

Built Development Ltd.

Bury Old Road, Heywood

Site-Specific Flood Risk Assessment

July 2024



Revision Schedule

Bury Old Road, Heywood

Flood Risk Assessment

July 2024

Doc Ref: BDL-1763-01-DS-001

REV	DATE	STATUS	PREPARED BY	REVIEWED BY	APPROVED BY
-	19 th July 2024	First Issue	Calum Reford, BSc (Hons), MSc.	Lee Barnes, BSc (Hons), MCIHT	Lee Barnes, BSc (Hons), MCIHT

REVISION NOTES	

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1.0 INTRODUCTION

1.1 Instructions

- 1.1.1 This Flood Risk Assessment has been prepared in accordance with instructions from Built Developments Ltd. to support a planning application to Rochdale Borough Council for a residential development of 28no. dwellings over two sites. Site 1 is location to the south of Bury Old Road, and to the east of Sutherland Road, Heywood. Site 2 is located to the north of Argyle Street, Heywood. Both sites are located within the curtilage of Our Lady's and St Paul's Roman Catholic Primary School, OL10 3PD.
- 1.1.2 The purpose of this report is to assess the flood risk in accordance with the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) *Flood Risk and Coastal Change* and other current guidance.

1.2 Planning History

- 1.2.1 Rochdale Borough Council have provided pre-application advice concerning flood risk as follows:

The site is within Flood Zone 1, having a less than a 1 in 1,000 annual probability of flooding, however, does fall in the Heywood Critical Drainage Area. Given the proposals would comprise of major development, a Flood Risk Assessment and a Sustainable Drainage Strategy will be required with any future application.

- 1.2.2 Inspire Design & Development have prepared a Drainage Strategy (doc ref: BDL-1763-01-DS-001) which should be read in conjunction within this Site-Specific Flood Risk Assessment.

1.3 Technical Information

National Planning Policy Framework (NPPF)

- 1.3.1 The NPPF and associated PPG *Flood Risk and Coastal Change* explains how flood risk should be taken into consideration during the planning and development process. It categorises flood risk by *flood zone* and defines the types of development *appropriate* to each flood zone according to *vulnerability*. The Flood Zones are defined as:

- Flood Zone 1 – Areas with a Low Probability (annual probability less than 0.1% or 1 in 1,000-years).
- Flood Zone 2 – Areas with a Medium Probability of flooding (annual probability between 0.1% (1 in 1000-years) and 1.0% (1 in 100-years) for rivers, 0.1%-0.5% (1 in 1000-years to 1 in 200-years) for coastal areas).
- Flood Zone 3a – Areas with a High Probability of flooding (annual probability greater than 1.0% (1 in 100-years) for rivers, 0.5% (1 in 200-years) for coastal areas).
- Flood Zone 3b – The functional floodplain (probability as Flood Zone 3a).

Environment Agency Flood Maps

- 1.3.2 The Environment Agency (EA) predicts the likelihood of flooding via national series of indicative flood maps, available via the GOV.UK website. The *Flood Map for Planning* shows the flood zones, described above, highlighted in various shades of blue.
- 1.3.3 The *Flood Risk from Surface Water* map available via the Long Term Flood Risk information on the GOV.UK website shows potential overland flow routes and accumulation of runoff resulting from rainstorm events based on topography, divided into low, medium, and high-risk scenarios.
- 1.3.4 The *Flood Risk from Reservoirs* map available via the Long Term Flood Risk information on the GOV.UK website shows the potential of flooding from reservoirs and other water infrastructure failure.

Bury, Rochdale and Oldham Strategic Flood Risk Assessment

- 1.3.5 Local Planning Authorities are required to produce a Strategic Flood Risk Assessment (SFRA) which sets the scene for flood risk in their areas. The Greater Manchester Combined Authority published their Strategic Flood Risk Assessment in 2009.

1.4 Data Sources

- 1.4.1 Environment Agency *Flood Map for Planning*, downloaded on 1st July 2024, is available in Appendix A.

-
- 1.4.2 The *Long-Term Flood Risk* maps, including *Flood Risk from Rivers and the Sea*, *Flood Risk from Surface Water*, and *Flood Risk from Reservoirs*, downloaded on 17th July 2024, are available within Appendix B.
- 1.4.3 The *Greater Manchester Strategic Flood Risk Assessment* is available via the internet.
- 1.4.4 United Utilities (UU) sewer records are available within Appendix C of this report.

2.0 SITE INFORMATION

2.1 Existing Site

- 2.1.1 The site comprises of two sites (Site 1 (0.5ha) and Site 2 (0.1ha)), with a total site area of 0.6ha. Both sites comprise of unused land which forms part of the curtilage to Our Lady's and St Paul's Roman Catholic Primary School, off Sutherland Road, Heywood, OL10 3PD. A Location Plan (BDL-1763-01-GA-001) is available within Appendix D of this report.

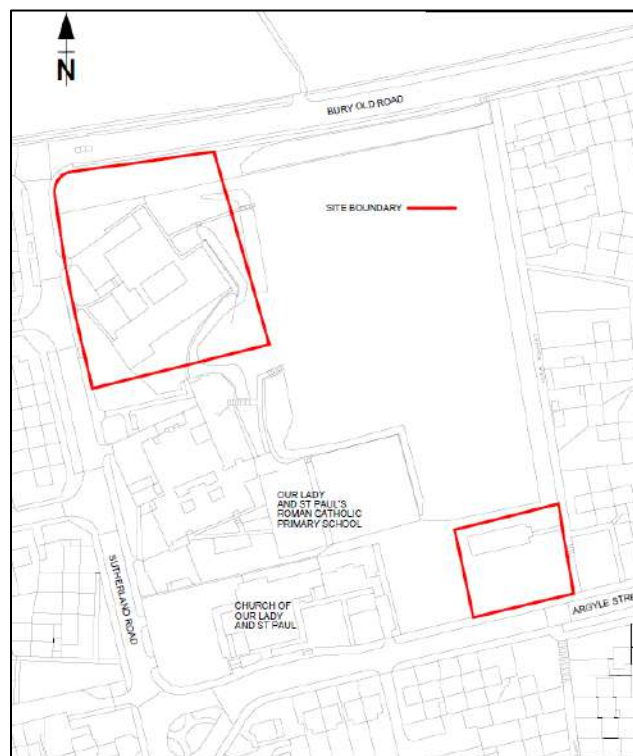


Figure 1 - Site Location

- 2.1.2 Site 1 is bound to the north by Old Bury Road, and to the west by Sutherland Road, and is relatively rectangular in shape. Levels on the site are generally sloping, with +135.7m AOD along the east boundary down to +132.2m AOD.
- 2.1.3 Site 2 is bound to the south by Argyle Street, and to the west and north by the curtilage of Our Lady's and St Paul's Roman Catholic Primary School. Levels on Site 2 are relatively flat, with +133.1m AOD in the north, and +132.5m AOD in the south.
- 2.1.4 The nearest watercourse is the River Roch, 660m to the northwest of the site. The River Roch is a main river, a tributary of the River Irwell, running east to west. The River Roch joins the River Irwell, 4.5km to the southwest of the site.

- 2.1.5 According to sewer records from United Utilities, there is a 225mm diameter public combined sewer located under Sutherland Road, and a 225mm diameter public combined sewer under Argyle Street.
- 2.1.6 According to BGS data, the site is located within the Pennine Lower Coal Measures formation comprising of mudstone, siltstone, and sandstone. Superficial Glaciofluvial deposits are also present with sand and gravel.

2.2 Development Proposals

- 2.2.1 The proposed development is to construct 28no. residential dwellings over two plots of land, complete with access, driveways, and associated landscaping. The total impermeable area of the development is considered to be approximately 60% of the total site area, with the remaining 40% to consist of public open space and private gardens.
- 2.2.2 The proposed use of the site is considered to be within the *more vulnerable* classification as per Annex 3 of the NPPF.

3.0 FLOODING INFORMATION

3.1 Potential Fluvial Flooding

- 3.1.1 The EA's *Historic Flood Map* shows the site has not been subject to any previous fluvial flooding events.

Flood Map for Planning

- 3.1.2 The EA *Flood Map for Planning* (see Appendix A) shows both sites to be entirely within Flood Zone 1 (Low Probability).
- 3.1.3 The EA's *Flood Risk from the Rivers and Sea* map, which provides long-term flood fluvial and coastal flood risk information, shows no risk of fluvial flooding at or in close proximity to the site.

3.2 Potential for Surface Water Flooding

- 3.2.1 According to the EA's *Flood Risk from Surface Water* map shows a small area of Low Risk surface water flooding within the centre of Site 1. However, the remainder of Site 1, and all of Site 2, shows no risk of surface water flooding at the site.
- 3.2.2 The Bury, Rochdale, and Oldham SFRA identifies the urban area of Heywood as being a Critical Drainage Area where surface water flood risk was established as being most widespread and significant, and where particular care was needed in assessing the impact of new development on surface water flood risk.

3.3 Potential for Reservoir Flooding

- 3.3.1 The EA's *Flood Risk from Reservoir* map shows no risk of reservoir flooding at or in the immediate vicinity of the site.

3.4 Potential for Groundwater Flooding

- 3.4.1 In view of the geological data from BGS, which identifies the site to be within coal measure geology, flood risk from groundwater is considered to be low.

4.0 FLOOD RISK ASSESSMENT

4.1 Fluvial Flooding

- 4.1.1 The site is within Flood Zone 1 (Low Probability) for the *Flood Map for Planning*, there is no significant risk of fluvial flooding on the site, and therefore no need to consider the NPPF Sequential and Exception tests.

4.2 Surface Water Flooding

- 4.2.1 The *Flood Risk from Surface Water* map from the Long-Term Flooding Information on the GOV.UK website is designed to show potential overland flow routes and accumulation of runoff based on the topography resulting from rainstorm events, divided into low, medium, and high-risk scenarios. Although, as noted on the map, flooding from surface water is difficult to predict as rainfall locations and volumes are difficult to forecast. The *Flood Risk from Surface Water* map is generally a useful indicator of the risk of flooding from the accumulation of rainwater in low lying areas.
- 4.2.2 Unlike the modelling used to produce the *Flood Map for Planning*, which is based on river catchments and conveyance, the *Flood Risk from Surface Water* map is based on LIDAR data which identifies ground levels and depressions where runoff is likely to flow or collect. Surface water flood risk indicated in this way is different from fluvial flooding, as shown on the *Flood Map for Planning*, which is water conveyed from upstream rather than being generated by localised rainfall. The background to the *Flood Risk from Surface Water* map is described within the EA's publication *What is the Risk of Flooding Surface Water Map?* (published in April 2019).
- 4.2.3 The EA's *Flood Risk from Surface Water* map for the site is attached in Appendix B, and shows areas with a Low Risk of surface water flooding within the centre of Site 1, but with no depth or flow velocity data. The remaining area of Site 1 and all of Site 2 shows no risk of surface water flooding at the site. At face value, therefore, these indicated flood areas may be taken to be depressions where runoff might accumulate rather than valleys where overland flows may be channelled. This is confirmed by reviewing of levels from the topographic data contained on the BTP Architect's drawing BR-BTP-00-SP-DR-

A-4299_107, in which a very shallow depression can be found in the centre of Site 1, with a level of +132.61m AOD.

4.2.4 Nevertheless, owing to the impermeable area which will be created by the proposed development, there will be an increase in surface water flood risk in the future. However, in order to reduce the potential impact from surface water flooding, the proposed development will be properly drained using sustainable drainage techniques, as outlined within the Inspire Design & Development *Sustainable Drainage Strategy* (doc ref: BDL-1763-01-DS-001), with surface water runoff to be attenuated to the greenfield runoff rate.

4.2.5 The new surface water drainage system will introduce sustainable drainage systems in accordance with the sustainable drainage hierarchy, attenuating surface water discharge at the greenfield runoff rate. Allowances will also be made for climate change in accordance with the latest EA guidance. Therefore, the proposed development would not give rise to an increase in surface water flooding, or cause flooding elsewhere.

4.3 Reservoir Flooding

4.3.1 According to the EA *Long Term Flood Risk Information*, the site is not considered to be susceptible to flooding from reservoir failure. Therefore, this has not been explored further.

4.4 Groundwater Flooding

4.4.1 According to the EA *Long Term Flood Risk Information*, the site is not considered to be susceptible to flooding from groundwater. Therefore, this has not been explored further.

4.5 Sequential and Exception Tests

4.5.1 As the site is considered to be within Flood Zone 1 of the EA *Flood Map for Planning*, and in accordance with the NPPF, there is no need to consider the Sequential and Exception Tests.

5.0 CONCLUSIONS AND RECOMMENDATIONS

- 5.1.1 The site is within Flood Zone 1 of the *Flood Map for Planning*, however, as the site has been identified as being within a Critical Drainage Area, a Flood Risk Assessment has been requested to support the planning application to Rochdale Borough Council for the erection of 28no. dwellings on land to the south of Bury Old Road, and north of Argyle Street, Heywood.
- 5.1.2 The site is not in a fluvial flood risk area, and therefore there is no need to consider the NPPF Sequential and Exception Tests, or to consider flood resilience or emergency evacuation.
- 5.1.3 Indications of Low-Risk surface water flooding from the EA *Flood Risk from Surface Water* map is likely due to a small depression within the existing topography of Site 1. With the remainder of Site 1 and Site 2 to be entirely with no surface water flood risk.
- 5.1.4 Following the implementation of the surface water drainage system, in accordance with the details set out within the Inspire Design & Development *Sustainable Drainage Strategy* (doc ref: BDL-1763-01-DS-001), there will be no significant risk of surface water flooding at the site or caused elsewhere as a result of the development.
- 5.1.5 In accordance with the details set out within the Bury, Rochdale, and Oldham SFRA, surface water runoff from the site will be discharged at the greenfield runoff rate.
- 5.1.6 With regard to flood risk and drainage, therefore, the site is suitable for the proposed use. Subject to the implementation of the measures set out within this FRA and accompanying Drainage Strategy, the development may be occupied safely and adequately drained without increasing flood risk overall.

APPENDIX A FLOOD MAP FOR PLANNING

Flood map for planning

Your reference
Site 1

Location (easting/northing)
383475/410403

Created
1 Jul 2024 15:01

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

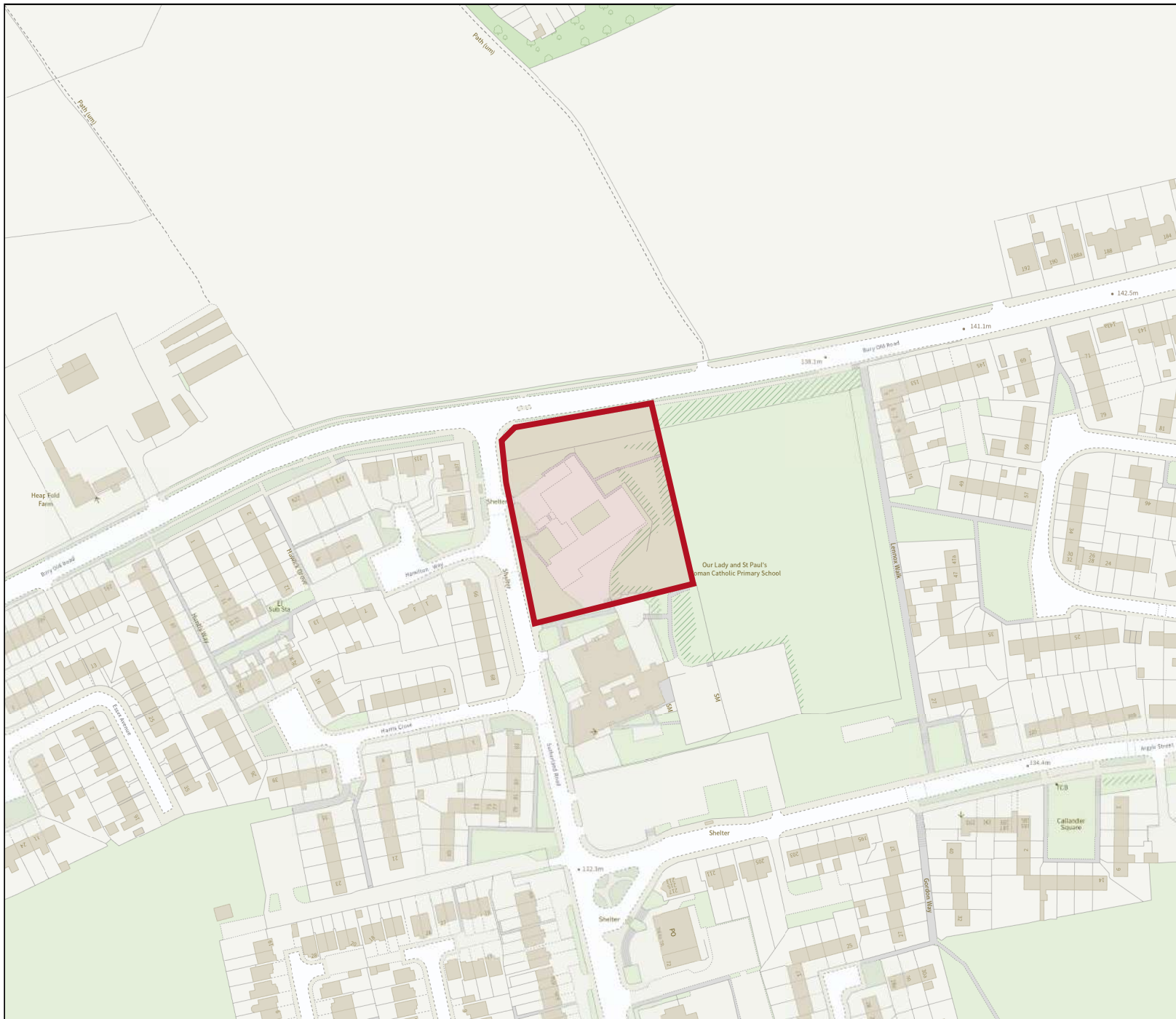
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

Your reference

Site 1

Location (easting/northing)

383475/410403

Scale

1:2500

Created

1 Jul 2024 15:01

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m

Flood map for planning

Your reference
Site 2

Location (easting/northing)
383599/410296

Created
1 Jul 2024 15:02

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Flood map for planning

Your reference

Site 2

Location (easting/northing)

383599/410296

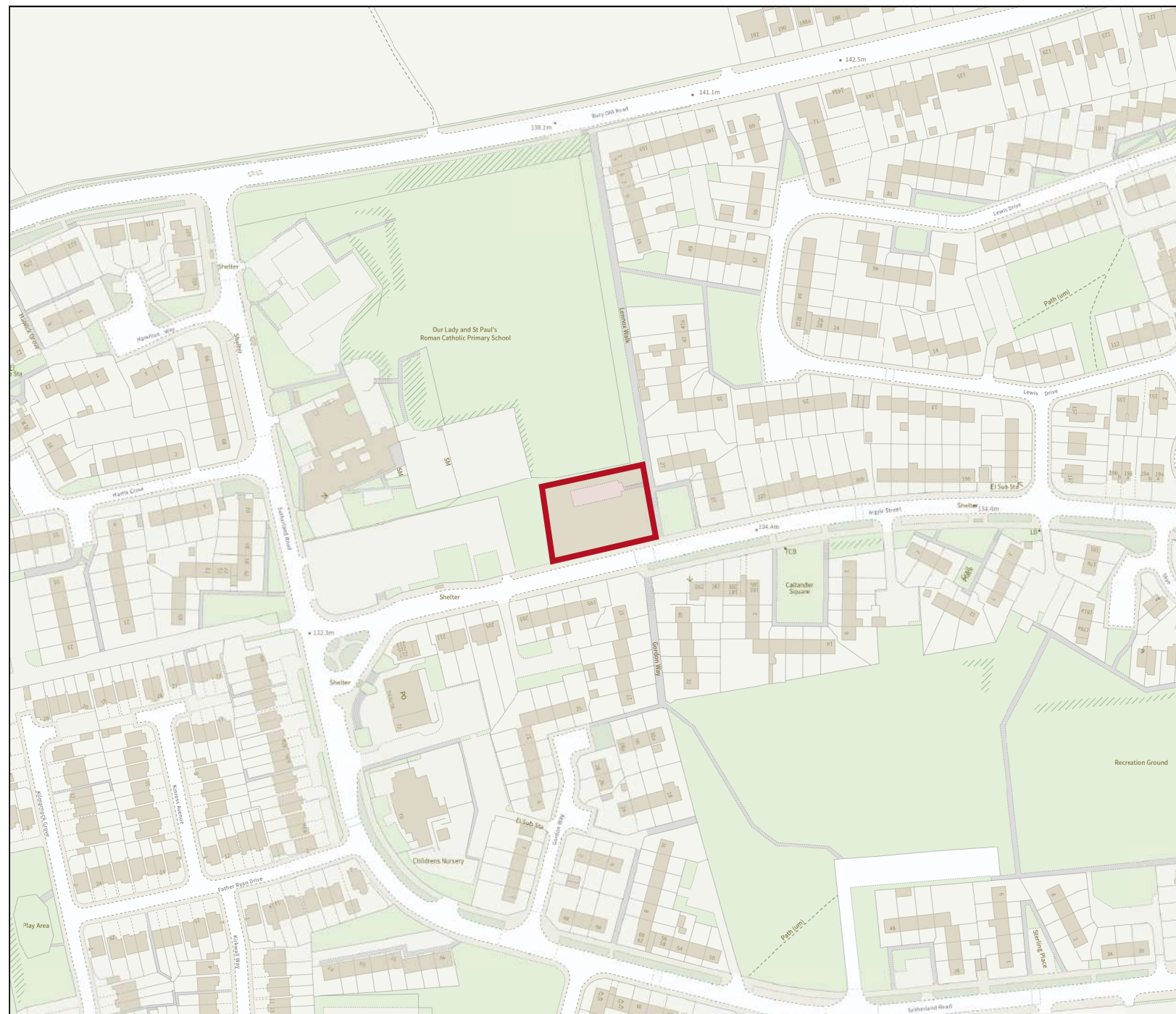
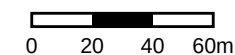
Scale

1:2500

Created

1 Jul 2024 15:02

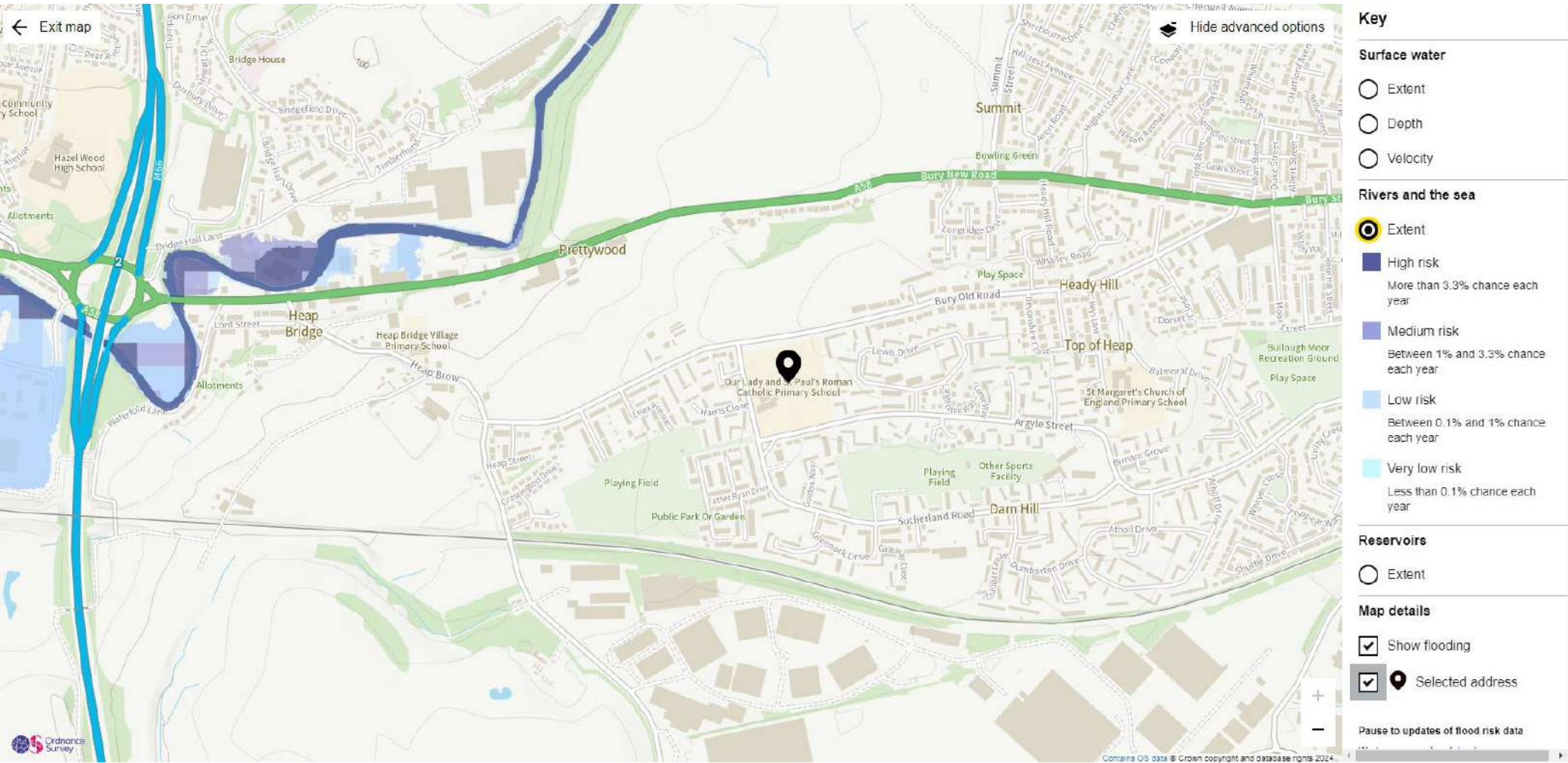
-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



APPENDIX B LONG TERM FLOOD RISK MAPS

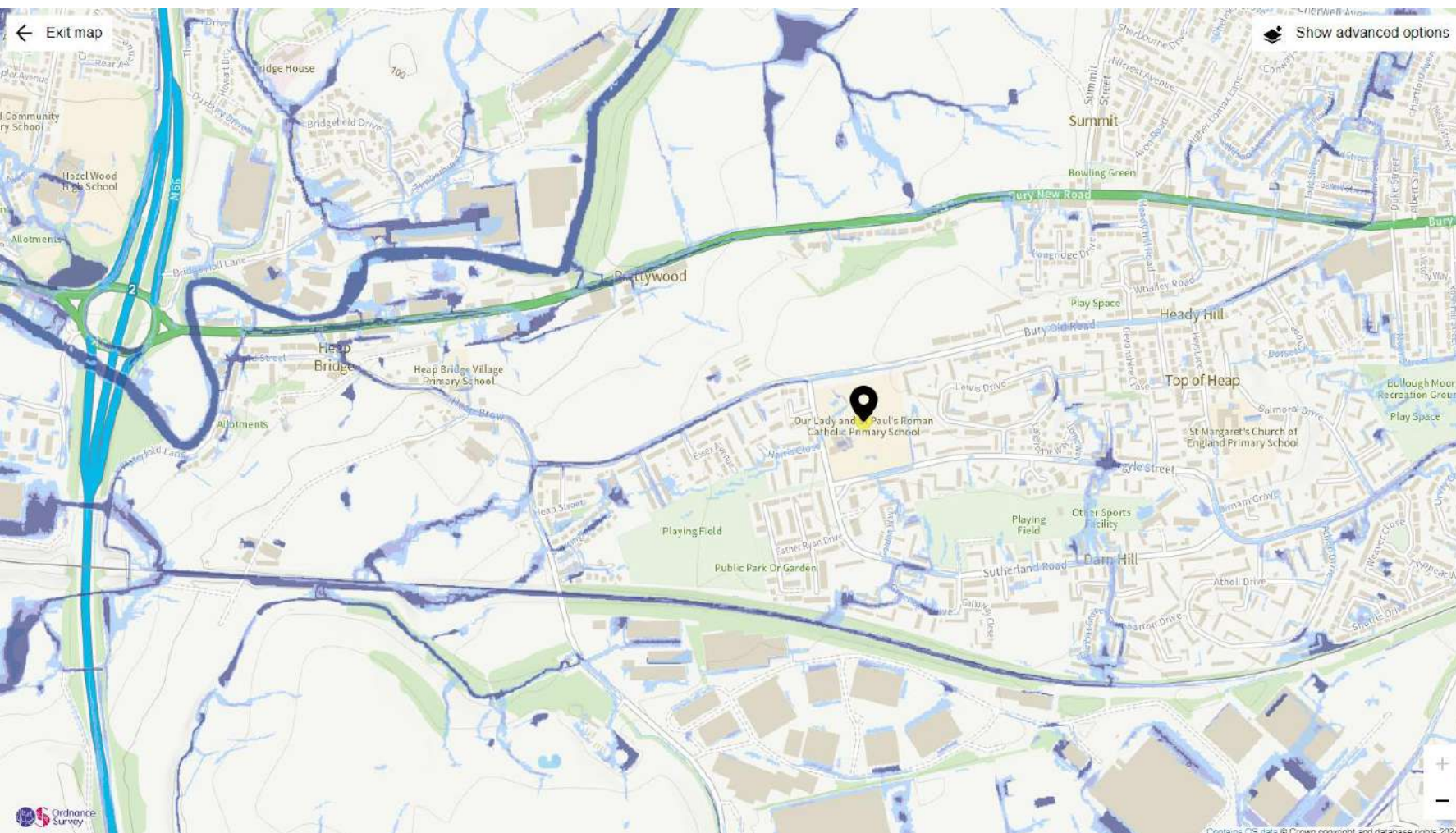
Long-Term Flood Risk Maps

Flood Risk from Rivers and the Sea.



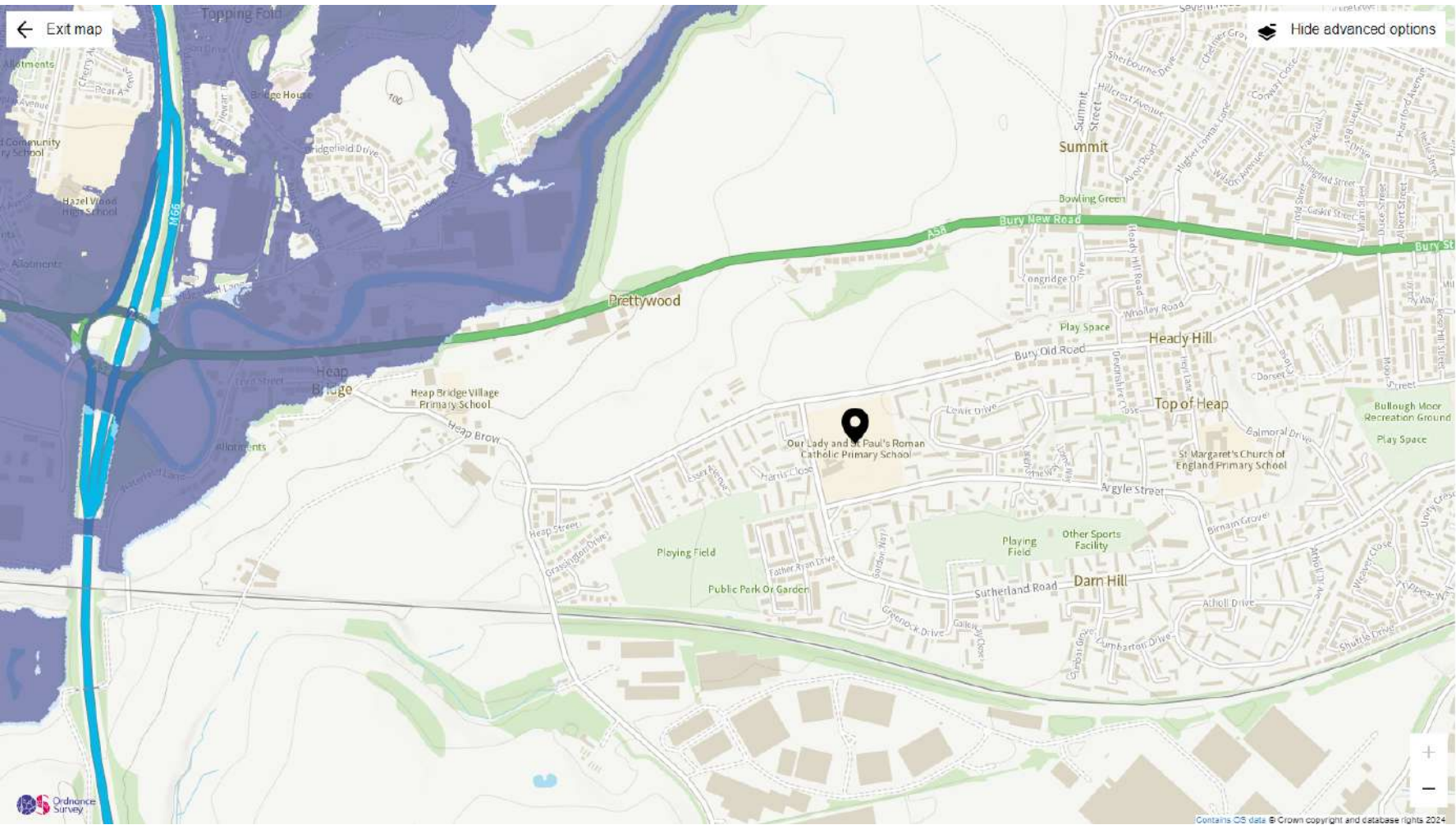
Long-Term Flood Risk Maps

Flood Risk from Surface Water



Long-Term Flood Risk Maps

Flood Risk from Reservoirs.



Key

Surface water

☐

 Extent

☐

 Depth

☐

 Velocity

Rivers and the sea

☐

 Extent

Reservoirs

☒

 Extent

When river levels are normal

When there is also flooding from rivers

Map details

☒

 Show flooding

☒

 Selected address

Pause to updates of flood risk data

We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

APPENDIX C UNITED UTILITIES SEWER RECORDS

Inspire Design And Development

Unit 2a, Church View Business Park
Coney Green Rd, Inspire Design And Development
Clay Cross, Chesterfield,
S45 9HA

FAO:

How to contact us:

United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

Your Ref: 1763
Our Ref: UUPS-ORD-580703
Date: 24/06/2024

Dear Sirs

Location: 105 SUTHERLAND ROAD, HEYWOOD, OL10 3PD

I acknowledge with thanks your request dated 20/06/2024 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



Karen McCormack
Property Searches Manager

TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.



The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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Refo	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
2313	CO	CO	122.84	225		VC	6.047706		
5204	VC	VC	122.84	225		VC	62.0672	1 in 93	
5102	125.97	CO	122.84	225		VC	84.43379	1 in 70	
5201	130.73	SW	128.63	225		VC	83.55747	1 in 281	
3104	123.82	CO	122.14	450		VC	11.28187	1 in 31	
6401	140.25	VC	137.22	225		VC	9.225163		
3314	CO	CO	150			UN	34.54596	1 in 24	
6214	CO	CO	127.22	225		CO	38.62966	1 in 180	
4112	128.57	SW	122.22	225		VC	28.16026	1 in 83	
3304	128.52	CO	123.13	300		VC	22.84217		
5101	127.21	SW	124.63	225		VC	15.57762		
6311	FO	FO	100			PF	18.53318		
6210	VC	VC	123.9	150		VC	20.37769		
6106	CO	CO	100			VC	57.47657		
7406	CO	CO	122.44	450		CO	41.43546	1 in 206	
2304	125.48	CO	123.31	200		VC	52.88667	1 in 171	
3101	124.72	CO	121.04	600		VC	18.68154		
4202	132.38	SW	129.55	225		VC	12.20656	1 in 31	
6302	CO	CO	0	225		UN	0.3690208		
3202	125.09	CO	123.9	150		VC	26.29477	1 in 166	
4115	128.87	SW	0			VC	39.8257		
6402	142.07	CO	140.21	225		VC	10.38363		
6407	CO	CO	150			VC	89.28666	1 in 280	
6217	VC	VC	122.17	450		VC	12.707	1 in 254	
3103	123.67	CO	122.17	450		VC	8.494541	1 in 280	
5001	124.16	CO	121.04	600		VC	89.28666	1 in 280	
4107	128.89	CO	121.69	450		VC	12.707	1 in 254	
3304	129.71	CO	127.61	225		VC	49.65884	1 in 69	
7403	CO	CO	127.02	525		VC	38.18105		
4105	126.83	CO	121.72	450		VC	9.035317	1 in 301	
4114	129.21	SW	127.02	525		UN	7.159987	1 in 720	
3311	125.22	CO	124.36	150		VC	30.91666	1 in 71	
8401	CO	CO	150			VC	16.40287		
6001	CO	CO	0	600		VC	50.9602		
7318	FO	FO	100			VC	31.715		
3209	CO	CO	100			VC	6.794676		
6501	142.59	CO	139.6	300		VC	49.47727	1 in 206	
3205	124.12	CO	122.71	375		VC	31.94403	1 in 246	
7316	CO	CO	100			VC	19.77962		
3010	CO	CO	120.69	150		UN	40.32331	1 in 9	
3404	122.66	CO	120.69	100		PVC	13.03947		
5003	123.62	CO	120.37	225		VC	34	1 in 179	
6111	VC	VC	150			VC	8.358182		
3401	126.36	SW	125.63	300		VC	91.23595	1 in 30	
6213	CO	CO	100			VC	20.47199		
7502	142.25	FO	141.12	150		PVC	33.25555	1 in 138	
6306	VC	VC	150			VC	22.50286		
7405	CO	CO	125.86	225		VC	12.42427		
4302	130.87	CO	125.86	225		VC	89.91656	1 in 71	
4402	132.04	SW	129.89	225		VC	28.15476	1 in 265	
3107	123.46	SW	122.22	300		UN	9.587879	1 in 137	
3307	126.45	CO	124.88	150		VC	8.466833	1 in 10	
4204	131.84	SW	127.15	525		UN	41.05666	1 in 513	
3106	123.57	SW	0			UN	0.2702629		
4304	CO	CO	0	225		VC	69.2315		
4201	CO	CO	127.62	300		VC	80.59266	1 in 89	
7314	CO	CO	150			VC	12.20593		
6201	135.59	FO	133.25	225		VC	18.78269	1 in 18	
6202	135.63	CO	134.25	225		VC	10.44021	1 in 34	
7303	139.37	CO	133.93	450		VC	49.0408	1 in 175	
3405	CO	CO	100			PVC	10.57144		
6105	CO	CO	122.39	600		VC	8.113223		
3105	124.65	SW	122.69	150		VC	83.42997	1 in 521	
6230	CO	CO	150			VC	7.166772		
4303	130.81	CO	129.11	150		VC	11.18034	1 in 36	
3305	129.09	CO	126.66	300		VC	17.02039	1 in 155	
2301	124.41	SW	121.02	300		VC	47.42362	1 in 30	
3201	126.32	CO	124.53	300		VC	23.5372	1 in 137	
4103	126.06	CO	121.95	450		VC	29.97428	1 in 300	
6104	CO	CO	100			VC	22.12554		
6110	CO	CO	150			VC	25.49229		
6204	134.57	CO	132.15	300		VC	77.12076	1 in 117	
4108	128.02	CO	121.49	300		VC	21.0302	1 in 191	
6219	CO	CO	150			VC	11.40588		
6305	VC	VC	150			VC	35.35233		
3302	131.13	CO	129.36	150		VC	6.703054		
4109	128.94	CO	0			UN	6.4013444		
6207	CO	CO	100			VC	10.00156		
5111	CO	CO	150			VC	8.261626		
7501	142.41	CO	139.31	300		VC	106.3203	1 in 226	
6103	CO	CO	100			VC	17.11239		
7410	CO	CO	150			VC	10.48514		
7401	142.79	CO	140.82	225		VC	60.40685	1 in 118	
6206	CO	CO	100			VC	15.75202		
7306	CO	CO	150			VC	20.83036		
3306	126.55	CO	125.05	150		VC	7.619773	1 in 19	
6301	141.02	CO	138.78	300		VC	113	1 in 231	
5011	CO	CO	150			VC	23.67817		
7404	CO	CO	150			VC	13.2453		
5401	136.02	SW	133.16	225		VC	72.43038	1 in 37	
6305	CO	CO	100			VC	21.95093		
3310	126.73	CO	125.1	150		VC	14.14214		
4305	136.18	CO	128	150		VC	2.236066		
6218	CO	CO	150			VC	15.589		
6228	CO	CO	100			VC	11.57588		
7002	CO	CO	0	225		VC	57.31462		
7302	140.03	CO	138.29	300		VC	17.72005	1 in 148	
7202	135.29	CO	130.08	450		VC	38.20995	1 in 212	
7301	141.02	SW	139.29	225		VC	35.12834	1 in 39	
7207	SW	SW	150			VC	27.76678		
4101	131.11	CO	127.46	225		VC	2.236068		
3216	127.82	SW	128.47	150		UN	58.9927	1 in 25	
6309	CO	CO	225			VC	21.72583		
6224	FO	FO	100			VC	18.4165		
4113	131.32	SW	127.07	525		UN	40.85127	1 in 817	
5202	127.34	CO	125.27	225		VC	56.88895	1 in 55	
4110	126.44	SW	124.11	600		UN	20.22145	1 in 506	
3102	124.27	CO	122.3	450		VC	40.32373	1 in 310	
6403	140.67	CO	139.55	225		VC	30.35445	1 in 607	
6404	140.36	CO	139.61	225		VC	5.656854	1 in 94	
4401	132.52	SW	129.92	300		VC	106.3015	1 in 31	
6205	CO	CO	150			VC	20.18107		
6204	133.19	SW	129.73	225		VC	57.48913	1 in 64	
7003	124.07	CO	120.13	600		VC	46.64346	1 in 177	
4301	131.88	CO	128.72	225		VC	26.83282		
6405	143.38	CO	139.39	225		VC	57.87054	1 in 113	
7305	CO	CO	100			VC	9.379339		
4102	129.74	CO	126.69	300		VC	24.1921	1 in 5	
6007	CO	CO	100			VC	7.220846		
6220	CO	CO	121.38	600		VC	13.62927		
5103	126.77	CO	121.38	600		VC	71.67468	1 in 217	
6307	CO	CO	123.1	225		VC	13.23467		
2003	124.67	CO	123.1	150		VC	4.123106		
5002	CO	CO	0	225		VC	45.35416		
3208	126.82	CO	124.77	300		VC	35.1141	1 in 195	
5105	CO	CO	225			VC	38.33984		
6203	132.16	CO	130.21	225		VC	34.78905	1 in 193	
4009	125.24	SW	123.89	150		UN	63.3173	1 in 19	
3309	126.2	CO	124.64	150		VC	4	1 in 33	
6303	CO	CO	0	225		VC	13.18295		
4104	127.32	CO	121.85	450		VC	35.7648	1 in 275	
6205	127.46	CO	125.54	150		VC	4.123106	1 in 32	
6107	CO	CO	100			VC	8.413028		
6101	124.96	SW	122.83	225		VC	43.41659		
3402	131.19	SW	129.69	150		UN	13.92839	1 in 66	
4111	127.11	SW	125.76	225		VC	87.73544	1 in 28	
6212	CO	CO	225			VC	5.917274		
2303	125.47	CO	123.47	150		VC	4.472136		
3206	123.81	CO	122.58	450		VC	40.42694	1 in 289	
3301	131.16	CO	128.46	150		VC	5	1 in 63	
3303	130.76	CO	128.47	225		VC	3.162278		
6223	CO	CO	100			VC	32.16652		
7402	142.85	CO	139.03	300		VC	39.21734	1 in 157	
7001	126.25	CO	124.64	225		VC	69.27216		
7203	131.39	SW	129.97	225		VC	35.05709	1 in 185	
7409	CO	CO	150			VC	11.55051		
8504	CO	CO	0			UN	6.843242	1 in	
7408	CO	CO	150			VC	16.97377		
7201	134	CO	129.71	300		VC	61.0062	1 in 130	
5104	CO	CO	150			VC	1.857179		

Refo	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
2313	CO	CO	122.84	225		VC	6.047706		
5204	VC	VC	122.84	225		VC			

APPENDIX D PROPOSED SITE PLAN WITH TOPOGRAPHIC LEVELS



DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE BY
CONTRACTOR PRIOR TO CONSTRUCTION

Key

- 2400 x 4800mm parking space
- Pavement
- Parking Space - Tarmac
- Access Road - Tarmac
- Private Drive
- Private Garden
- Front Garden
- POS

Schedule of Accommodation

Site 1

- 6no 283P Semi-Detached Houses @ 70m²
- 8no 384P Semi-Detached Houses @ 84m²
- 2no 384P Semi-Detached Houses @ 86m²
- 1no 384P Detached Houses @ 86m²
- 22no Total

Site 2

- 3no 283P Semi-Detached Houses @ 70m²
- 3no 384P Semi-Detached Houses @ 84m²
- 6no Total

28no Total (Both Sites)

- 283P - 100% parking spaces
- 384P - 200% parking spaces

Caveats

- Overlooking distances subject to LPA Approval
 - Density and parking mix subject to LPA Approval
- Layout subject to confirmation of red line boundary, all statutory approvals including highways, planning and building regulations, relevant surveys and reports such as topographical, ecology, trees, ground investigation and flood risk.

Rev	Date	Int	Description
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CLIENT:

Built Developments Ltd

PROJECT:

Bury Old Road, Heywood

DESCRIPTION:

Proposed Site Plan (Both Sites)

PURPOSE OF ISSUE:

Planning

DRAWN BY:	CHECKED	DATE:	SCALE @ A2:
ED	VJS	28.06.24	1 : 500

JOB NO:	STATUS CODE:	DRAWING NO:	REV
4299	S0	107	

FILE IDENTIFIER:
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