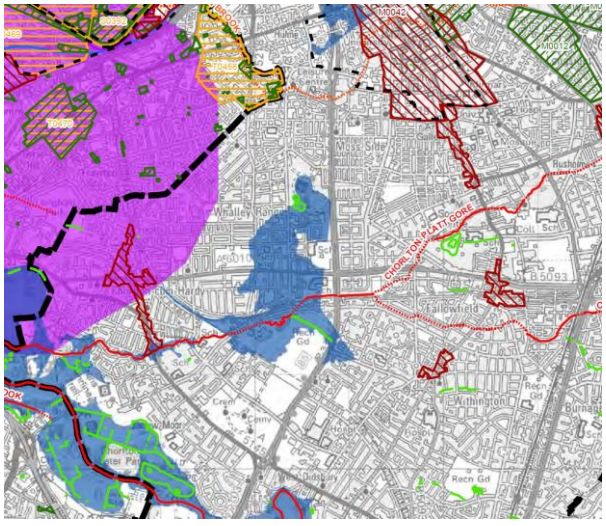
An evaluation of the hydraulic data packages provided in the EA appendix dictates the following source-specific risk parameters (p. 2):

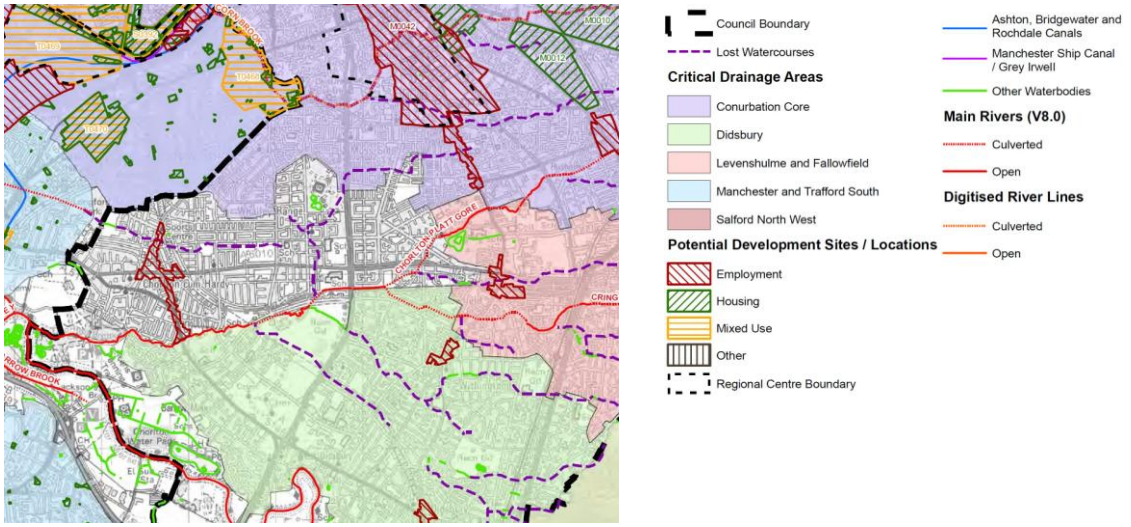
- **Baseline Fluvial Risk (1% AEP / 1-in-100-Year):** Low. The 2D grid sample points directly covering Demesne Road and the site perimeter (Points 3, 8, 13, 14, 18, and 19) explicitly state **"NoData"** (pp. 32-33). This means no floodwater breaches the property boundaries during a baseline 100-year event. Fluvial risk only originates during the extreme 0.5% AEP (1-in-200) and 0.1% AEP (1-in-1000) events (p. 34).
- **Fluvial Climate Change Risk (1% AEP + Allowances):** Managed. In the event of extreme upstream breaches in the *Chorlton Platt Gore* catchment (p. 4):
  - At the standard **+41% flow increase**, the closest water-level node (Node 7) peaks at **31.73m AOD** (p. 18).
  - At the maximum **+85% flow increase**, the water level peaks at **31.81m AOD** (p. 18). With the proposed ground floor unit set at **31.81m AOD**, the living space remains safely at or above the peak calculated climate change water profile.
- **Secondary Catchment Evaluation (Corn Brook 2017 Model):** Contextualized. The EA data package includes an extract from the **Corn Brook 2017 hydrologic study** (p. 4). The nearest relevant measurement point (Node 3: ea013_0249_corn2215, Easting 383468 / Northing 395094) establishes an undefended 1% AEP baseline water level of **31.93m AOD**, which rises to **32.78m AOD** under an extreme 1% AEP + 30% climate change scenario (p. 30). However, because the Corn Brook remains completely culverted throughout this urban stretch and its physical pathway sits significantly lower than the site topography, this model does not pose an active overland flood mapping risk to the structural thresholds of 62 Demesne Road. The property remains protected by the specific spatial layout profiles defined in the more recent *Chorlton Platt Gore 2024* localized study (p. 4). [1]

5.0 FLOOD RISK MITIGATION & DRAINAGE STRATEGY

Because this is an internal change of use with zero expansion to the external building envelope, the structural mitigation relies on layout logic and defensive engineering:

- **Communal Hallway & Access:** All three proposed upper units are accessed via a shared internal communal hallway. This design shields individual flat entrance thresholds from external elements.
- **Internal Fire Escape Verification:** The internal staircase connecting the 29.50m AOD basement to the ground floor communal hallway is purely a secondary **fire escape route**; it does not serve as the primary entrance for the basement flat. To prevent this shaft from acting as a water conduit during an extreme climate event, a heavy, draft-sealed, fire-rated door assembly will be maintained at the threshold.
- **Utility Infrastructure Flood Resilience:** The incoming utility meters for all 3 new flats will be installed safely above local ground levels at **31.50m AOD** on the internal bicycle store wall. This ensures critical electrical and gas infrastructure sits 1.50m above the external road baseline, isolating services from any localized pluvial or fluvial flooding.
- **Drainage Neutrality:** External steps and paths remain exactly **as existing**. The existing driveway utilizes a **porous gravel finish** which will be fully preserved. This facilitates natural, immediate surface water infiltration and keeps site runoff neutral, avoiding the need for a separate Sustainable Drainage Systems (SuDS) scheme.
- **Backflow Prevention:** Heavy storms can overwhelm the United Utilities combined urban sewer system. Inline non-return valves (NRVs) will be integrated into all new waste, soil, and graywater pipework serving the ground floor flat conversion to prevent urban sewer backflow during high-intensity storms.





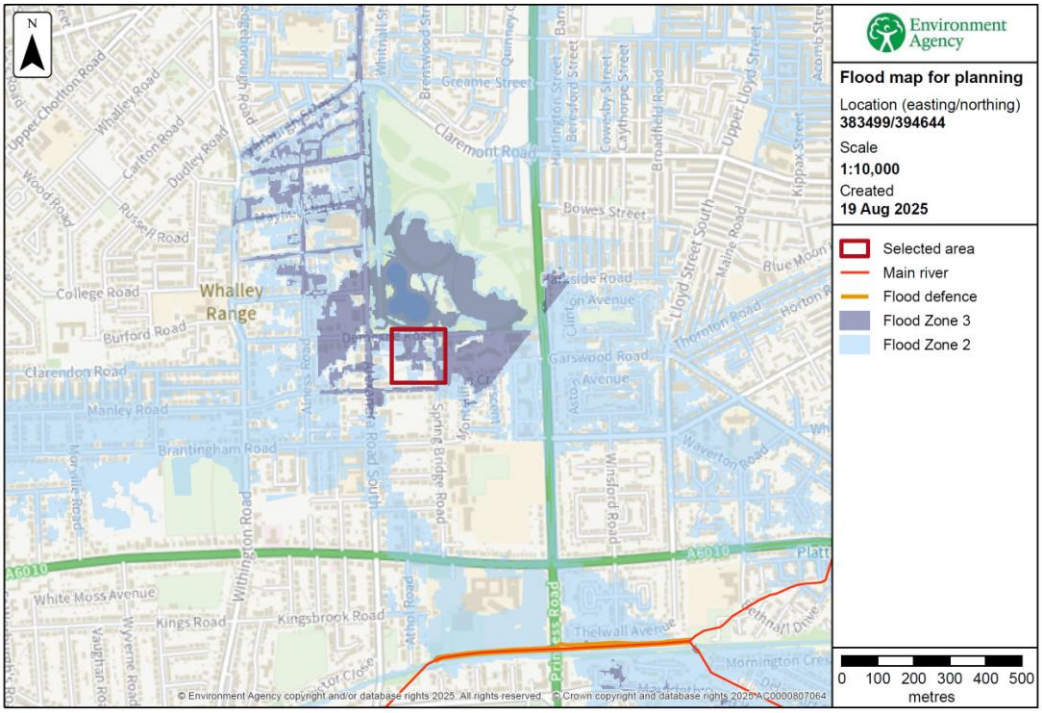
6.0 SITE MANAGEMENT & EMERGENCY EVACUATION PLAN

- **Asset Maintenance:** The applicant (owner/occupier) will directly manage the asset. They will actively maintain the internal plumbing, non-return valves, and external porous gravel surfaces to preserve site drainage integrity.
- **Automated Alerting:** The landlord/occupier will enrol the building address into the automated GOV.UK Flood Warning Service for the *Chorlton and Platt Brooks catchment area* to secure advanced SMS text/voice warnings.
- **Safe Refuge Protocol:** If an extreme climate event cuts off external street egress, the upper floors and communal stairwell areas provide immediate, secure, dry structural refuge well above any modeled historical depths.
- **Evacuation Egress:** If early evacuation is ordered by emergency services, occupants will safely exit via the communal hallway onto Demesne Road (30.00m AOD) and walk northward out of the low-lying catchment contours.
- **Tenants will be given the following emergency contacts:**

  Environment Agency Floodline | **0345 988 1188** | 24 Hours | Live Flood Warnings / Catchment Status Updates |
  EA Textphone Service | **0345 602 6340** | 24 Hours | Hard of Hearing / Text-based Flood Updates
  Emergency Services | **999** | 24 Hours | Immediate Risk to Life or Rescue Requirements |
  Manchester City Council | **0161 234 5000** | Standard / Emergency | Local Infrastructure & Road Drainage Closures |

7. 0 ENVIRONMENT AGENCY FLOOD RISK ASSESSMENT DATA

The Flood Risk data used for this assessment is provided in Appendix A attached.



APPENDIX: ENVIRONMENT AGENCY MODELLED DATA SHORTLIST

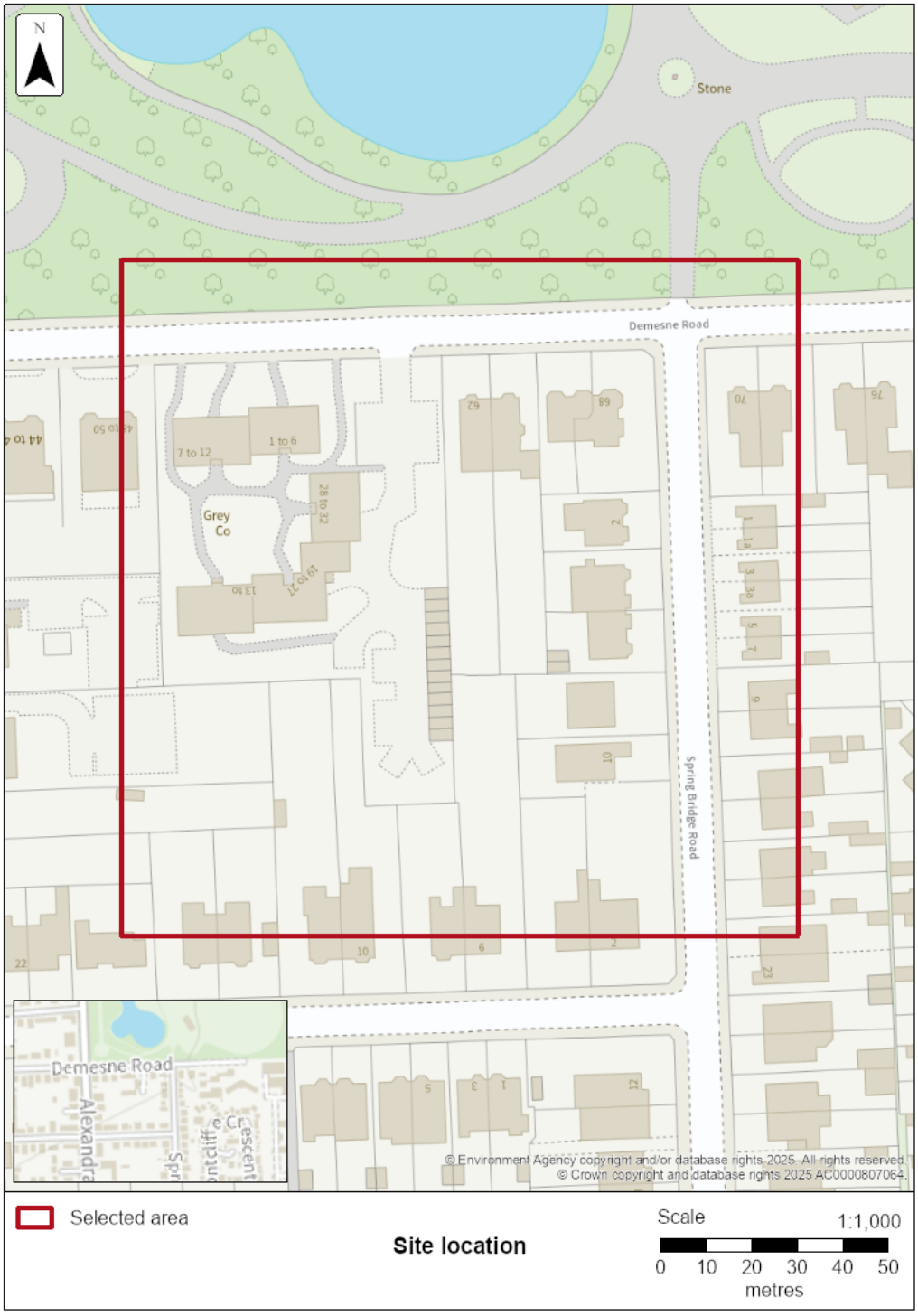
The following verified EA documents are appended directly to this assessment as supporting validation material (p. 2):

1. **Site Location Map & Selected Area Matrix:** (Eir/Easting/Northing Reference: 383499 / 394644) (p. 1).
2. **Fluvial Flood Map for Planning:** Confirming Zone 3 assignment over structural ground margins, omitting formal asset defence impacts (pp. 5-6).
3. **Flood Defences Data Inventory:** Documenting local catchment structural assets (Wall & Embankment ID Labels 1 to 6) exhibiting 100-year standards of protection (pp. 8-9).
4. **Chorlton Platt Gore 2024 Modelled Extents:** 2D grid maps and coordinate node datasets detailing both Defended and Defences Removed baseline and climate change values (+41%, +53%, +85% allowances) (pp. 10-11, 18).
5. **Chorlton Platt Gore 2024 Site Sample Points:** Multi-scenario tabular height and depth profiles explicitly confirming baseline 1% AEP "No Data" status for the immediate structural coordinates (pp. 32, 34).
6. **Corn Brook 2017 Modelled Node Matrix:** Catchment baseline water surface elevations and flow metrics under historic climate parameters (pp. 4, 30).

Flood risk assessment data

Location of site: 383499 / 394644 (shown as easting and northing coordinates)
Document created on: 19 August 2025
This information was previously known as a product 4.
Customer reference number: XW282AUN5N7V

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)
- 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

Information that's unavailable

This document **does not** contain:

- past floods

We do not have past flooding data for this location.

Please note that:

- flooding may have occurred that we do not have records for
- flooding can come from a range of different sources
- we can only supply flood risk data relating to floodng from rivers or the sea

You can contact your Lead Local Flood Authority or Internal Drainage Board to see if they have other relevant local flood information. Please note that some areas do not have an Internal Drainage Board.

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

Model name: Corn Brook 2017
Scenario(s): No defences exist fluvial, no defences exist climate change fluvial
Date: 31 December 2017

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 3.

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

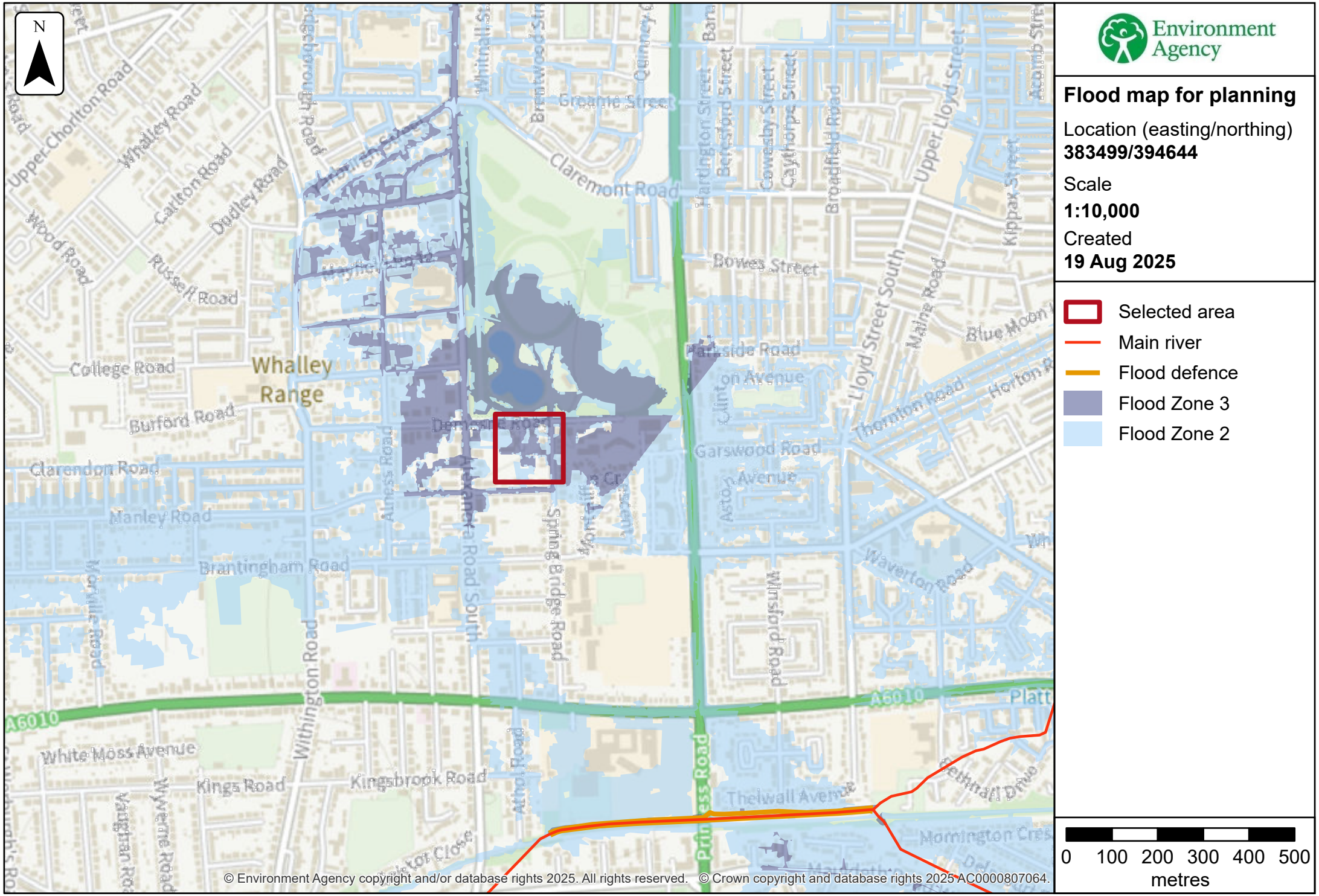
- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

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


N
Environment Agency
Flood map for planning
Location (easting/northing)
383499/394644
Scale
1:10,000
Created
19 Aug 2025
Selected area
Main river
Flood defence
Flood Zone 3
Flood Zone 2
0 100 200 300 400 500
metres
Whalley Range
Claremont Road
College Road
Clarendon Road
Manley Road
Brantingham Road
Kingsbrook Road
White Moss Avenue
Garswood Road
Bowes Street
Lloyd Street South
Princess Road
A6010
Whalley Road
Upper Chorlton Road
Dudley Road
Russell Road
Burford Road
Withington Road
Wilbraham Road
Thelwall Avenue
Mornington Crescent
Blue Moon
© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 AC0000807064.

Flood defences and attributes

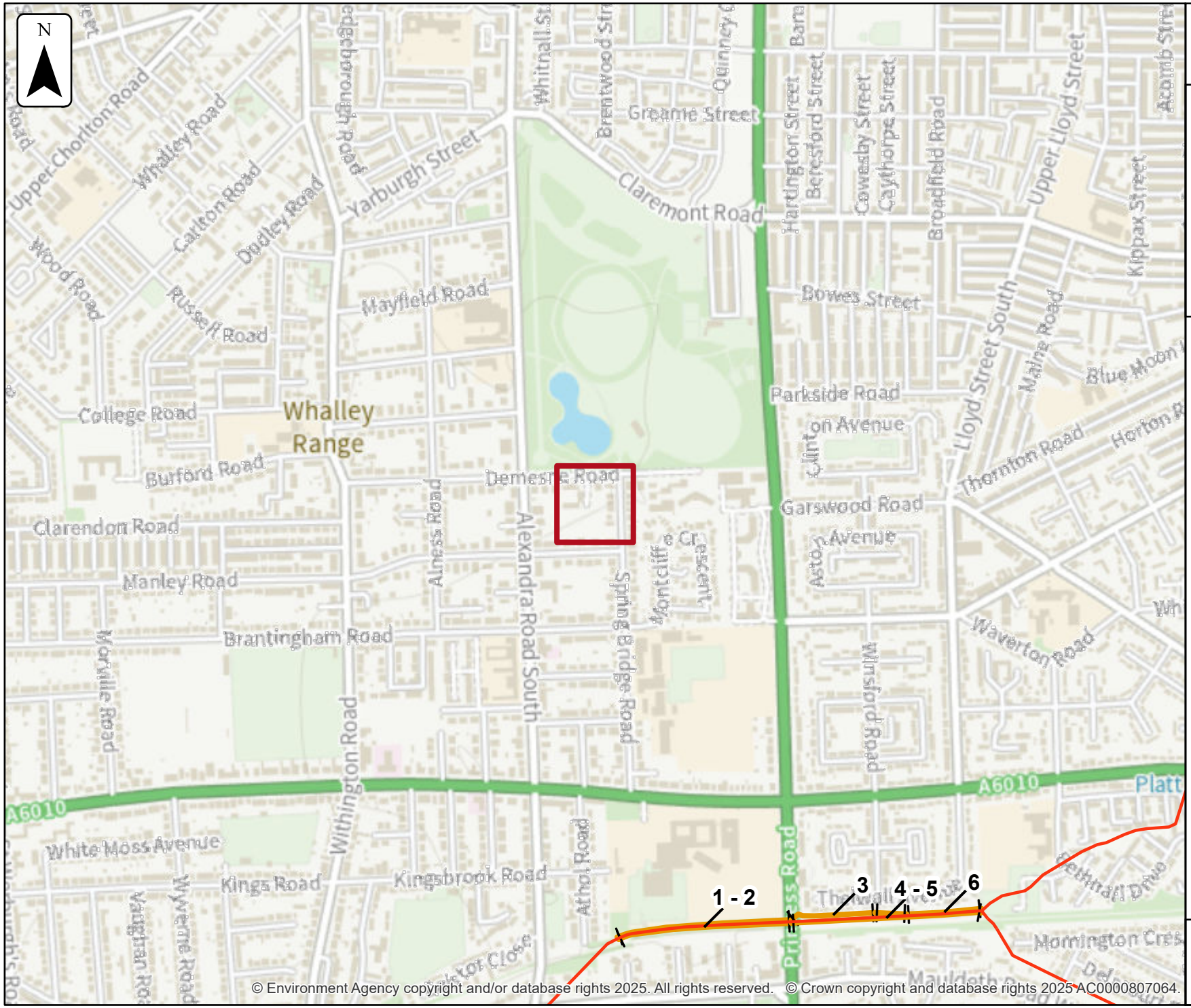
The flood defences map shows the location of the flood defences present.

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)
383499/394644

Scale
1:10,000

Created
19 Aug 2025

- Selected area
- Main river
- Flood defence

0 100 200 300 400 500
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	120082	Embankment	100	Fair	30.25	31.38	
2	32515	Embankment	100	Fair	30.29	31.52	
3	32518	Wall	100	Good	31.48	31.84	
4	60038	Embankment	100	Fair	31.39	32.25	
5	59788	Embankment	100	Fair	31.81	32.82	
6	122064	Wall	100	Fair	31.84	31.90	

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

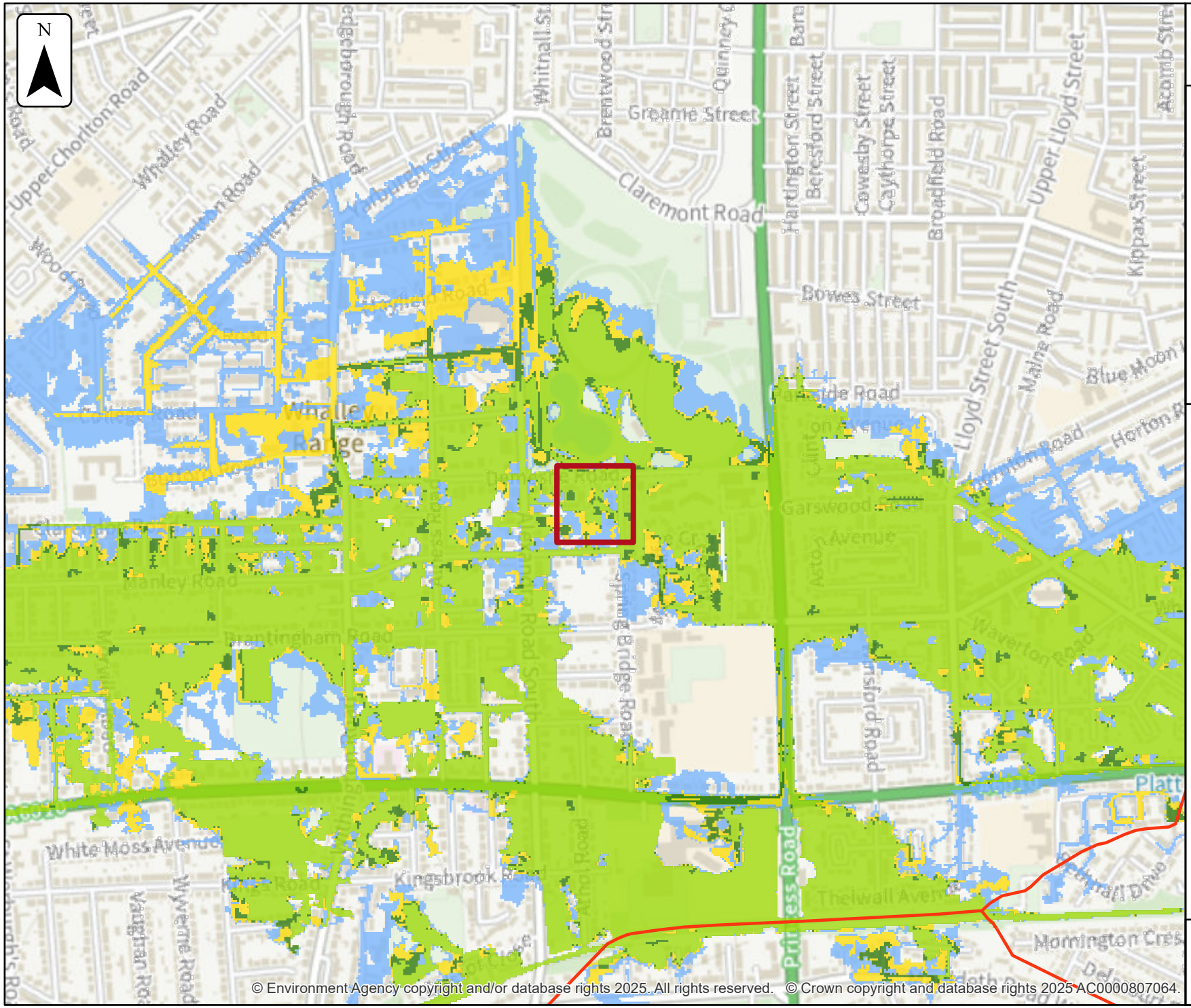
The climate change data included in the models may not include the latest flood risk assessment climate change allowances. Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

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)
383499/394644

Scale
1:10,000

Created
19 Aug 2025

Model name
Chorlton Platt Gore 2024

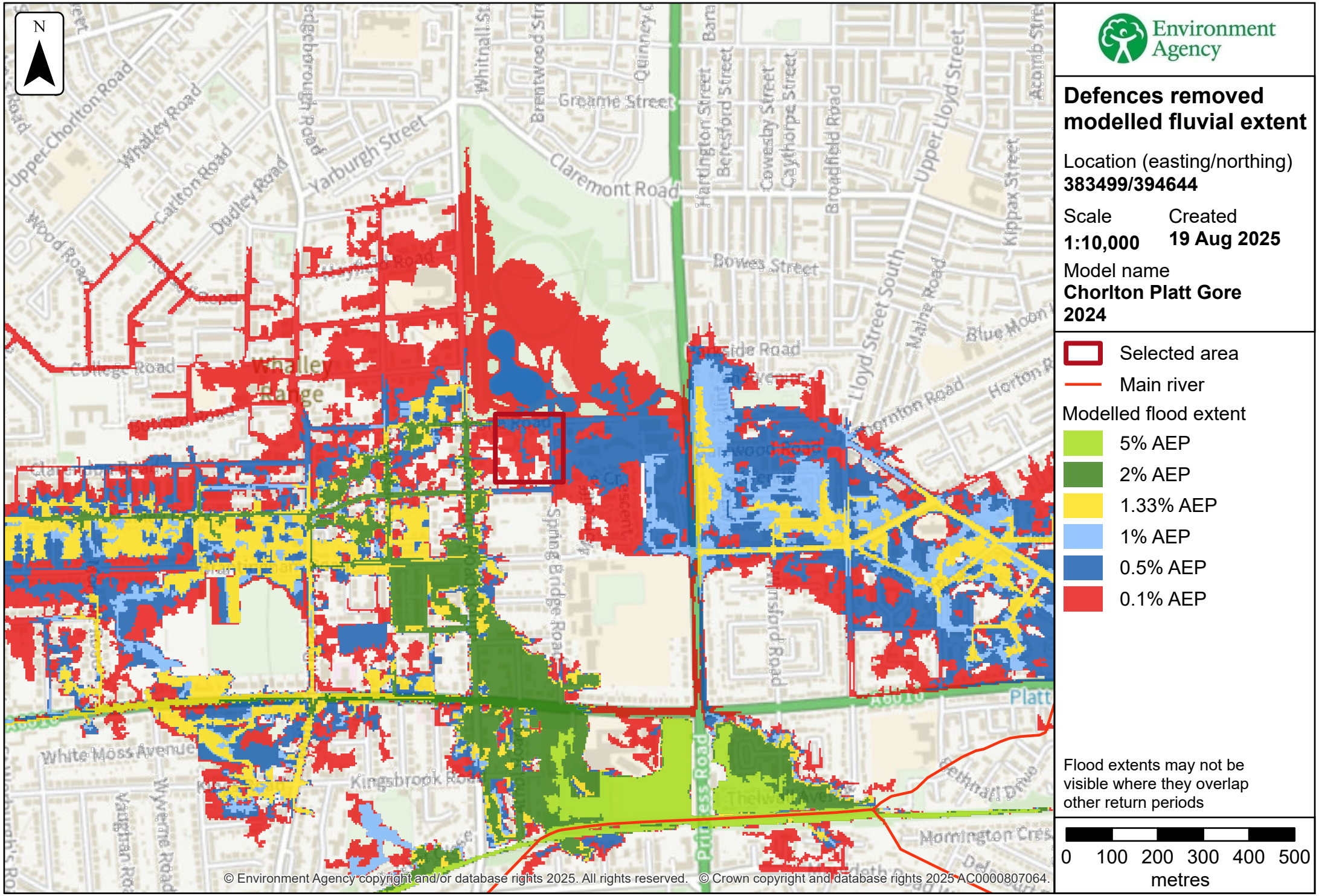
- Selected area
- Main river

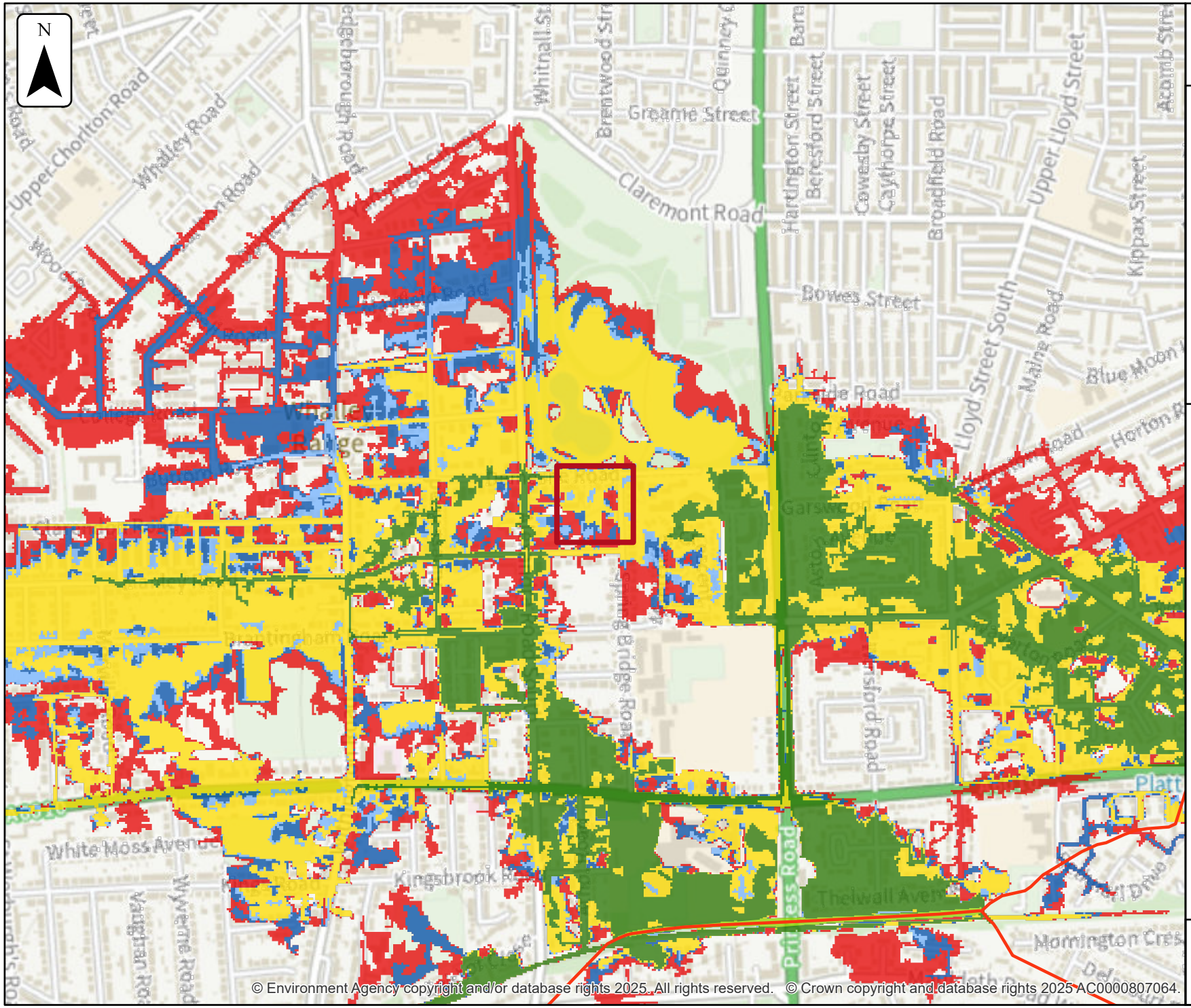
Modelled flood extent

- 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


N
Environment Agency
Defences removed modelled fluvial extent
Location (easting/northing)
383499/394644
Scale
1:10,000
Created
19 Aug 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
Claremont Road
Yarburgh Street
Greenside Street
Bowes Street
Whalley Range
Upper Chorlton Road
Whalley Road
Dudley Road
Carlton Road
Lloyd Street South
Upper Lloyd Street
Broadfield Road
Princess Road
White Moss Avenue
Kingsbrook Road
Mornington Cres
© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 AC0000807064.



© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 AC0000807064.

Environment Agency

Defended climate change modelled fluvial extent

Location (easting/northing)
383499/394644

Scale
1:10,000

Created
19 Aug 2025

Model name
Chorlton Platt Gore 2024

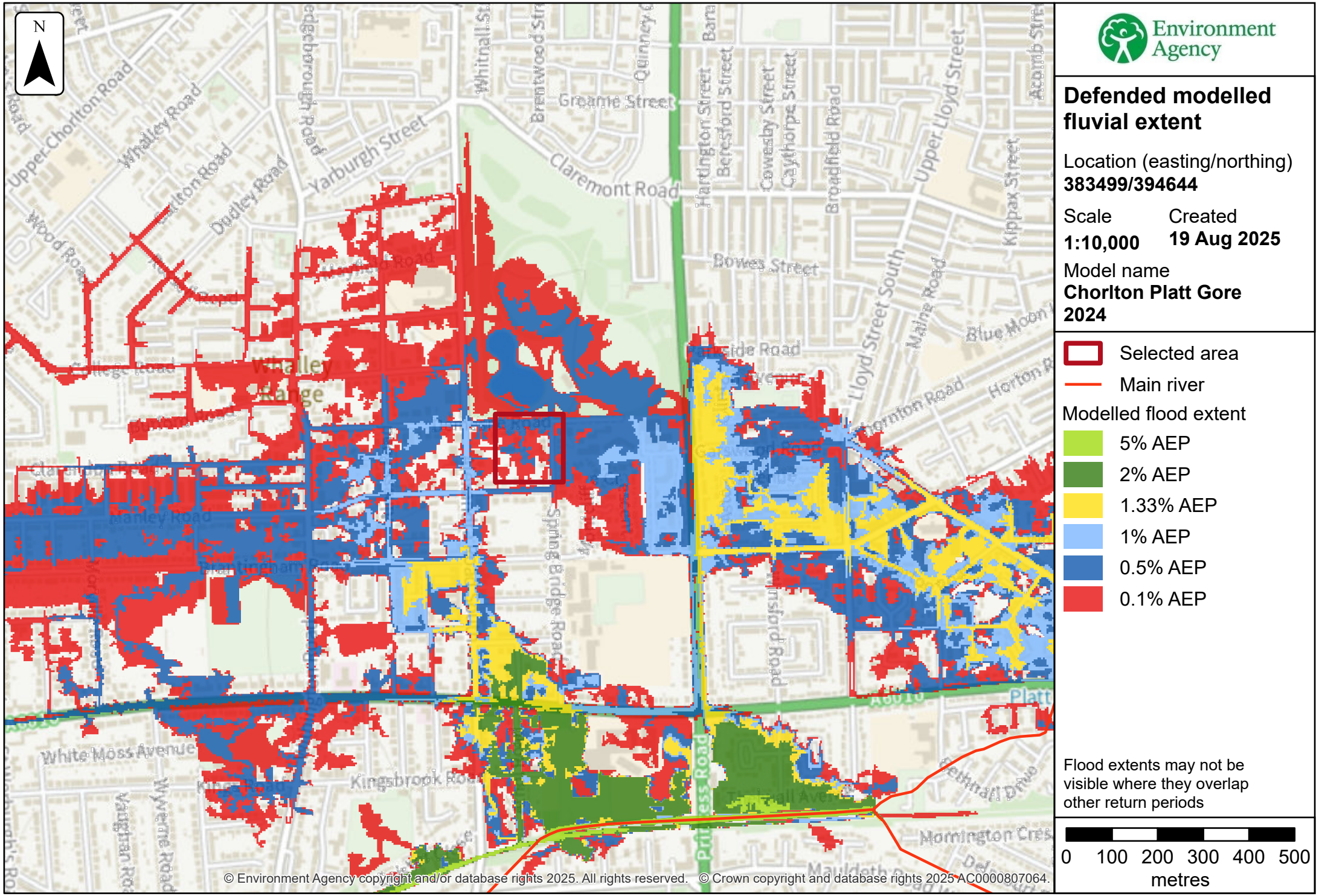
- Selected area
- Main river

Modelled flood extent

- 50% AEP (+53%)
- 5% AEP (+53%)
- 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



Environment Agency

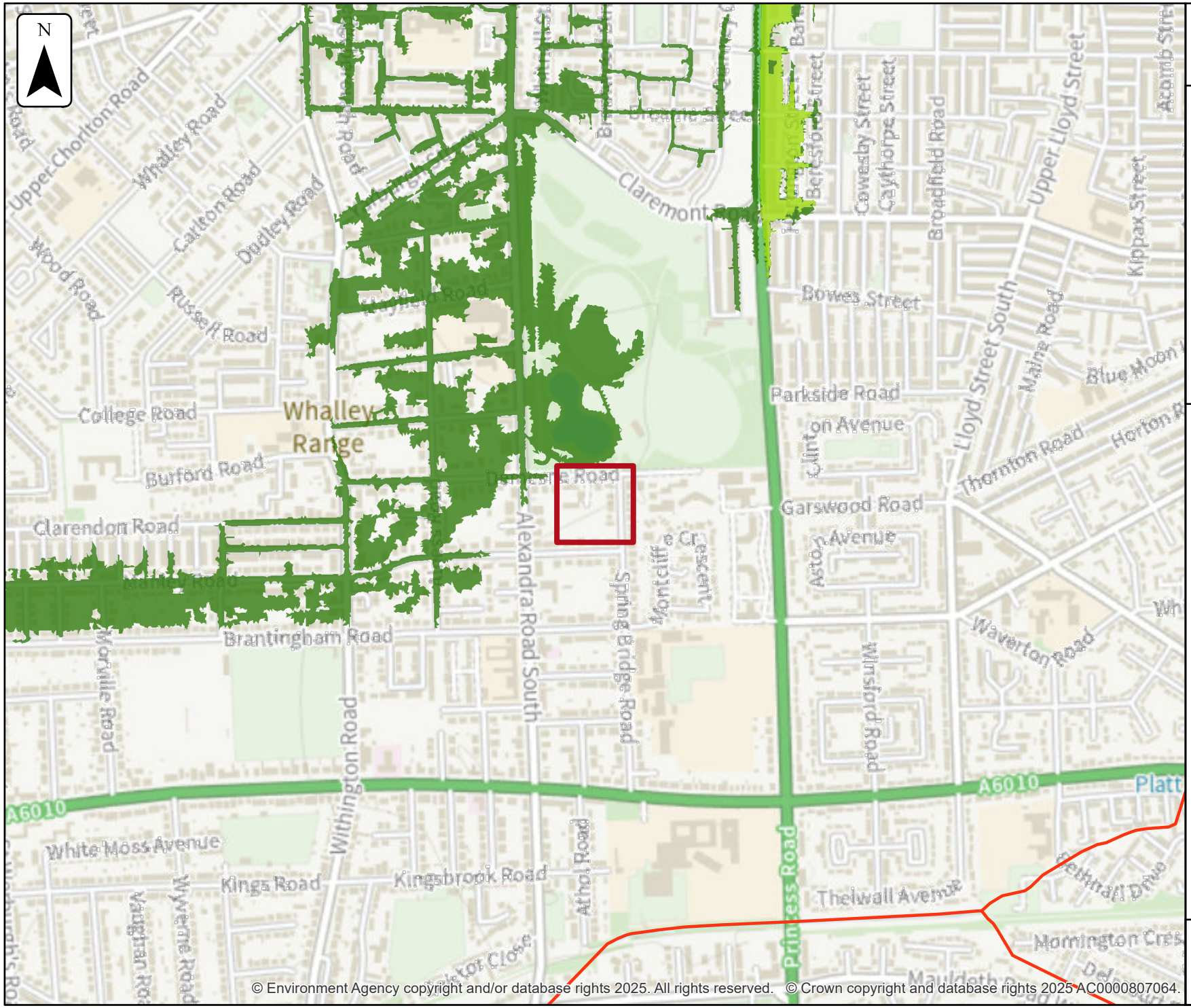
Defended modelled fluvial extent

Location (easting/northing)
383499/394644

Scale
1:10,000

Created
19 Aug 2025

Model name
Chorlton Platt Gore 2024



© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 AC0000807064.

Environment Agency

No defences exist climate change modelled fluvial extent

Location (easting/northing)
383499/394644

Scale
1:10,000

Created
19 Aug 2025

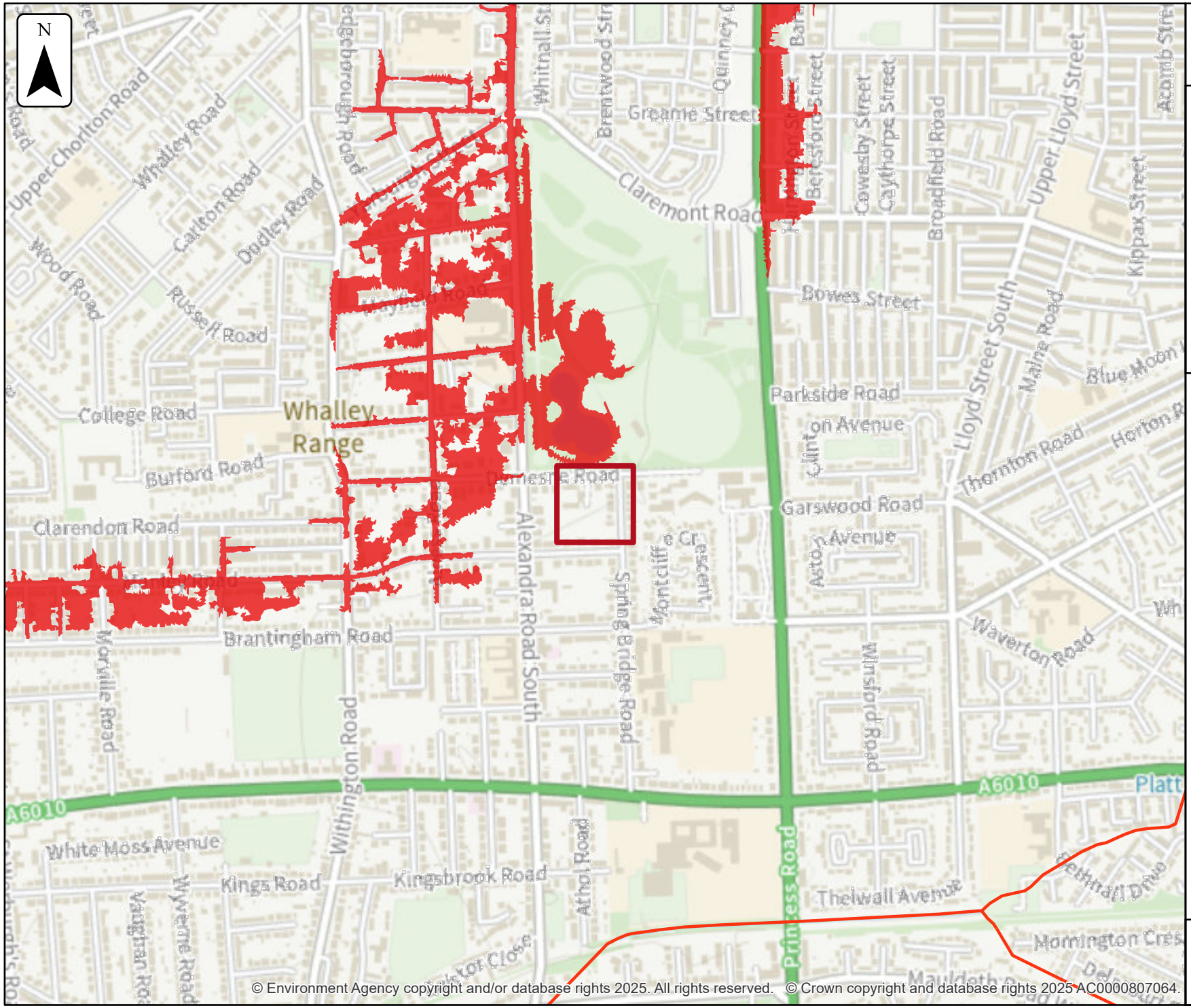
Model name
Corn Brook 2017

- Selected area
- Main river

Modelled flood extent
- 1% AEP (+70%)
- 0.1% AEP (+30%)

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

0 100 200 300 400 500
metres



Environment Agency

No defences exist modelled fluvial extent

Location (easting/northing)
383499/394644

Scale
1:10,000

Created
19 Aug 2025

Model name
Corn Brook 2017

- Selected area
- Main river

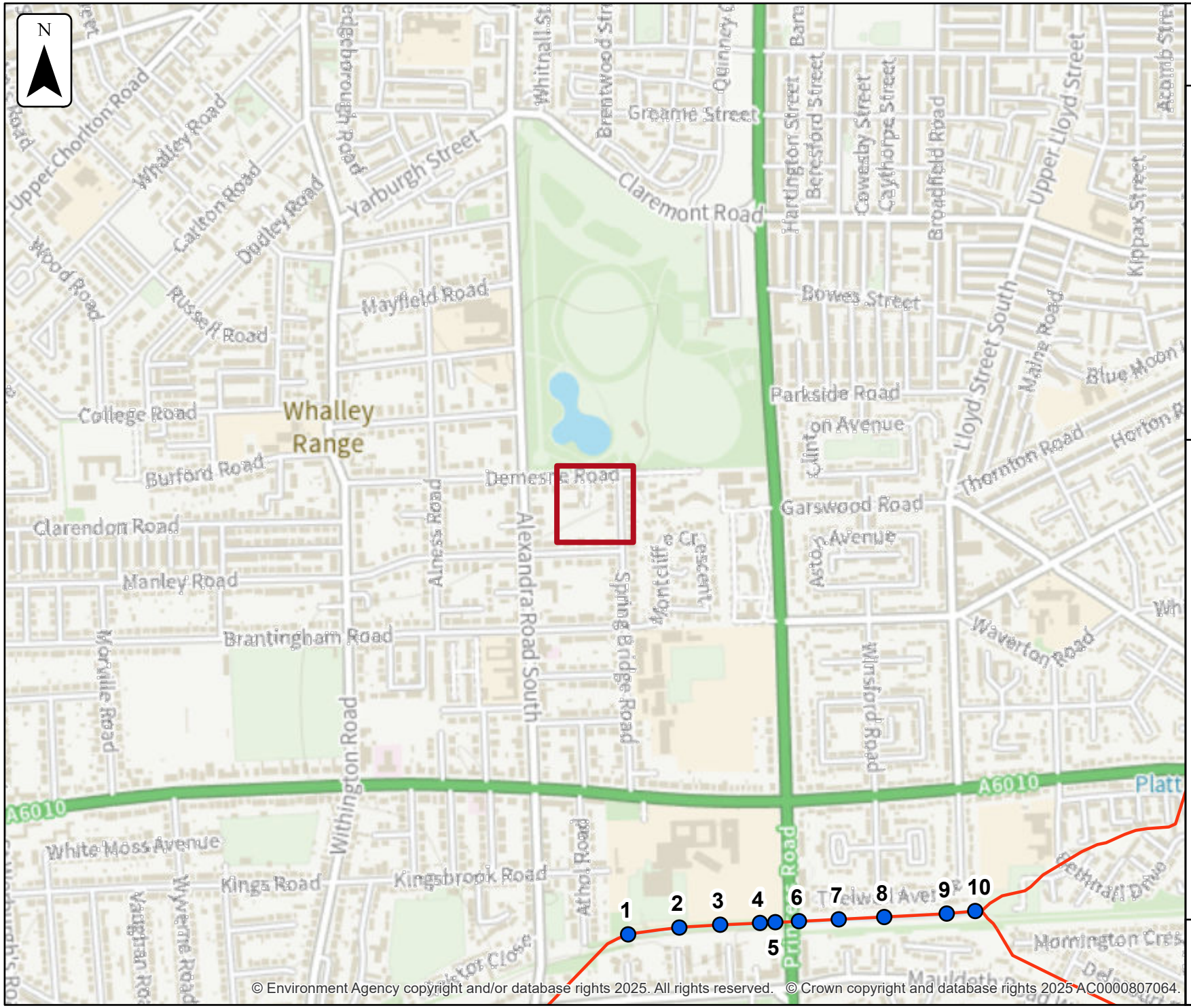
Modelled flood extent

- 0.1% AEP

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

0 100 200 300 400 500
metres

© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 AC0000807064.



Environment Agency

Defences removed climate change modelled fluvial node locations

Location (easting/northing)
383499/394644

Scale
1:10,000

Created
19 Aug 2025

Model name
Chorlton Platt Gore 2024

Selected area
Modelled location
Main river

0 100 200 300 400 500
metres

Modelled node locations data

Defences removed climate change

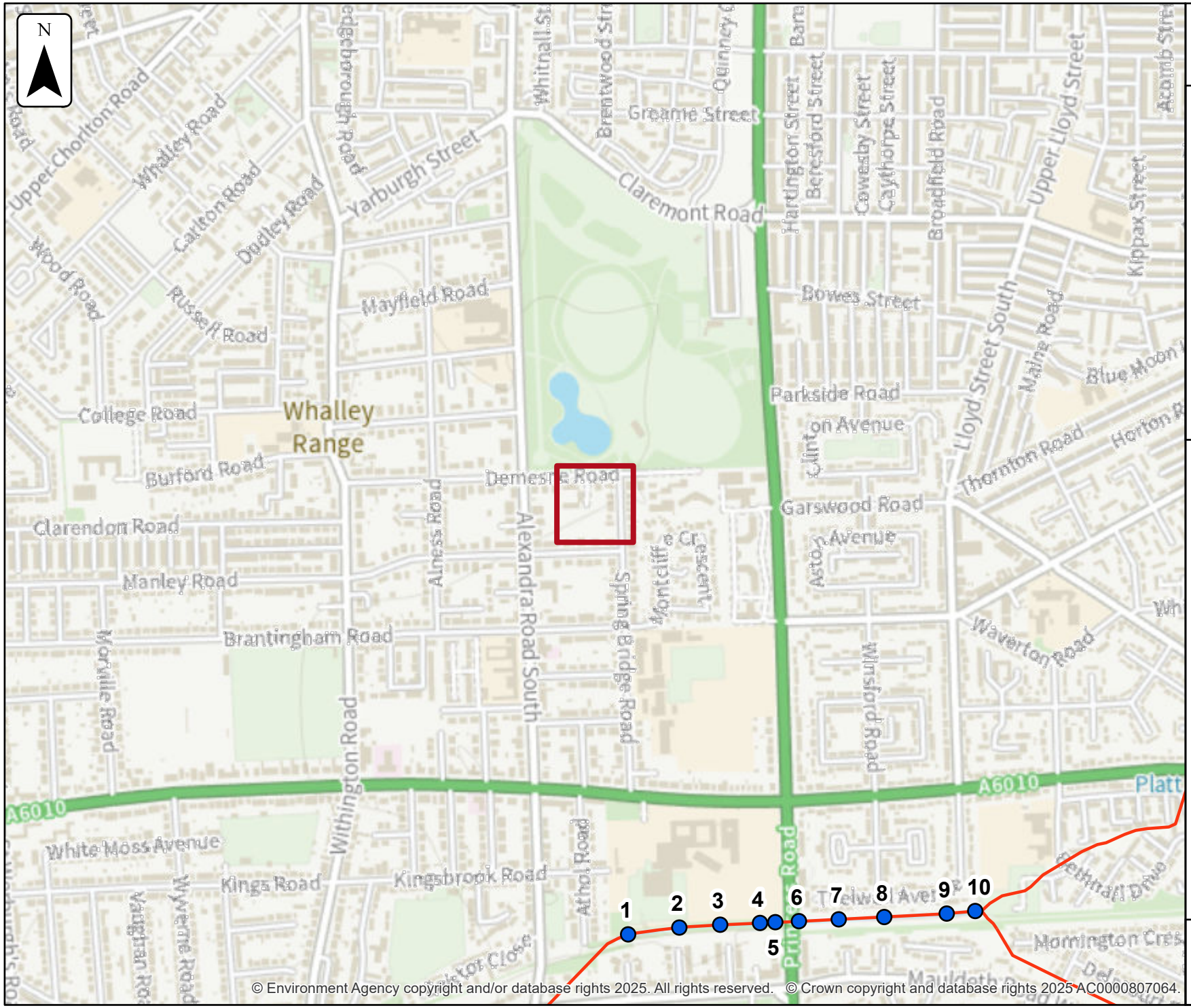
Label	Modelled location ID	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
				Level	Level	Level	Level
1	1600875	383563	393806	31.05	31.07	31.11	31.19
2	1600977	383663	393820	31.12	31.13	31.17	31.23
3	1600867	383742	393825	31.15	31.16	31.19	31.25
4	1600917	383820	393829	31.29	31.30	31.32	31.35
5	1600982	383850	393830	31.27	31.28	31.29	31.32
6	1600855	383896	393832	31.44	31.45	31.50	31.57
7	1600854	383973	393836	31.73	31.75	31.81	31.90
8	1600859	384062	393840	31.80	31.81	31.86	31.93
9	1600941	384184	393847	32.20	32.20	32.23	32.26
10	1600981	384239	393852	32.30	32.30	32.35	32.41

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	1600875	383563	393806	22.73	22.73	22.73	22.29
2	1600977	383663	393820	22.80	22.80	22.82	22.83
3	1600867	383742	393825	22.75	22.78	22.83	23.35
4	1600917	383820	393829	25.76	26.19	27.61	30.07
5	1600982	383850	393830	29.51	30.11	31.84	34.94
6	1600855	383896	393832	28.10	28.36	29.86	31.81
7	1600854	383973	393836	23.97	23.85	24.26	25.13
8	1600859	384062	393840	28.72	29.02	29.56	30.61
9	1600941	384184	393847	26.14	26.34	28.26	31.83
10	1600981	384239	393852	29.74	30.63	32.25	35.86

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.



Environment Agency

Defences removed modelled fluvial node locations

Location (easting/northing)
383499/394644

Scale
1:10,000

Created
19 Aug 2025

Model name
Chorlton Platt Gore 2024

Selected area
Modelled location
Main river

0 100 200 300 400 500
metres

Modelled node locations data

Defences removed

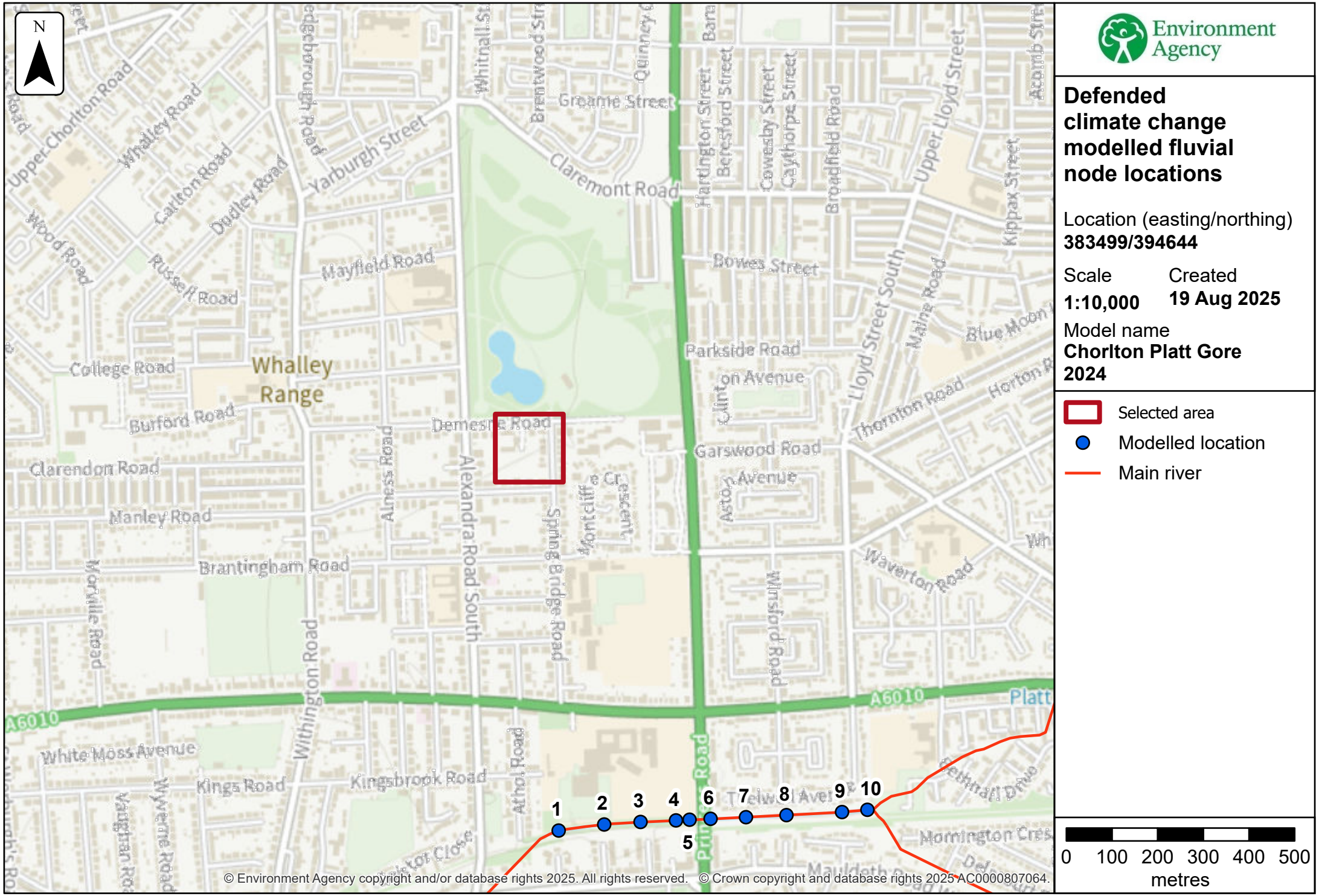
Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1600875	383563	393806	28.11	28.89	29.81	30.57	30.78	30.90	30.95	30.94	31.02	31.12
2	1600977	383663	393820	29.51	29.75	30.05	30.67	30.90	31.0	31.04	31.03	31.10	31.17
3	1600867	383742	393825	30.14	30.36	30.54	30.82	30.96	31.03	31.07	31.07	31.12	31.19
4	1600917	383820	393829	30.61	30.88	31.04	31.17	31.20	31.23	31.24	31.28	31.27	31.31
5	1600982	383850	393830	30.65	30.92	31.08	31.18	31.21	31.23	31.24	31.28	31.26	31.29
6	1600855	383896	393832	30.63	30.94	31.13	31.27	31.30	31.34	31.36	31.38	31.41	31.49
7	1600854	383973	393836	30.88	31.16	31.34	31.47	31.51	31.54	31.59	31.63	31.68	31.80
8	1600859	384062	393840	31.15	31.39	31.52	31.63	31.66	31.69	31.71	31.73	31.76	31.85
9	1600941	384184	393847	31.44	31.71	31.85	32.0	32.06	32.11	32.14	32.15	32.17	32.22
10	1600981	384239	393852	31.59	31.82	31.95	32.09	32.14	32.19	32.21	32.23	32.25	32.35

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.

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	1600875	383563	393806	12.16	16.80	19.64	21.58	22.19	22.43	22.52	25.06	22.73	22.41
2	1600977	383663	393820	12.15	16.84	19.72	21.80	22.34	22.61	22.67	23.33	22.76	22.87
3	1600867	383742	393825	12.15	16.84	19.75	21.84	22.26	22.44	22.58	23.72	22.69	22.84
4	1600917	383820	393829	12.15	16.85	19.78	21.27	22.01	22.65	23.18	24.66	24.89	27.27
5	1600982	383850	393830	12.16	16.85	19.84	22.69	24.01	25.0	26.02	27.10	28.36	31.51
6	1600855	383896	393832	12.16	16.84	19.75	22.38	23.55	24.38	25.21	26.04	27.16	29.43
7	1600854	383973	393836	12.16	16.17	18.16	20.44	21.55	22.43	23.09	23.50	23.61	24.54
8	1600859	384062	393840	12.16	16.87	19.85	23.30	25.02	26.45	27.23	27.83	28.21	29.49
9	1600941	384184	393847	12.17	15.38	17.52	19.99	21.20	22.48	23.52	24.17	24.98	27.99
10	1600981	384239	393852	11.93	16.01	18.84	22.27	24.0	25.79	27.14	27.85	28.91	31.78

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.



Environment Agency

Defended climate change modelled fluvial node locations

Location (easting/northing)
383499/394644

Scale
1:10,000

Created
19 Aug 2025

Model name
Chorlton Platt Gore 2024

- Selected area
- Modelled location
- Main river

0 100 200 300 400 500
metres

Modelled node locations data

Defended climate change

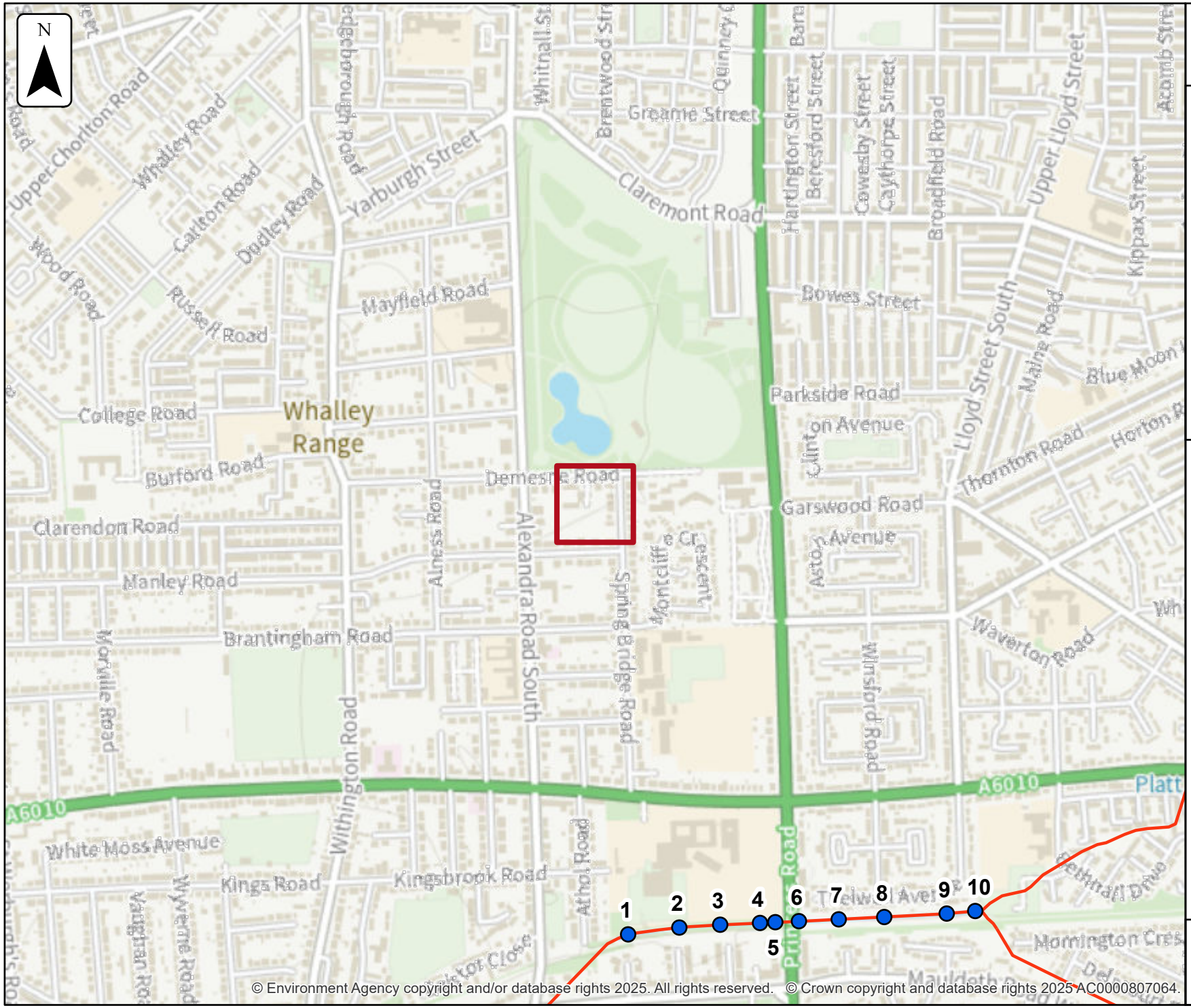
Label	Modelled location ID	Easting	Northing	50% AEP (+53%)	5% AEP (+53%)	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
				Level	Level	Level	Level	Level	Level
1	1600875	383563	393806	29.10	31.07	31.12	31.13	31.16	31.24
2	1600977	383663	393820	29.80	31.10	31.13	31.14	31.16	31.21
3	1600867	383742	393825	30.39	31.21	31.24	31.24	31.24	31.28
4	1600917	383820	393829	30.91	31.44	31.49	31.50	31.53	31.58
5	1600982	383850	393830	30.95	31.48	31.53	31.54	31.56	31.61
6	1600855	383896	393832	30.98	31.59	31.67	31.69	31.73	31.81
7	1600854	383973	393836	31.18	31.69	31.78	31.80	31.85	31.95
8	1600859	384062	393840	31.45	31.87	31.96	31.97	32.01	32.06
9	1600941	384184	393847	31.74	32.16	32.20	32.21	32.23	32.28
10	1600981	384239	393852	31.90	32.33	32.38	32.39	32.43	32.49

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	1600875	383563	393806	17.41	24.08	24.11	24.10	24.14	24.06
2	1600977	383663	393820	17.46	24.54	25.13	25.33	25.74	26.58
3	1600867	383742	393825	17.47	24.77	26.66	27.13	28.13	29.78
4	1600917	383820	393829	17.48	25.04	27.40	27.94	29.17	31.59
5	1600982	383850	393830	17.48	25.17	27.83	28.46	29.96	33.05
6	1600855	383896	393832	17.48	25.21	26.89	27.28	28.13	29.92
7	1600854	383973	393836	17.48	25.30	26.35	26.62	27.17	28.0
8	1600859	384062	393840	17.48	26.55	28.14	28.51	29.35	30.71
9	1600941	384184	393847	17.49	27.77	30.07	30.64	32.03	34.97
10	1600981	384239	393852	17.11	27.30	29.61	30.21	31.68	35.07

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.



Environment Agency

Defended modelled fluvial node locations

Location (easting/northing)
383499/394644

Scale
1:10,000

Created
19 Aug 2025

Model name
Chorlton Platt Gore 2024

Selected area
Modelled location
Main river

0 100 200 300 400 500
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	1600875	383563	393806	28.11	28.89	29.80	30.73	30.97	31.03	31.06	31.07	31.10	31.17
2	1600977	383663	393820	29.51	29.75	30.05	30.79	31.01	31.07	31.09	31.09	31.11	31.16
3	1600867	383742	393825	30.14	30.36	30.54	30.96	31.15	31.19	31.20	31.21	31.23	31.25
4	1600917	383820	393829	30.61	30.88	31.04	31.26	31.39	31.42	31.44	31.44	31.47	31.53
5	1600982	383850	393830	30.65	30.92	31.08	31.30	31.42	31.46	31.47	31.48	31.50	31.56
6	1600855	383896	393832	30.63	30.95	31.14	31.38	31.52	31.56	31.58	31.59	31.63	31.72
7	1600854	383973	393836	30.88	31.15	31.32	31.52	31.63	31.67	31.68	31.69	31.74	31.84
8	1600859	384062	393840	31.16	31.42	31.58	31.76	31.83	31.86	31.87	31.87	31.93	32.0
9	1600941	384184	393847	31.44	31.71	31.87	32.04	32.10	32.13	32.14	32.15	32.17	32.23
10	1600981	384239	393852	31.59	31.86	32.02	32.19	32.25	32.30	32.31	32.33	32.35	32.42

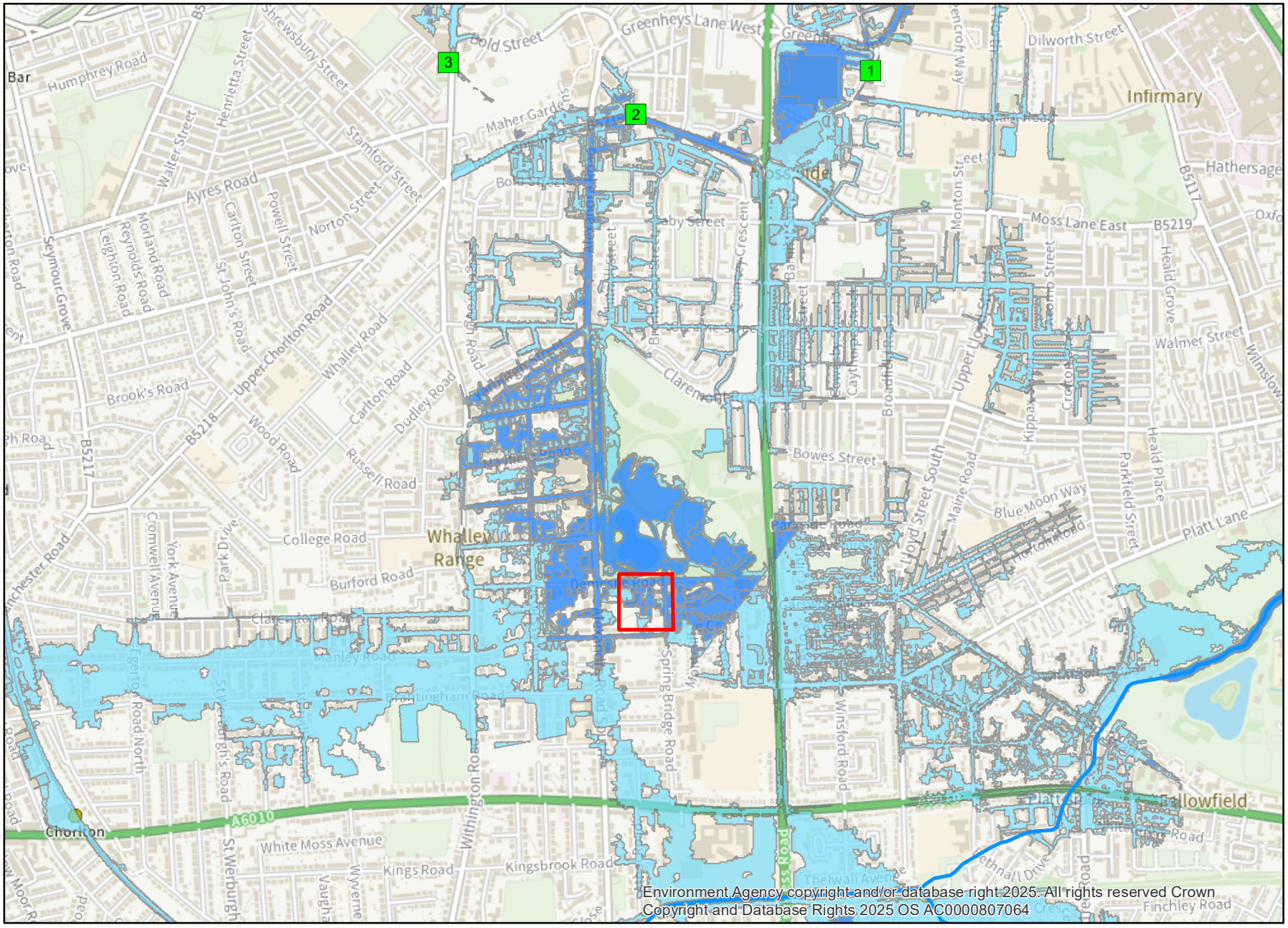
Data in this table comes from the Chorlton Platt Gore 2024 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

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	1600875	383563	393806	12.19	16.82	19.79	22.84	23.64	23.94	24.05	24.08	24.12	24.18
2	1600977	383663	393820	12.19	16.86	19.89	23.05	23.95	24.36	24.46	24.57	24.88	25.47
3	1600867	383742	393825	12.19	16.86	19.92	23.21	24.11	24.49	24.69	24.85	25.54	27.90
4	1600917	383820	393829	12.19	16.87	19.94	23.28	24.21	24.62	24.88	25.05	26.20	28.92
5	1600982	383850	393830	12.19	16.87	19.95	23.30	24.25	24.65	24.91	25.15	26.47	29.67
6	1600855	383896	393832	12.20	16.87	19.96	23.31	24.27	24.71	24.97	25.19	25.95	27.96
7	1600854	383973	393836	12.20	16.87	19.96	23.34	24.32	24.77	25.13	25.28	25.76	27.07
8	1600859	384062	393840	12.20	16.88	19.97	23.39	24.71	25.74	26.12	26.52	27.30	29.20
9	1600941	384184	393847	12.20	16.88	19.97	23.40	25.01	26.56	27.13	27.72	28.92	31.79
10	1600981	384239	393852	11.95	16.52	19.53	22.88	24.46	26.06	26.67	27.27	28.47	31.40

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.

Detailed Flood Map Centred on Demesne Road, Manchester, M16 8PJ.
Created 20/08/2025 [EIR2025/24842]



Environment Agency

1:15,000

N

Legend

- Site Location
- Model Measurements
- Main River
- Flood Zone 2
- Flood Zone 3

© Environment Agency copyright and database rights 2025. All rights reserved. © Crown Copyright and database rights 2025. Ordnance Survey licence number 100024198.

Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 03708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

					Undefended													
Map Reference	Model Node Reference	Easting	Northing	Data	50 % AEP (1 in 2 year)	20 % AEP (1 in 5 year)	10 % AEP (1 in 10 year)	5 % AEP (1 in 20 year)	4 % AEP (1 in 25 year)	2 % AEP (1 in 50 year)	1.33 % AEP (1 in 75 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + 30% increase in flow	1 % AEP (1 in 100 year) + 35% increase in flow	1 % AEP (1 in 100 year) + 70% increase in flow	0.5 % AEP (1 in 200 year)	0.1 % AEP (1 in 1000 year)	0.1 % AEP (1 in 1000 year) + 30% increase in flow
1	ea013_0249_corn4653	384398	396683	Modelled Water Level (m aodN)	34.75	34.99	35.19	35.44	35.77	36.89	37.13	37.27	37.38	37.39	37.47	37.41	37.66	37.77
				Modelled Flow (cumecs)	0.28	0.39	0.48	0.57	0.67	1.20	1.56	1.84	2.40	2.49	3.13	2.65	5.49	7.13
2	ea013_0249_corn3908	384116	396114	Modelled Water Level (m aodN)	32.15	32.28	32.37	32.44	32.51	32.77	33.26	33.47	33.75	33.79	34.02	33.83	34.34	34.46
				Modelled Flow (cumecs)	0.19	0.27	0.34	0.39	0.47	0.81	1.03	1.21	1.57	1.63	2.05	1.70	3.47	4.51
3	ea013_0249_corn3215	383468	395994	Modelled Water Level (m aodN)	30.61	30.71	30.80	30.90	31.01	31.93	32.43	32.58	32.78	32.81	32.99	32.84	33.28	33.39
				Modelled Flow (cumecs)	0.24	0.34	0.42	0.49	0.58	1.03	1.32	1.57	2.03	2.11	2.66	2.24	4.60	5.98

Model data taken from Corn Brook 2017

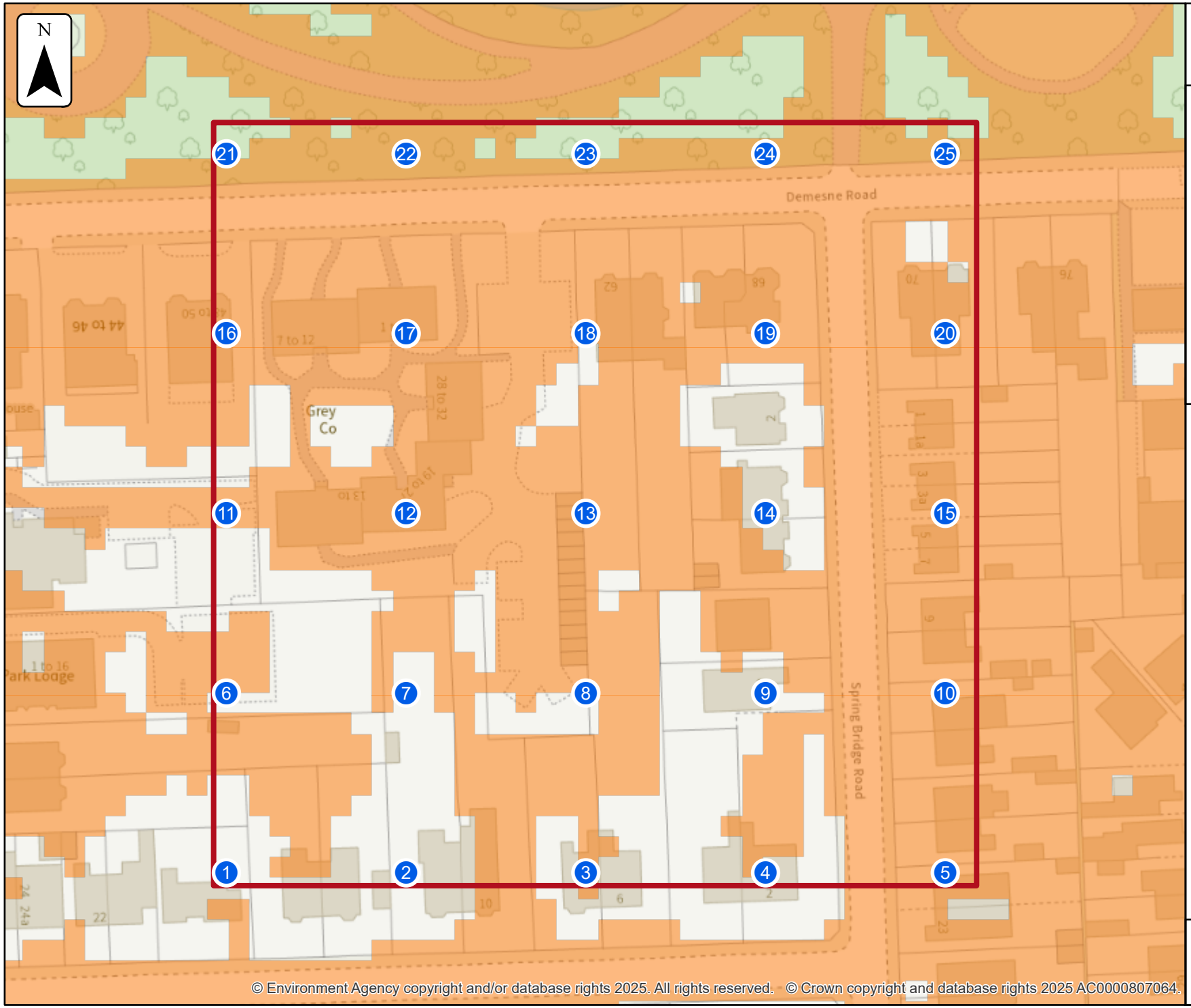
AEP - Annual Exceedence Probability

m aodN - metres above ordnance datum Newlyn

cumecs - cubic metres per second

Notes:

*Climate Change Scenario - 30%, 35% and 70% increases in flow calculated for the 2080's (2070 - 2115). Please see https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances for more information regarding the new climate change guidance. The location of the site and the type (vulnerability) of development determine the climate change allowances to consider in any flood risk assessment.



Environment Agency

Defended modelled fluvial extent and height

Location (easting/northing)
383499/394644

Scale
1:1,000

Created
19 Aug 2025

Model name
Chorlton Platt Gore 2024

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 4.0
- 4.0 - 8.0
- 8.0 - 12.0
- 12.0 - 16.0
- 16.0 - 20.0
- 20.0 - 24.0
- 24.0 - 28.0
- 28.0 - 32.0
- 32.0 - 36.0

This map shows the 0.1% AEP height data

0 10 20 30 40
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	383427	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	383462	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	383497	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.47
4	383532	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	383567	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.80
6	383427	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	383462	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	383497	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	383532	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
10	383567	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.74	30.83
11	383427	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.45
12	383462	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.35	30.53

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	383497	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.35	30.60
14	383532	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	383567	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.92
16	383427	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.43
17	383462	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.33	30.52
18	383497	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.57
19	383532	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.65
20	383567	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.75	30.86
21	383427	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	383462	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.49
23	383497	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
24	383532	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.65

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	383567	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.75
Max value in selected area:			NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.82	30.95

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.

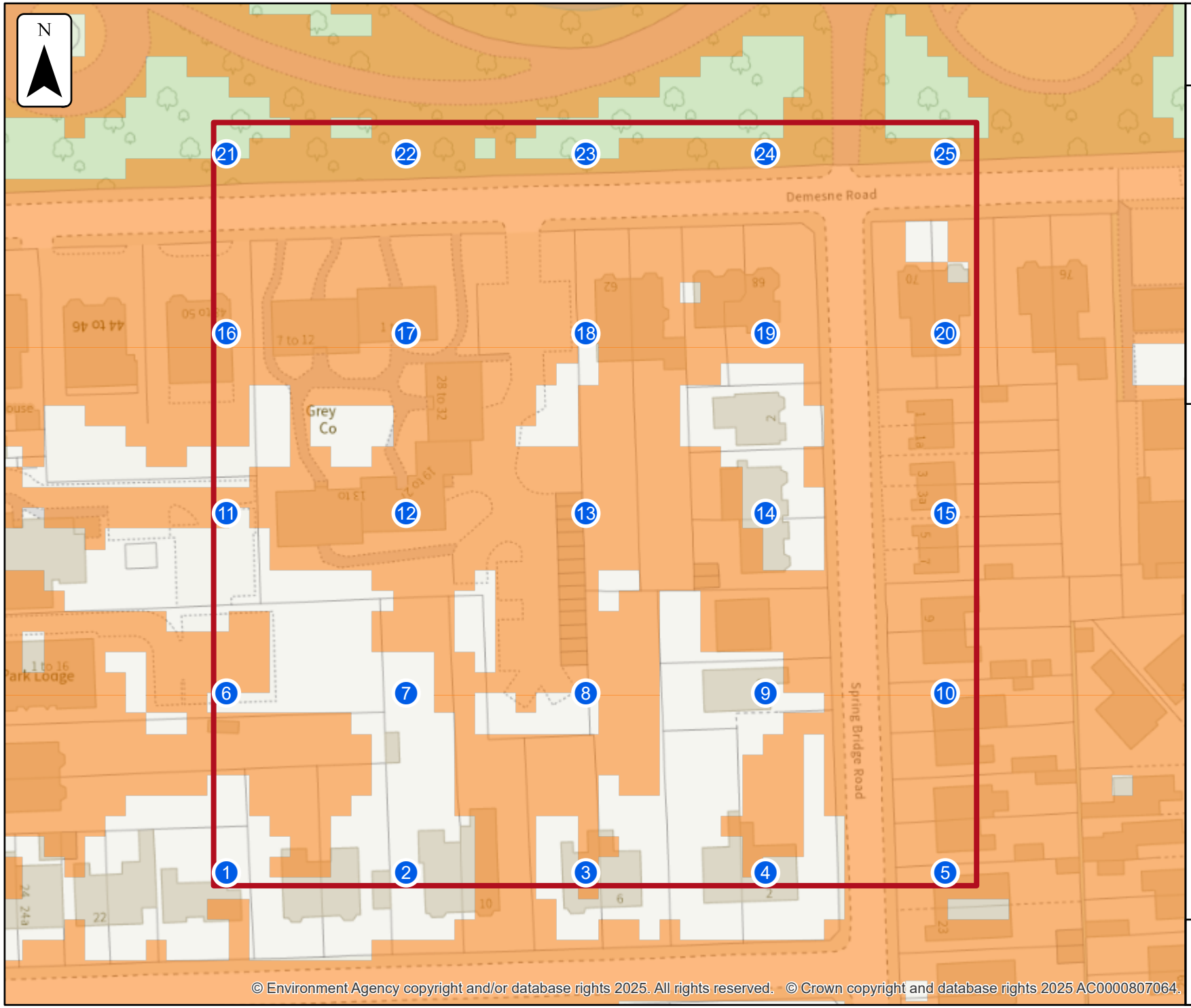
Defended

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	383427	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	383462	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	383497	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.21
4	383532	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	383567	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.05
6	383427	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	383462	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	383497	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	383532	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
10	383567	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.05	0.15
11	383427	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.07
12	383462	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.05	0.24

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	383497	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.00	0.23
14	383532	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	383567	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.12
16	383427	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.13
17	383462	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.02	0.21
18	383497	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.10
19	383532	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.06
20	383567	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.26	0.38
21	383427	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	383462	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.07
23	383497	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
24	383532	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.08

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	383567	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.09
Max value in selected area:			NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.70	0.86

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

Defences removed modelled fluvial extent and height

Location (easting/northing)
383499/394644

Scale
1:1,000

Created
19 Aug 2025

Model name
Chorlton Platt Gore 2024

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 4.0
- 4.0 - 8.0
- 8.0 - 12.0
- 12.0 - 16.0
- 16.0 - 20.0
- 20.0 - 24.0
- 24.0 - 28.0
- 28.0 - 32.0
- 32.0 - 36.0

This map shows the 0.1% AEP height data

0 10 20 30 40
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	383427	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	383462	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	383497	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.45
4	383532	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	383567	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.80
6	383427	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	383462	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	383497	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	383532	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
10	383567	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.70	30.83
11	383427	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.45
12	383462	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.53

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	383497	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.59
14	383532	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	383567	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.92
16	383427	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.42
17	383462	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.51
18	383497	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.57
19	383532	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.64
20	383567	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.70	30.86
21	383427	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	383462	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.48
23	383497	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
24	383532	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.64

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	383567	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.75
Max value in selected area:			NoData	NoData	NoData	NoData	NoData	30.02	30.05	30.06	30.80	30.94

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.

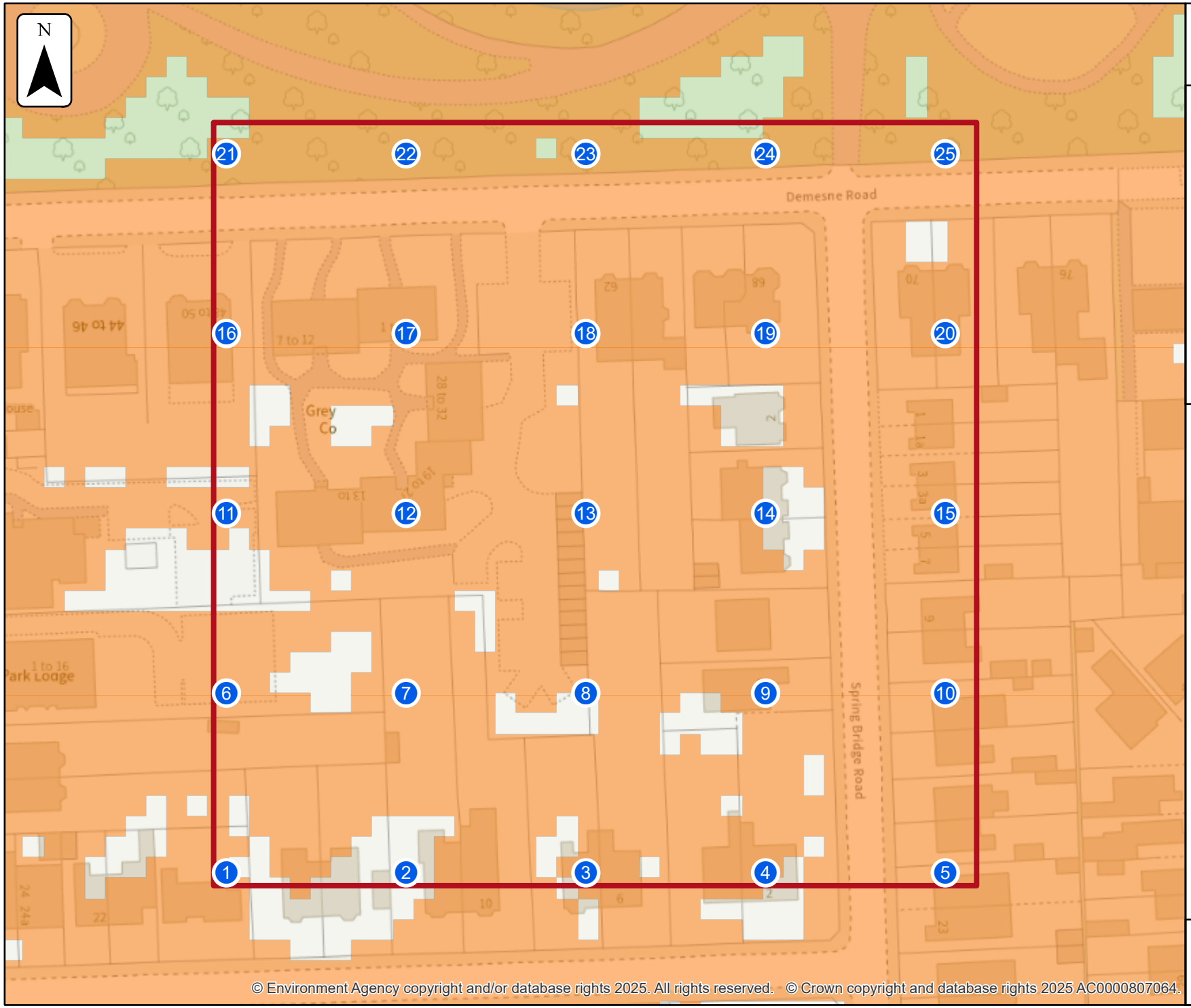
Defences removed

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	383427	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	383462	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	383497	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.19
4	383532	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	383567	394572	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.05
6	383427	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	383462	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	383497	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	383532	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
10	383567	394607	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.02	0.14
11	383427	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.06
12	383462	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.23

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	383497	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.22
14	383532	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	383567	394642	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.11
16	383427	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.12
17	383462	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.21
18	383497	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.10
19	383532	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.05
20	383567	394677	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.21	0.37
21	383427	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	383462	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.06
23	383497	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
24	383532	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	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	383567	394712	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.08
Max value in selected area:			NoData	NoData	NoData	NoData	NoData	0.01	0.02	0.03	0.65	0.85

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)
383499/394644

Scale
1:1,000

Created
19 Aug 2025

Model name
Chorlton Platt Gore 2024

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 4.0
- 4.0 - 8.0
- 8.0 - 12.0
- 12.0 - 16.0
- 16.0 - 20.0
- 20.0 - 24.0
- 24.0 - 28.0
- 28.0 - 32.0
- 32.0 - 36.0

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

0 10 20 30 40
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	383427	394572	NoData	NoData	NoData	NoData	30.45
2	383462	394572	NoData	NoData	NoData	NoData	NoData
3	383497	394572	NoData	NoData	NoData	NoData	30.64
4	383532	394572	NoData	NoData	NoData	NoData	30.82
5	383567	394572	NoData	NoData	30.76	30.77	30.89
6	383427	394607	NoData	NoData	NoData	NoData	30.45
7	383462	394607	NoData	NoData	NoData	NoData	30.62
8	383497	394607	NoData	NoData	NoData	NoData	NoData
9	383532	394607	NoData	NoData	NoData	NoData	30.83
10	383567	394607	NoData	NoData	30.79	30.80	30.92
11	383427	394642	NoData	NoData	30.42	30.43	30.50
12	383462	394642	NoData	NoData	30.46	30.49	30.62

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	383497	394642	NoData	NoData	30.52	30.55	30.69
14	383532	394642	NoData	NoData	NoData	NoData	NoData
15	383567	394642	NoData	NoData	30.86	30.88	31.01
16	383427	394677	NoData	NoData	30.36	30.38	30.52
17	383462	394677	NoData	NoData	30.45	30.48	30.60
18	383497	394677	NoData	NoData	30.51	30.53	30.65
19	383532	394677	NoData	NoData	NoData	NoData	30.75
20	383567	394677	NoData	NoData	30.80	30.83	30.94
21	383427	394712	NoData	NoData	NoData	NoData	30.53
22	383462	394712	NoData	NoData	NoData	30.45	30.55
23	383497	394712	NoData	NoData	NoData	NoData	30.65
24	383532	394712	NoData	NoData	NoData	NoData	30.76

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	383567	394712	NoData	NoData	NoData	30.69	30.84
Max value in selected area:			NoData	30.02	30.86	30.89	31.08

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.

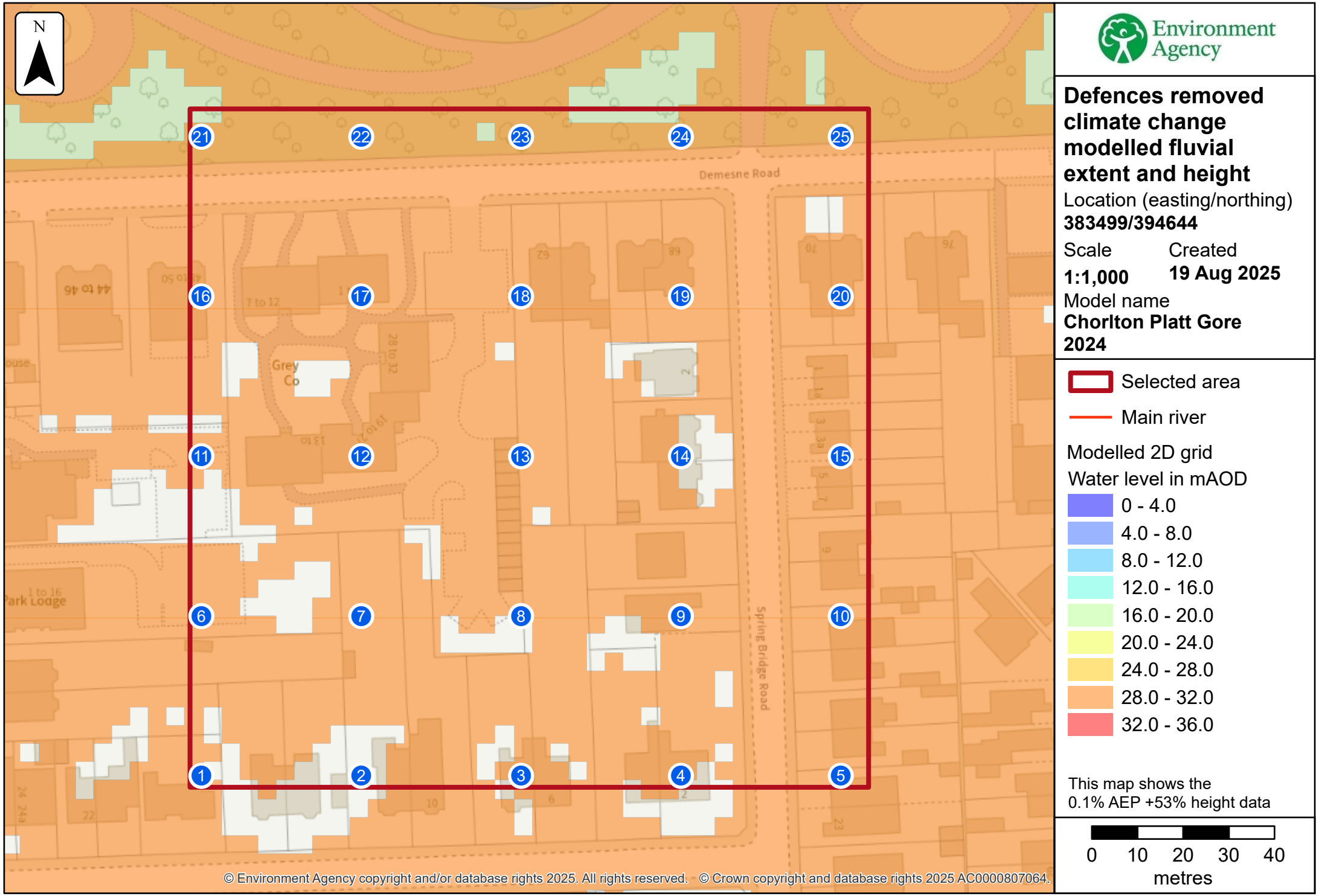
Defended climate change

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	383427	394572	NoData	NoData	NoData	NoData	0.11
2	383462	394572	NoData	NoData	NoData	NoData	NoData
3	383497	394572	NoData	NoData	NoData	NoData	0.39
4	383532	394572	NoData	NoData	NoData	NoData	0.05
5	383567	394572	NoData	NoData	0.01	0.02	0.14
6	383427	394607	NoData	NoData	NoData	NoData	0.13
7	383462	394607	NoData	NoData	NoData	NoData	0.02
8	383497	394607	NoData	NoData	NoData	NoData	NoData
9	383532	394607	NoData	NoData	NoData	NoData	0.09
10	383567	394607	NoData	NoData	0.10	0.11	0.23
11	383427	394642	NoData	NoData	0.03	0.05	0.12
12	383462	394642	NoData	NoData	0.17	0.19	0.33

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	383497	394642	NoData	NoData	0.16	0.18	0.32
14	383532	394642	NoData	NoData	NoData	NoData	NoData
15	383567	394642	NoData	NoData	0.05	0.07	0.21
16	383427	394677	NoData	NoData	0.05	0.08	0.22
17	383462	394677	NoData	NoData	0.15	0.17	0.29
18	383497	394677	NoData	NoData	0.06	0.07	0.18
19	383532	394677	NoData	NoData	NoData	NoData	0.17
20	383567	394677	NoData	NoData	0.31	0.34	0.45
21	383427	394712	NoData	NoData	NoData	NoData	0.11
22	383462	394712	NoData	NoData	NoData	0.03	0.13
23	383497	394712	NoData	NoData	NoData	NoData	0.06
24	383532	394712	NoData	NoData	NoData	NoData	0.19

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	383567	394712	NoData	NoData	NoData	0.03	0.18
Max value in selected area:			NoData	0.00	0.79	0.81	0.96

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

Defences removed climate change modelled fluvial extent and height

Location (easting/northing)
383499/394644

Scale
1:1,000

Created
19 Aug 2025

Model name
Chorlton Platt Gore 2024

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 4.0
- 4.0 - 8.0
- 8.0 - 12.0
- 12.0 - 16.0
- 16.0 - 20.0
- 20.0 - 24.0
- 24.0 - 28.0
- 28.0 - 32.0
- 32.0 - 36.0

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

0 10 20 30 40
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	383427	394572	NoData	NoData	NoData	30.45
2	383462	394572	NoData	NoData	NoData	NoData
3	383497	394572	NoData	NoData	NoData	30.64
4	383532	394572	NoData	NoData	NoData	30.82
5	383567	394572	30.76	30.76	30.79	30.89
6	383427	394607	NoData	NoData	NoData	30.45
7	383462	394607	NoData	NoData	NoData	30.62
8	383497	394607	NoData	NoData	NoData	NoData
9	383532	394607	NoData	NoData	NoData	30.83
10	383567	394607	30.77	30.79	30.82	30.91
11	383427	394642	30.41	30.42	30.44	30.50
12	383462	394642	30.43	30.47	30.51	30.62

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Height	Height	Height	Height
13	383497	394642	30.44	30.53	30.58	30.68
14	383532	394642	NoData	NoData	NoData	NoData
15	383567	394642	30.84	30.86	30.90	31.01
16	383427	394677	30.32	30.36	30.41	30.52
17	383462	394677	30.43	30.46	30.50	30.59
18	383497	394677	30.44	30.51	30.55	30.65
19	383532	394677	NoData	NoData	30.62	30.75
20	383567	394677	30.78	30.81	30.85	30.94
21	383427	394712	NoData	NoData	NoData	30.53
22	383462	394712	NoData	NoData	30.47	30.55
23	383497	394712	NoData	NoData	NoData	30.65
24	383532	394712	NoData	NoData	30.63	30.76

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Height	Height	Height	Height
25	383567	394712	NoData	NoData	30.74	30.84
Max value in selected area:			30.85	30.87	30.92	31.08

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 climate change

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Depth	Depth	Depth	Depth
1	383427	394572	NoData	NoData	NoData	0.11
2	383462	394572	NoData	NoData	NoData	NoData
3	383497	394572	NoData	NoData	NoData	0.38
4	383532	394572	NoData	NoData	NoData	0.05
5	383567	394572	0.01	0.01	0.04	0.14
6	383427	394607	NoData	NoData	NoData	0.13
7	383462	394607	NoData	NoData	NoData	0.02
8	383497	394607	NoData	NoData	NoData	NoData
9	383532	394607	NoData	NoData	NoData	0.08
10	383567	394607	0.09	0.10	0.13	0.23
11	383427	394642	0.03	0.04	0.06	0.12
12	383462	394642	0.14	0.17	0.22	0.32

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Depth	Depth	Depth	Depth
13	383497	394642	0.08	0.16	0.21	0.32
14	383532	394642	NoData	NoData	NoData	NoData
15	383567	394642	0.04	0.06	0.10	0.20
16	383427	394677	0.02	0.06	0.11	0.22
17	383462	394677	0.12	0.15	0.20	0.29
18	383497	394677	0.03	0.07	0.09	0.18
19	383532	394677	NoData	NoData	0.04	0.16
20	383567	394677	0.29	0.32	0.36	0.45
21	383427	394712	NoData	NoData	NoData	0.11
22	383462	394712	NoData	NoData	0.06	0.13
23	383497	394712	NoData	NoData	NoData	0.06
24	383532	394712	NoData	NoData	0.05	0.18

Label	Easting	Northing	1% AEP (+41%)	1% AEP (+53%)	1% AEP (+85%)	0.1% AEP (+53%)
			Depth	Depth	Depth	Depth
25	383567	394712	NoData	NoData	0.07	0.18
Max value in selected area:			0.77	0.80	0.84	0.95

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.

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