





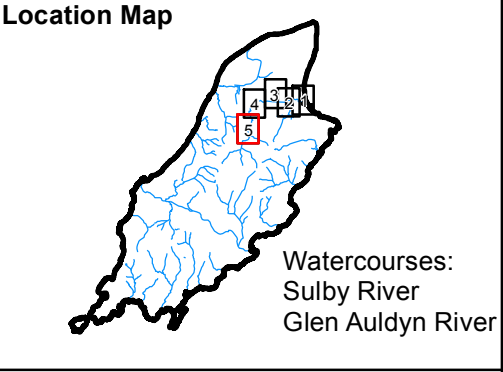


**INDICATIVE FLOOD MAP
SULBY RIVER AND TRIBUTARIES**

-  Flood Defences
-  Limit(s) of modelled area
-  Flood Attenuation Scheme
-  High Flood Risk Zone - River and Tidal
-  High Flood Risk Zone - River
-  High Flood Risk Zone - Tidal



Map No.	5 of 5
Version No.	1 1
Scale (A3)	1:10,000
Approved for Publication	<i>Neil Caine</i>
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The Flood Map indicates the extent of river flooding associated with a flood event having a 1% chance of occurring in any year (1 in 100-year event) and the extent of coastal flooding for the extreme sea level having a 0.5% chance of occurring in any year (1 in 200-year event). In both cases the potential effects of climate change on flood magnitudes are accounted for (by assuming a 20% increase in peak river flows, and taking into consideration the predicted degree of sea level rise based on a 2115 time horizon).

The Flood Map indicates where formal flood defences and flood alleviation schemes are in place, and the mapped extents of flooding reflect the influence of flood defences on flood risk. However, defence structures may not completely remove the risk of flooding in extreme events. It should also be noted that defences can be breached or fail in extreme weather conditions, and coastal defences can be overtopped by large waves. These additional risk factors are not considered in the Flood Map.

The information provided is not an at resolution appropriate for localised flood risk assessments and should not be assumed as definitive at the property scale. Individual properties may, therefore, not always be at the same risk of flooding as surrounding areas/properties. If you believe that a particular property has a different risk of flooding to that shown on the Flood Map and/or if you have information you believe may not have taken into account when preparing the Flood Map please contact Manx Utilities. As and when additional relevant information becomes available to Manx Utilities, the Flood Map will be improved and updated.

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