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17th May 2024

100 SPRING LANE
BURY
M26 2QX

FLOOD RISK ASSESSMENT

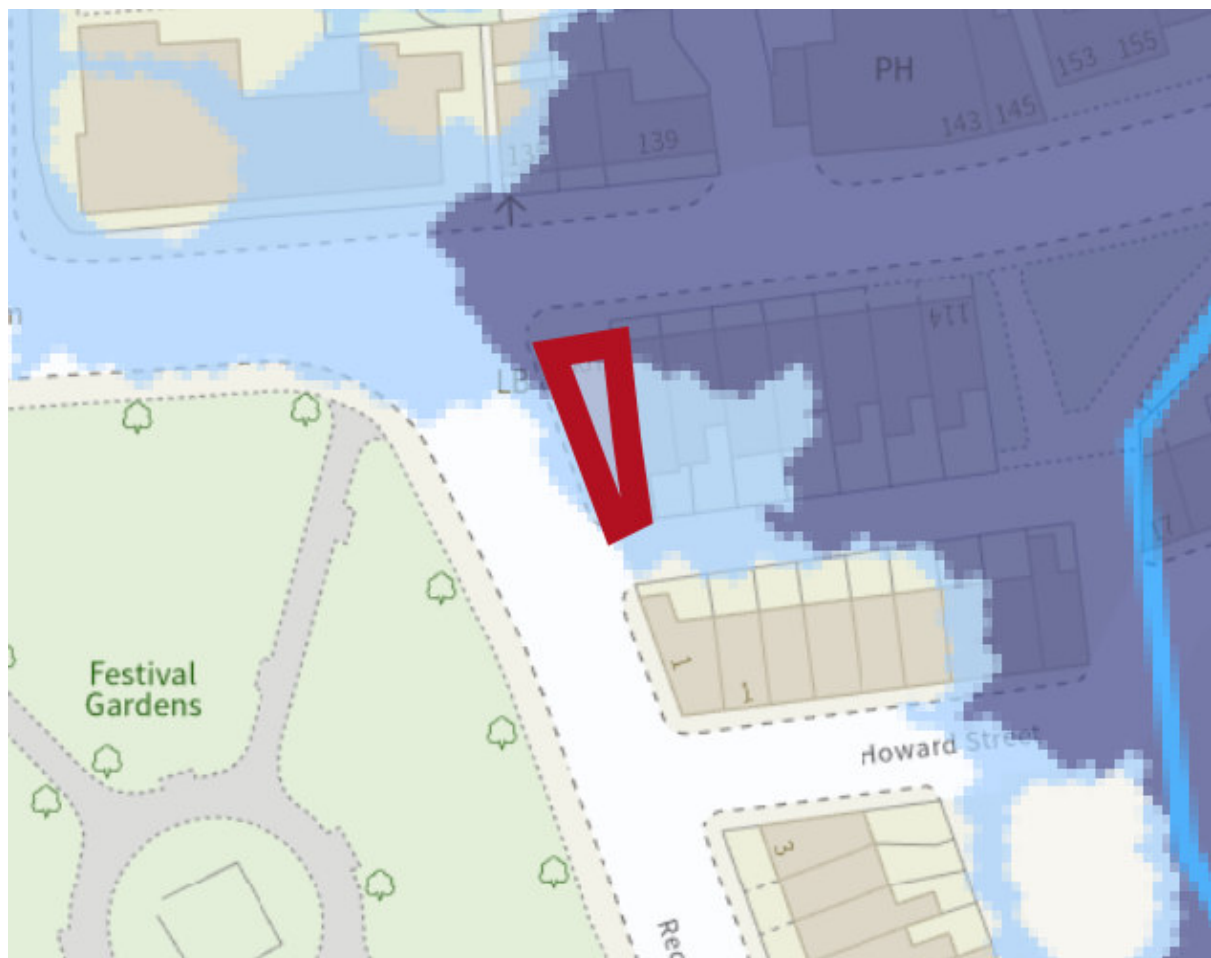


Following the Standing Advice guidance in the Environment Agencies document this development is for the division of an existing commercial premises to form a new shopfront.

Having examined the Flood risk map for the area this property is in Flood Zone 3 however the new shopfront / area of works lies within Flood Zone 2 which is an area of medium probability of flooding.

The floor level of the proposed shop is the same as the existing shop.

The floor level is approximately 180mm higher than the adjacent external road levels. All external surfaces will fall away from the property, towards Spring Lane allowing surface water to drain away.





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