



# **Rochdale Sixth Form College**

## **Flood Risk Assessment**

September 2022

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## Quality Assurance – Approval Status

This document has been prepared and checked in accordance with  
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS OHSAS 18001:2007)

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**Comments**

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## **Executive Summary**

This Flood Risk Assessment (FRA) has been prepared by Waterman Infrastructure and Environment on behalf of Rochdale Sixth Form College in support of a planning application for the erection of temporary classroom accommodation Rochdale Sixth Form College Site, College Rd, Rochdale OL12 6HY.

The temporary accommodation will comprise two classrooms, each able to accommodate 25 students. The proposed classrooms would be temporary with an initial contract period of two years, by which time it is hoped the permanent new build expansion of the college would be available for use. The proposed permanent works are to be covered by a separate FRA.

According to the EA's Flood Map for Planning, the Site ownership is primarily designated as Flood Zone 3, land defined as having greater than 1% (1 in 100) annual exceedance probability (AEP) of flooding in any given year, classified as a high probability of fluvial flooding. However, the proposed temporary accommodation is located within Flood Zone 1 - land defined as having less than 0.1% (1 in 1,000) annual exceedance probability (AEP) of flooding in any given year, classified as a very low probability of fluvial flooding.

The risk of flooding from pluvial, groundwater and artificial sources has also been assessed and found to be low.

This report demonstrates that the proposed development has a low probability of flooding from tidal, fluvial, pluvial, groundwater and artificial sources.

It is considered that the information provided within this report satisfies the flood risk requirements of the National Planning Policy Framework and local policy.

## 1. Introduction

- 1.1. This Flood Risk Assessment (FRA) has been prepared by Waterman Infrastructure and Environment on behalf of Rochdale Sixth Form College in support of a planning application for the erection of temporary classroom accommodation Rochdale Sixth Form College Site (hereafter referred to as the Site), College Rd, Rochdale OL12 6HY.
- 1.2. The temporary accommodation will comprise two classrooms, each able to accommodate 25 students. The proposed classrooms would be temporary with an initial contract period of two years, by which time it is hoped the permanent new build expansion of the college would be available for use. The proposed permanent works are to be covered by a separate FRA.
- 1.3. The majority of the Site ownership is within Flood Zone 3 (delineating an area at high risk from tidal or fluvial flooding), therefore in accordance with the NPPF a full FRA has been prepared for submission with the planning application.

### Site Description

- 1.4. The Site address is Rochdale Sixth Form College, College Rd, Rochdale OL12 6HY. The Site (Figure 1) currently comprises the existing Rochdale Sixth Form College building and car park.
- 1.5. The Site is bounded by the River Roch to the east and north, Asda shopping centre and car park to the west and the A58 to the south.

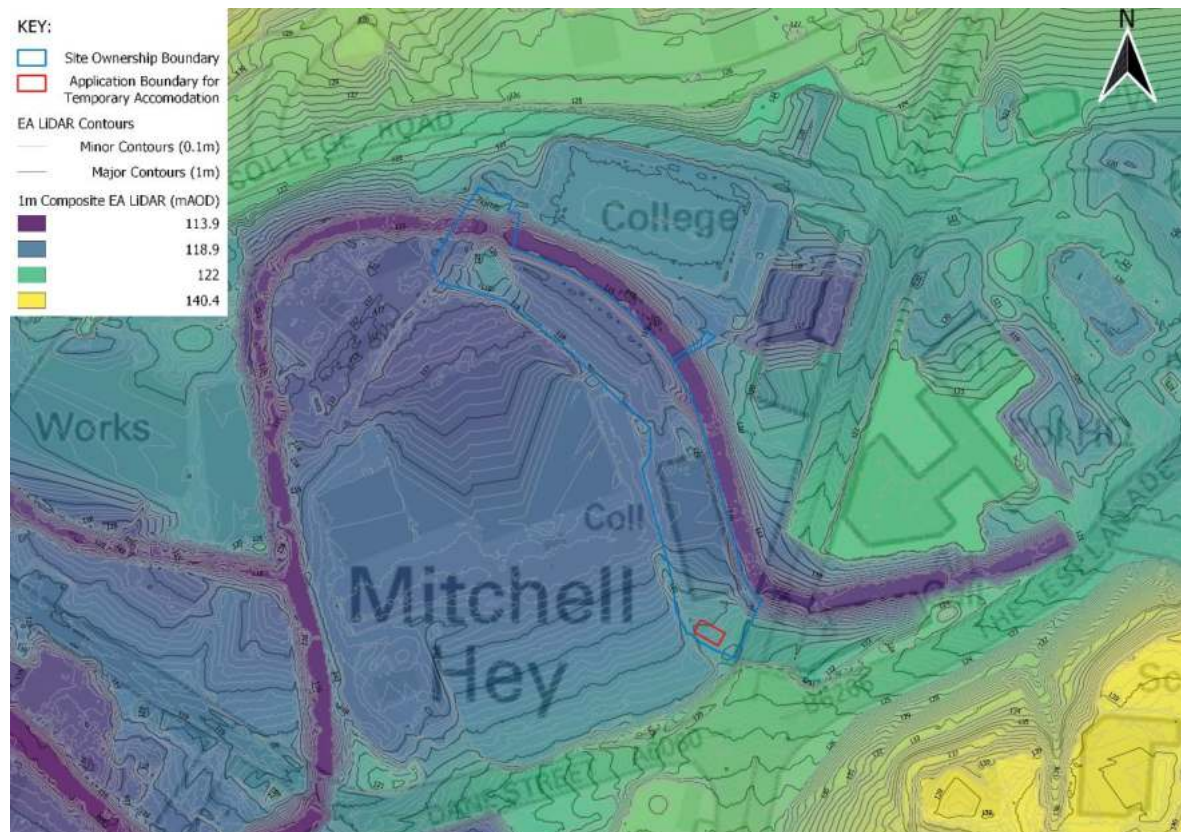
Figure 1: Site Location



- 1.6. The topographic survey (Appendix A) indicates that existing ground levels at the Site generally fall

to the north and east, towards the River Roch. Ground levels in the south of the Site are higher than the remainder of the Site, reaching a high point of 120m Above Ordnance Datum (AOD) to the south of the existing school building. Levels fall gradually to the north before levelling out at the car park, which slopes from west to east toward a low point of 117.4m AOD and the River Roch. There is an area of higher ground at the northern end of the Site, where the road rises to a level of approximately 120m AOD to cross the River Roch. An overview of Site levels, based on EA LiDAR is provided in Figure 2.

Figure 2: Site Topography



## Development Proposals

- 1.7. The development proposals (Appendix B) seek to erect temporary classroom accommodation in the form of double stacked Portakabin units on the Rochdale Sixth Form College Site, Rochdale OL12 6HY.
- 1.8. The temporary accommodation will comprise two classrooms, each able to accommodate 25 students. The proposed classrooms would be temporary with an initial contract period of two years, by which time it is hoped the permanent new build expansion of the college would be available for use. The proposed permanent works are to be covered by a separate FRA.
- 1.9. The scope of this report is to assess the potential effects of tidal, fluvial, groundwater, pluvial and artificial sources of flooding upon the Development, in line with national and local planning policy.
- 1.10. A drainage strategy is not provided as part of this assessment.

## **2. Planning Policy and Guidance**

### **National Planning Policy Framework**

- 2.1. The National Planning Policy Framework<sup>i</sup> (NPPF, 2021) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 2.2. The aim of the Sequential Test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.
- 2.3. If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), it may be necessary to demonstrate through the Exception Test that:
  - The development would provide wider sustainability benefits to the community that outweigh the flood risk; and
  - The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 2.4. The NPPF states that when determining planning applications, Local Planning Authorities (LPA) should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific Flood Risk Assessment. Development should only be allowed in areas at risk of flooding where it can be demonstrated that:
  - Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
  - The development is appropriately flood resistant and resilient;
  - It incorporates Sustainable Drainage Systems (SuDS), unless there is clear evidence that this would be inappropriate;
  - Any residual risk can be safely managed; and
  - Safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
- 2.5. Major developments should incorporate SuDS unless there is clear evidence that this would be inappropriate. The systems used should:
  - Take account of advice from the lead local flood authority;
  - Have appropriate proposed minimum operational standards;
  - Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
  - Where possible, provide multifunctional benefits.

### **Planning Practice Guidance**

- 2.6. The Planning Practice Guidance<sup>ii</sup> (PPG) provides additional guidance to LPAs to ensure effective implementation of the planning policies set out within the NPPF regarding development in areas at risk of flooding.
- 2.7. The PPG states that developers and LPAs should seek opportunities to reduce the overall level of

flood risk in the area and beyond through the layout and form of the development, and the appropriate application of SuDS. Referencing information provided by the Environment Agency (EA), the PPG provides advice on taking account of climate change, setting out recommended contingency allowances for net sea level rise and peak rainfall intensities. It also advises on flood resilience and resistance measures when dealing with the residual risks remaining after applying the sequential approach and mitigating actions.

- 2.8. The PPG also includes advice on flood risk vulnerability and flood zone compatibility. The following flood zones refer to the probability of river and sea flooding, without the presence of defences:
- Zone 1 - low probability: less than 1 in 1000 annual probability of river or sea flooding (<0.1%) in any year;
  - Zone 2 - medium probability: between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% to 0.1%) or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% to 0.1%) in any year;
  - Zone 3a - high probability: 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability flooding from the sea (>0.5%) in any year; and
  - Zone 3b - the functional floodplain: where water has to flow or be stored in times of flood; identification should take account of local circumstances but would typically flood with an annual probability of 1 in 30 (3.3%) or greater in any year or is designed to flood in an extreme 1 in 1,000 (0.1%) flood.
- 2.9. Flood risk vulnerability is split into five classifications in Table 2 of the PPG, as follows, and the compatibility of these within each Flood Zone is set out in Table 3 of the PPG:
- Essential Infrastructure, e.g. essential transport and utility infrastructure, wind turbines;
  - Highly Vulnerable, e.g. emergency services (those required to be operational during flooding), basement dwellings;
  - More Vulnerable, e.g. residential dwellings, hospitals, schools, hotels, drinking establishments;
  - Less Vulnerable, e.g. retail, offices, storage and distribution, leisure, restaurants; and
  - Water-Compatible Development, e.g. docks, marinas, wharves.

### **Sequential and Exception Test**

- 2.10. The aim of the Sequential Test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.
- 2.11. If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), it may be necessary to demonstrate through the Exception Test that:
- The development would provide wider sustainability benefits to the community that outweigh the flood risk; and
  - The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 2.12. As the proposed development is located within Flood Zone 1, there is not requirement to undertake the sequential or exception tests.

## **Non-statutory Technical Standards for Sustainable Drainage Systems**

- 2.13. Non-Statutory Technical Standards for Sustainable Drainage Systems<sup>iii</sup> was published in March 2015 and is the current guidance for the design, maintenance and operation of SuDS.
- 2.14. The standards set out that the peak runoff rates should be as close as is reasonably practicable to the greenfield rate but should never exceed the pre-development runoff rate.
- 2.15. The standards also set out that the drainage system should be designed so that flooding does not occur on any part of the Site for a 1 in 30 year rainfall event, and that no flooding of a building (including basement) would occur during a 1 in 100 year rainfall event.
- 2.16. It is also noted within the standards that pumping should only be used when it is not reasonably practicable to discharge by gravity.

## **Water Industry Act**

- 2.17. United Utilities is the local Sewerage Undertaker and provides sewerage services under the guidance of the Water Industry act 1991.
- 2.18. Under Section 106 of the Water Industry Act, the developer currently maintains the automatic right to 'communicate' with the public foul water sewer system.

## **Greater Manchester Spatial Framework Publication Plan 2020**

- 2.19. Policy GM-S 5 Flood Risk and the Water Environment of the Spatial Framework Plan<sup>v</sup> lays out that an integrated catchment based approach will be taken to protect the quantity and quality of water bodies and managing flood risk, by:
  - 1) Returning rivers to a more natural state, where practicable, in line with the North West River Basin Management Plan;
  - 2) Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants;
  - 3) Locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding;
  - 4) Expecting developments to manage surface water runoff through sustainable drainage systems and as close to source as possible (unless demonstrably inappropriate) so as to not exceed greenfield run-off rates or alternative rates specified in district local plans, such as those identified for areas with critical drainage issues.
  - 5) Ensuring that sustainable drainage systems:
    - i. Are designed to provide multifunctional benefits wherever possible, including for water quality, nature conservation and recreation;
    - ii. Avoid adverse impacts on water quality and any possibility of discharging hazardous substances to ground;
    - iii. Are delivered in a holistic and integrated manner, including on larger sites split into different phases; and
    - iv. Are managed and maintained appropriately to ensure their proper functioning over the lifetime of the development.
  - 6) Securing the remediation of contaminated land and the careful design of developments to minimise the potential for urban diffuse pollution to affect the water environment;

- 7) Securing further investment in wastewater treatment to reduce the frequency of intermittent discharges of storm sewage; and
- 8) Conserving water and maximising water efficiency in new development.

### **Level 1 Strategic Flood Risk Assessment for Greater Manchester**

- 2.20. The Level 1 SFRA is required to initiate the sequential risk-based approach to the allocation of land for development and to identify whether application of the Exception Test is likely to be necessary using the most up-to-date information and guidance. This will help to inform and provide the evidence base for the GMSF and also each individual council's local plans.
- 2.21. The SFRA assesses the spatial distribution of current and future flood risk across GM and provides the discussion and guidance required to put this information into practice when taking account of flood risk in development plans and the level of detail required for site specific Flood Risk Assessments (FRA).

### **Level 2 Strategic Flood Risk Assessment for Greater Manchester**

- 2.22. The Level 2 SFRA aligns closely with the GMSF and will help guide policy making in the GMSF to assist in achieving sustainable development across Greater Manchester. The Level 2 SFRA follows on from the GMCA Level 1 SFRA (2019), which helped identify the high-risk sites to be assessed through this Level 2 SFRA, and the GMCA Strategic Flood Risk Management Framework (2019) which helped provide a broad spatial framework for flood risk management across Greater Manchester, highlighting the key strategic flood risks and recommending key priorities for intervention.

### 3. Sources of Potential Flooding

#### Fluvial and Tidal

- 3.1. The Site is set over 100m above sea level and over 50km from the coastline. Therefore, the risk of tidal flooding to the Site is considered to be negligible.
- 3.2. The nearest fluvial waterbody is the River Roch, which flows from south to north along the eastern Site boundary. The River Roch is designated as a Main River and is therefore managed by the Environment Agency (EA).
- 3.3. According to the EA's Flood Map for Planning (Figure 3), the Site ownership is primarily designated as Flood Zone 3, land defined as having greater than 1% (1 in 100) annual exceedance probability (AEP) of flooding in any given year, classified as a high probability of fluvial flooding.

Figure 3: Environment Agency's Flood Map for Planning



- 3.4. However, as shown in Figure 3, the proposed temporary accommodation is located within Flood Zone 1 - land defined as having less than 0.1% (1 in 1,000) annual exceedance probability (AEP) of flooding in any given year, classified as a very low probability of fluvial flooding.
- 3.5. The latest climate change allowances for peak river flows are provided in Table 1. As part of the wider Site is within Flood Zone 3 and the flood risk classification is 'More Vulnerable', the central allowance should be used when assessing flood risk to the Site, designing safe access, escape routes and places of refuge, and calculating floodplain compensation. Therefore, a climate change allowance of 12% should be used for peak river flow on the basis of a proposed two year design life of the building.

Table 1: Irwell Management Catchment peak river flow allowances

| Epoch | Central | Higher | Upper |
|-------|---------|--------|-------|
| 2020s | 12%     | 15%    | 24%   |
| 2050s | 19%     | 26%    | 43%   |
| 2080s | 35%     | 46%    | 75%   |

- 3.6. The EA have provided their Product 4 flood data for the Site (Appendix B), comprising modelled flood levels for a range of return periods. Nodes 2 and 3 are most appropriate for assessing the maximum 1D (river) flood level while node 9 is appropriate to assess the maximum 2D (floodplain) flood level. The location of these nodes is indicated on Figure 4 and a summary of flood levels at each node for a range of return periods is provided in Table 2.

Figure 4: Environment Agency Product 4 Results Node Locations

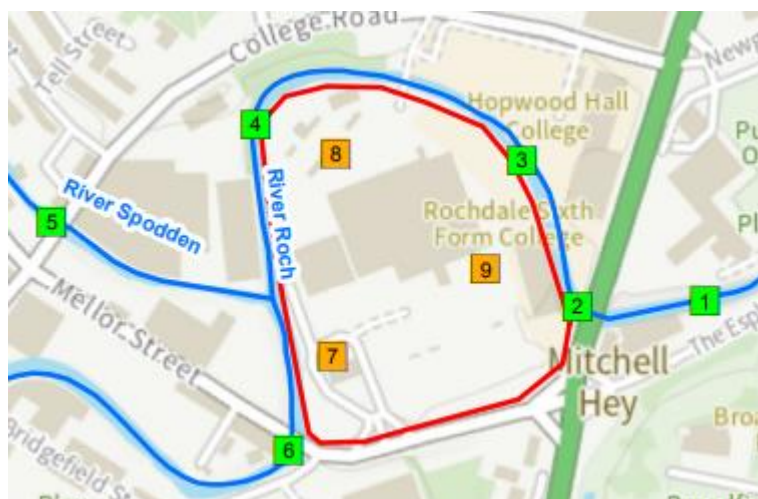
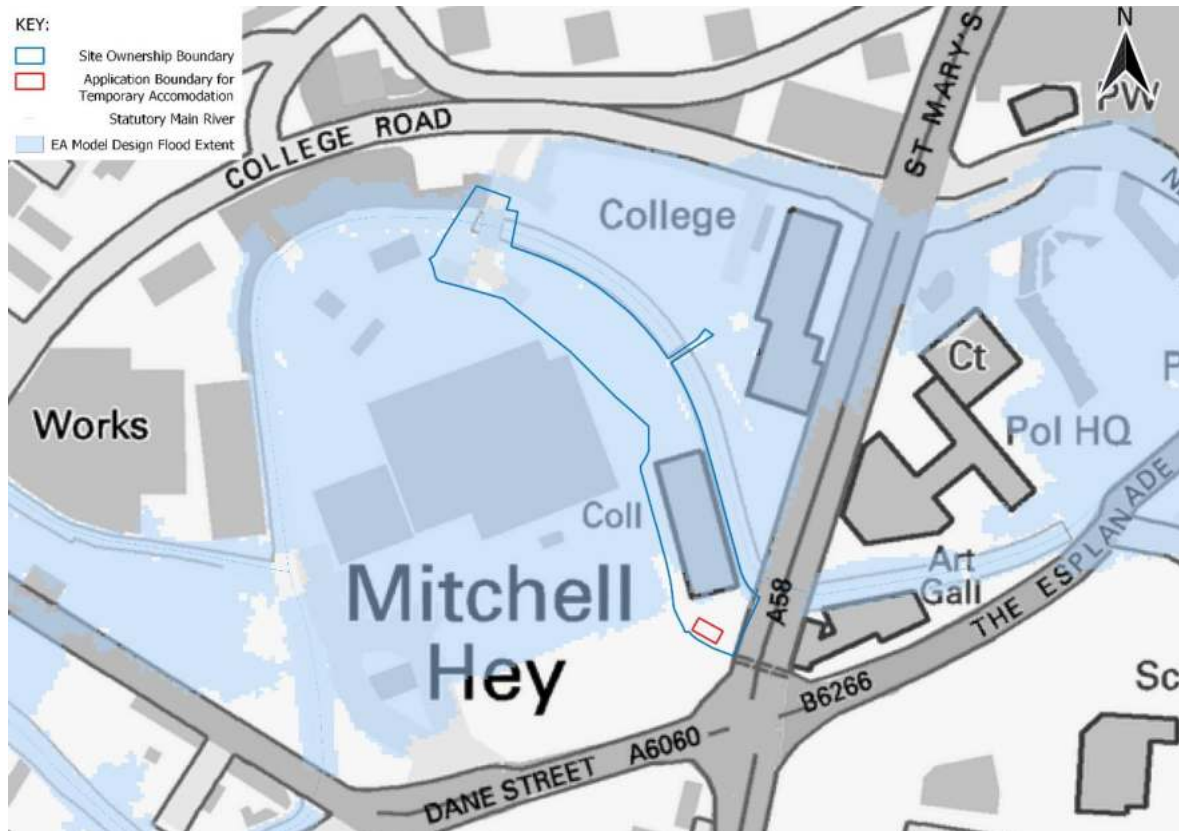


Table 2: Environment Agency Product 4 Flood Levels (m AOD)

| Node | 5% AEP (1 in 20 Year) | 1% AEP (1 in 100 Year) | 1% AEP (1 in 100 Year) + 35% CC | 1% AEP (1 in 100 Year) + 70% CC |
|------|-----------------------|------------------------|---------------------------------|---------------------------------|
| 2    | 118.10                | 118.60                 | 118.99                          | 119.29                          |
| 3    | 117.90                | 118.48                 | 119.02                          | 119.34                          |
| 9    | -                     | 118.50                 | 118.79                          | -                               |

- 3.7. The hydraulic model outputs do not include for a 12% climate change scenario, therefore an uplift of 35% has been assessed in accordance with the precautionary principle of the NPPF.
- 3.8. The existing ground levels (Appendix A) indicate that a large portion of the Site would flood for the present day 5% AEP (1 in 20 year) event. During the design flood event (1% AEP plus 35% climate change) only the areas of high ground to the south of the existing school building (proposed location of the temporary accommodation) and the road at the very north of the Site remain free of flooding. The extent of flooding during the design flood modelled by the EA is presented in Figure 5.

Figure 5: EA model design flood extent



3.9. There is a history of flooding on the Site, as shown on

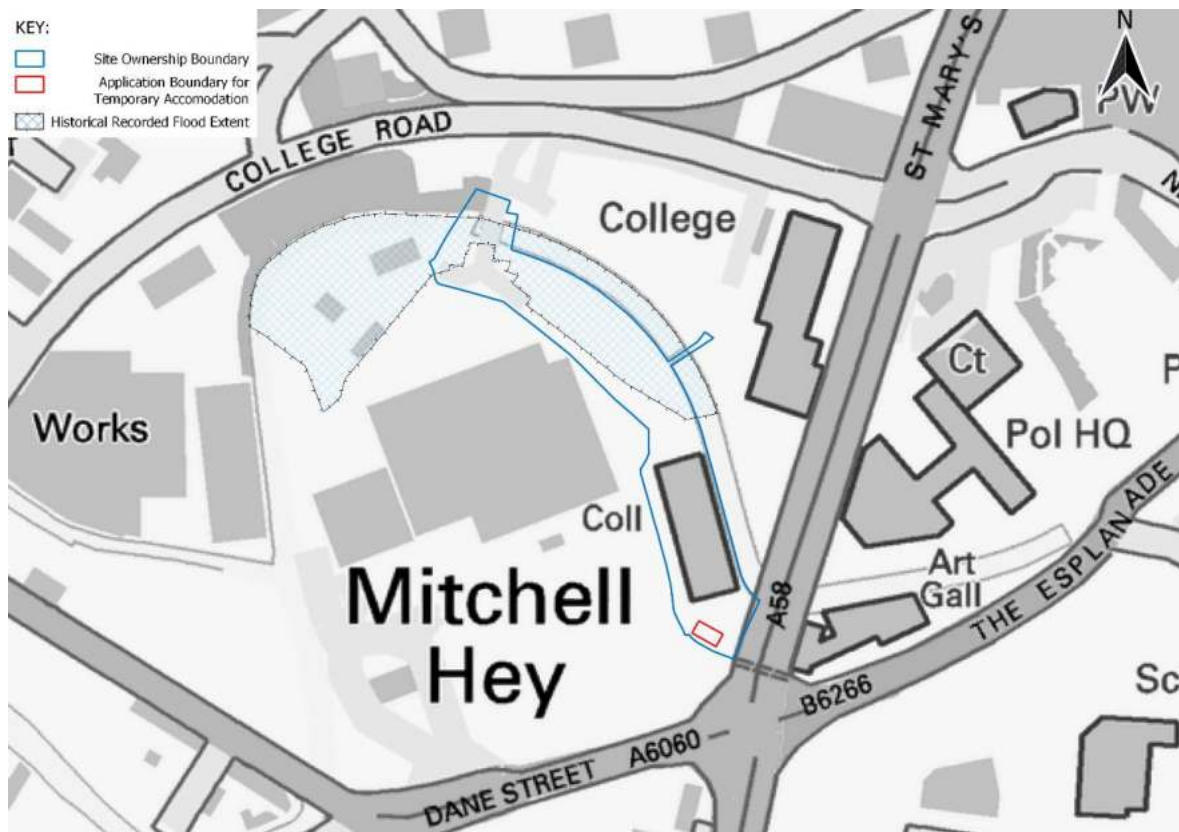
3.10.

3.11.

3.12. Figure 6, most notably at the eastern end of the car park. Further details of historical flood events are provided in the EA flood product information (Appendix B).

3.13. The EA have advised (Appendix C) that work has started on their Rochdale and Littleborough Flood Risk Management Scheme (FRMS), a multi-phase scheme that is likely to reduce flood risk to the Site once completed. Phase 1a works are currently on-going in Littleborough upstream of the Site and Phases 1b and 2 include flood storage basins to reduce flows downstream into Rochdale town centre. However, Phase 2 is not yet fully designed and final reductions in risk are not yet known. They advised that the overall impact will be to reduce flows and levels however, the existing sixth form college car park site is still likely to remain at risk due to the relatively low-lying levels.

Figure 6: Historical flood extent



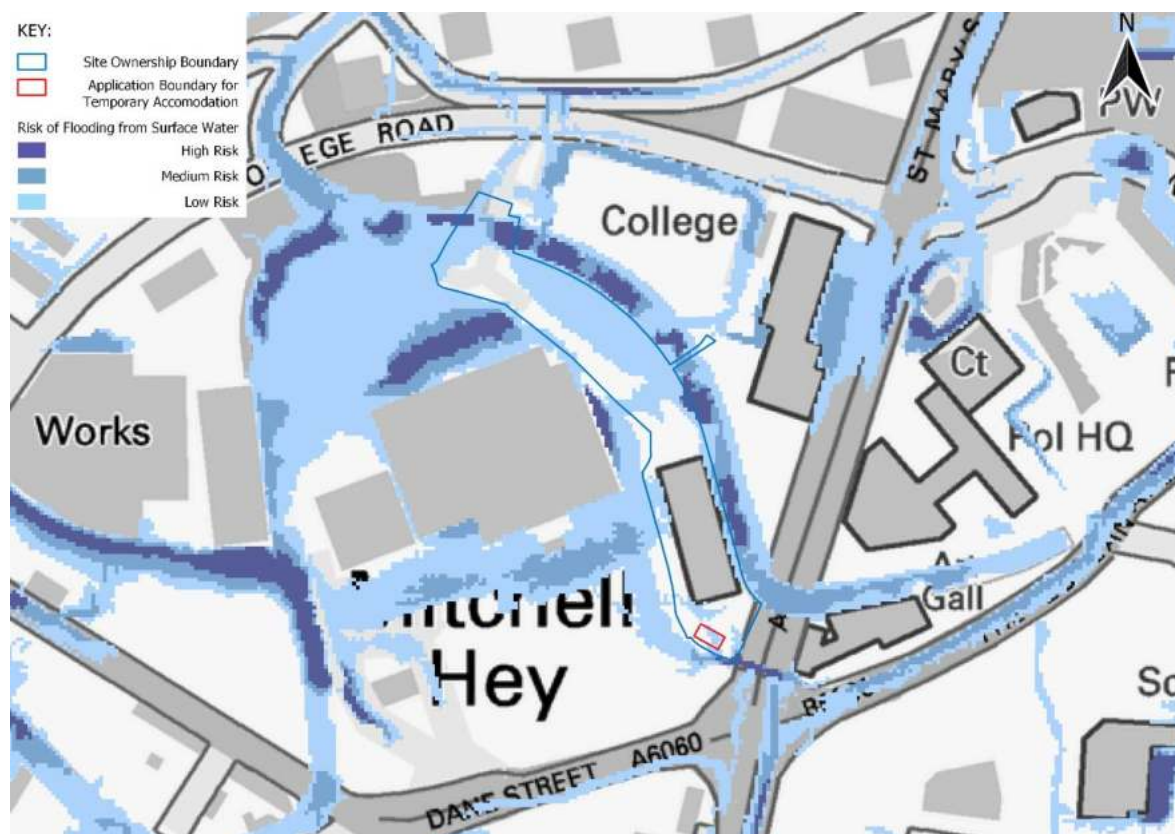
## Pluvial

- 3.14. Pluvial flooding, also known as surface water flooding, occurs when natural and engineered drainage systems have insufficient capacity to deal with the volume of rainfall. Pluvial flooding can occur in urban areas during extreme, high intensity, short duration rainfall events which can overwhelm the local drainage system. This flood water would then be conveyed via overland flow routes dictated by the local topography.

## Overland Flows

- 3.15. The EA's Risk of Flooding from Surface Water mapping (Figure 3, overleaf) indicates that large areas of the Site are at a 'very low' risk of surface water flooding (less than 0.1% AEP). However, the car park and to the south and west of the existing school building are shown to be at 'low' risk (between 1% and 0.1% AEP) of flooding from surface water.

Figure 7: Environment Agency's Risk of Flooding from Surface Water Mapping

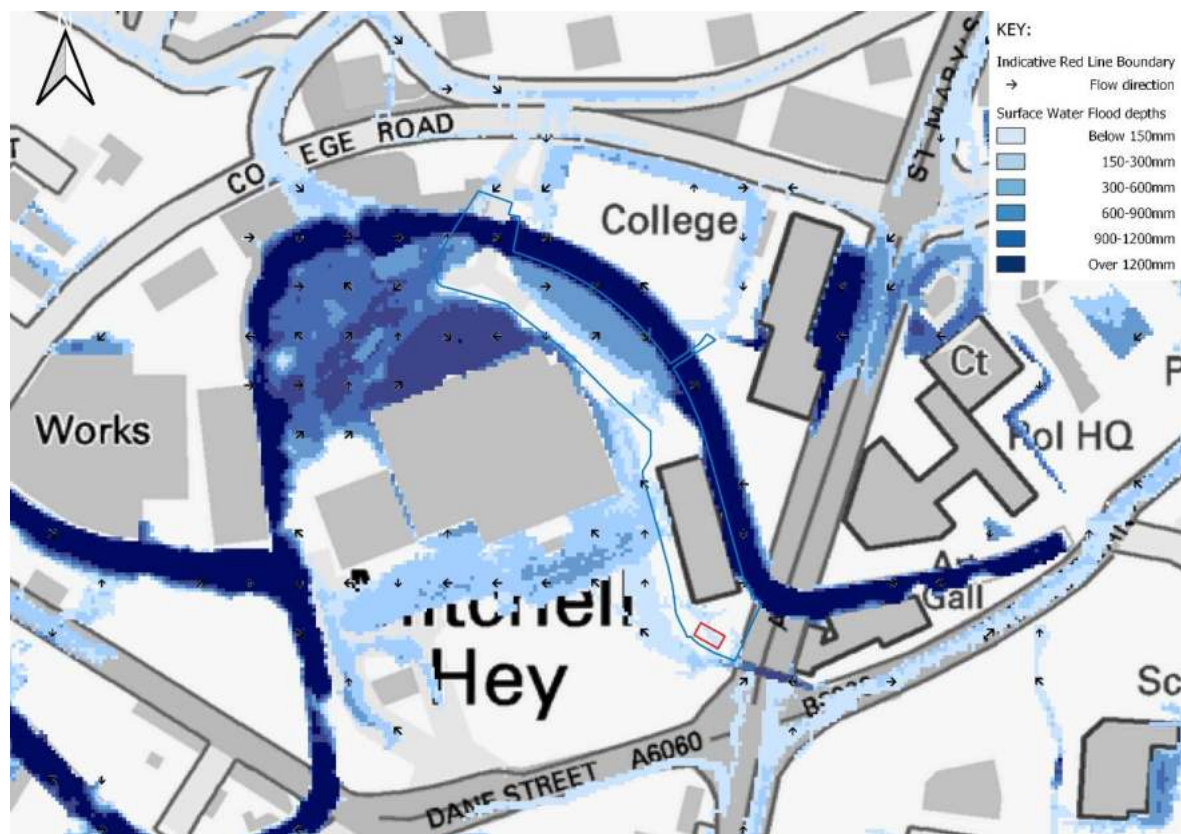


#### *Low Risk Event*

- 3.16. During the extreme 'low' risk event, there is some surface water flooding on the Site, see
- 3.17.
- 3.18.

- 3.19. Figure 8. To the west and south of the existing school building, where the temporary accommodation is to be located, there is potentially up to 150mm depth of flooding.
- 3.20. Due to the low probability and minor consequence (up to 150mm flood depth), surface water flood risk is determined as low. However, it is recommended that finished floor levels are set a minimum of 150mm above external ground levels to provide further protection in the event of an extreme rainfall event.

Figure 8: Environment Agency's Low Risk of Flooding from Surface Water Mapping



### Sewers

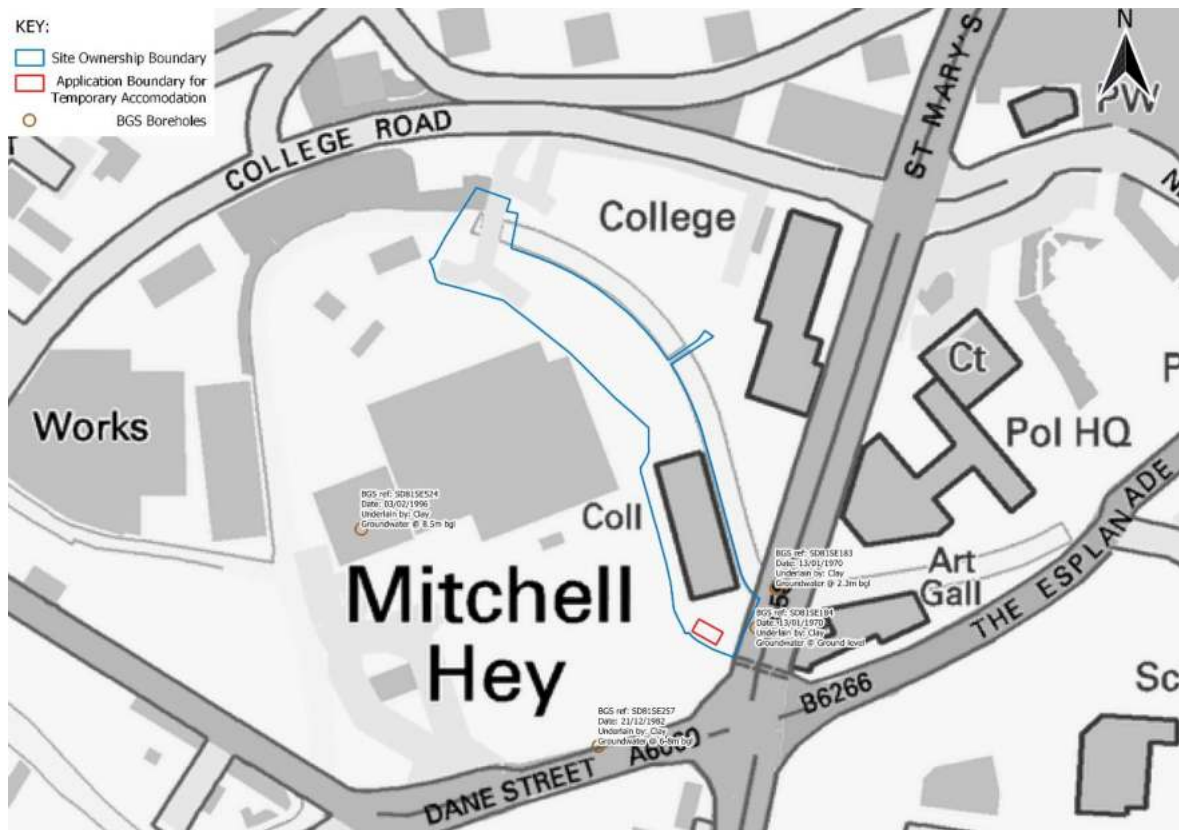
- 3.21. Sewer flooding is typically caused by heavy rainfall or blockages within the existing sewer network.

- 3.22. United Utilities have been consulted and confirmed that they “*have no current record of sewer flooding within the vicinity of the proposed development*” (Appendix D). Therefore, the risk of flooding from sewers is anticipated to be low, however, this would be confirmed following receipt of sewer plans.

### Groundwater

- 3.23. Groundwater flooding occurs in low lying areas underlain by permeable geology and aquifers that allow groundwater to rise to the surface through the permeable strata following long periods of wet weather.
- 3.24. The British Geological Society (BGS) online Geology of Britain mapping (1:50k) reveals that the underlying geology in this location is Pennine Lower Coal Measures Formation - Mudstone, siltstone and sandstone. Sedimentary bedrock formed between 319 and 318 million years ago during the Carboniferous period. The overlying superficial deposits consist of Alluvium - Clay, silt, sand and gravel. Sedimentary superficial deposits formed between 11.8 thousand years ago and the present during the Quaternary period.
- 3.25. Historic borehole records obtained from the online BGS mapping suggest that the Site is underlain by Clay. The most recent record indicate that groundwater is likely 6-8m below ground level (bgl). An overview of the BGS borehole information reviewed is shown on Figure 9.

Figure 9: Location of relevant BGS borehole scans



- 3.26. The Greater Manchester Combined Authority (GMCA) SFRA<sup>xii</sup> does not provide an assessment of flood risk from groundwater. The now superseded Bury, Rochdale, and Oldham SFRA<sup>xiii</sup> states that

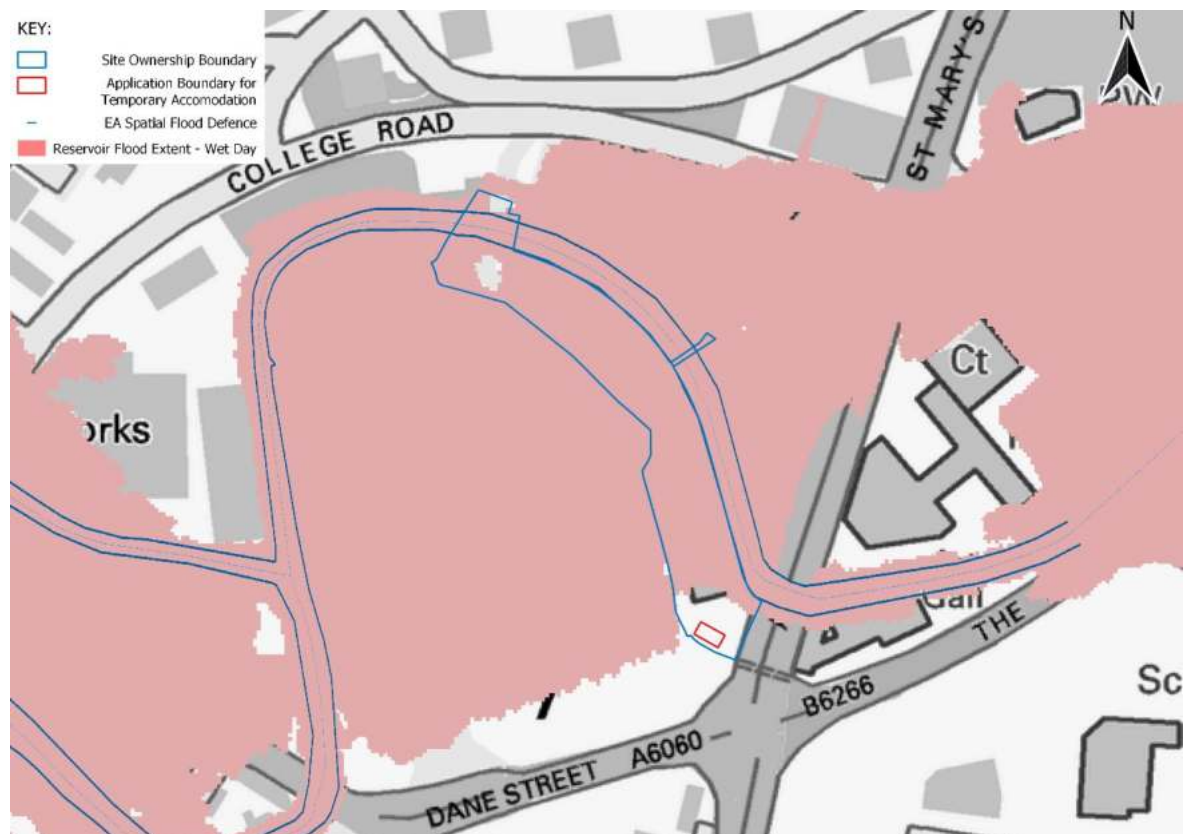
there are few reported incidents of groundwater flooding in Bury, Rochdale, and Oldham and that the EA advised that ‘the risk posed by groundwater flooding is likely to remain remote within the sub-region’.

- 3.27. Due to the proximity of the Site to the River Roch, it is likely that groundwater levels will ultimately be controlled by the water level within the river. Therefore, the risk of flooding from groundwater can be considered low as it is outweighed by the far more significant risk from fluvial flooding and, therefore, groundwater is unlikely to cause a constraint to development, assuming no basements are proposed.

### Artificial Sources

- 3.28. Flooding from artificial sources refers to the risk of flooding from manmade, impounded waterbodies such as reservoirs, canals, docks and other such waterbodies.
- 3.29. The EA’s Risk of Flooding from Reservoirs mapping (Figure 10) presents the largest extent that may be affected in the event of a reservoir failure resulting in an uncontrolled release of water. The EA notes that this is a worst-case prediction, and any flood event is extremely unlikely to occur, and unlikely to be this large.

Figure 10: Environment Agency’s Risk of Flooding from Reservoirs Mapping



- 3.30. The mapping shows that parts of the Site could be affected by a failure in Cowm, Hollingworth Lake, Ogden, Piethorne, Blackstone Edge, Kitcliffe, Rooden, Spring Mill, Watergrove, Naden Middle, Chelburn Upper, Handing Lees, Naden Higher, and Norman Hill Reservoirs, which are all

owned and operated by United Utilities. However, the proposed temporary accommodation would not be affected by reservoir flooding.

## **4. Flood Risk Mitigation**

- 4.1. The NPPF states that 'more vulnerable' development, including educational buildings, is permitted within Flood Zone 1, without the need for an exception test. The proposed temporary accommodation is located within a part of the Site that is designated as Flood Zone 1 and avoids areas of the Site that experience the most frequent flooding and greatest flood depths.
- 4.2. Finished floor levels for the proposed development will need to be set above the design flood level and allow for an additional 300mm of freeboard. Based on the Product 4 information presented in Table 2, finished floor levels for the proposed temporary accommodation should be set at a minimum of 119.32m AOD. Existing ground levels range between 119.95m and 120.00m AOD (Appendix A) where the temporary accommodation is to be located. Therefore, the proposed finished floor levels will be set sufficiently high to protect the proposed temporary accommodation from flooding over its lifetime.
- 4.3. Safe access/egress is provided through the southern end of the Asda carpark which sits outside the design flood extent and provides ramped access to Dane Street (A6060). Dane Street sits at a level of approximately 125m AOD, which is well above the design flood level of 119.02m AOD.
- 4.4. Any proposed land raising below the design flood level of 119.02m AOD would result in the displacement of floodwater, which would need to be compensated on a level for level basis elsewhere within the Site boundary, in line with EA guidance. However, the proposed temporary accommodation is located outside of the design flood extent and therefore will not be subject to any floodplain compensation.
- 4.5. The River Roch is designated as a Main River and is therefore managed by the EA, who will require access to be made available for routine and emergency inspections and maintenance. The proposed temporary accommodation is set back at a distance of more than 20m from the River Roch and therefore would not restrict access to the river bank.

## **5. Conclusion**

- 5.1. According to the EA's Flood Map for Planning (Figure 3), the Site ownership is primarily designated as Flood Zone 3, land defined as having greater than 1% (1 in 100) annual exceedance probability (AEP) of flooding in any given year, classified as a high probability of fluvial flooding. However, as shown in Figure 3, the proposed temporary accommodation is located within Flood Zone 1 - land defined as having less than 0.1% (1 in 1,000) annual exceedance probability (AEP) of flooding in any given year, classified as a very low probability of fluvial flooding.
- 5.2. The risk of flooding from pluvial, groundwater and artificial sources has also been assessed and found to be low.
- 5.3. This report demonstrates that the proposed development has a low probability of flooding from tidal, fluvial, pluvial, groundwater and artificial sources.
- 5.4. It is considered that the information provided within this report satisfies the flood risk requirements of the National Planning Policy Framework and local policy.

## 6. References

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<sup>i</sup> Ministry of Housing, Communities and Local Government, July 2021. *National Planning Policy Framework*

<sup>ii</sup> Ministry of Housing, Communities and Local Government, August 2022. *Planning Practice Guidance*

<sup>iii</sup> Department for Environment, Food and Rural Affairs, March 2015. *Non-statutory technical standards for sustainable drainage systems*

<sup>v</sup> Greater Manchester, October 2020. *Greater Manchester's Plan for Homes, Jobs and the Environment: Greater Manchester Spatial Framework Publication Plan 2020*

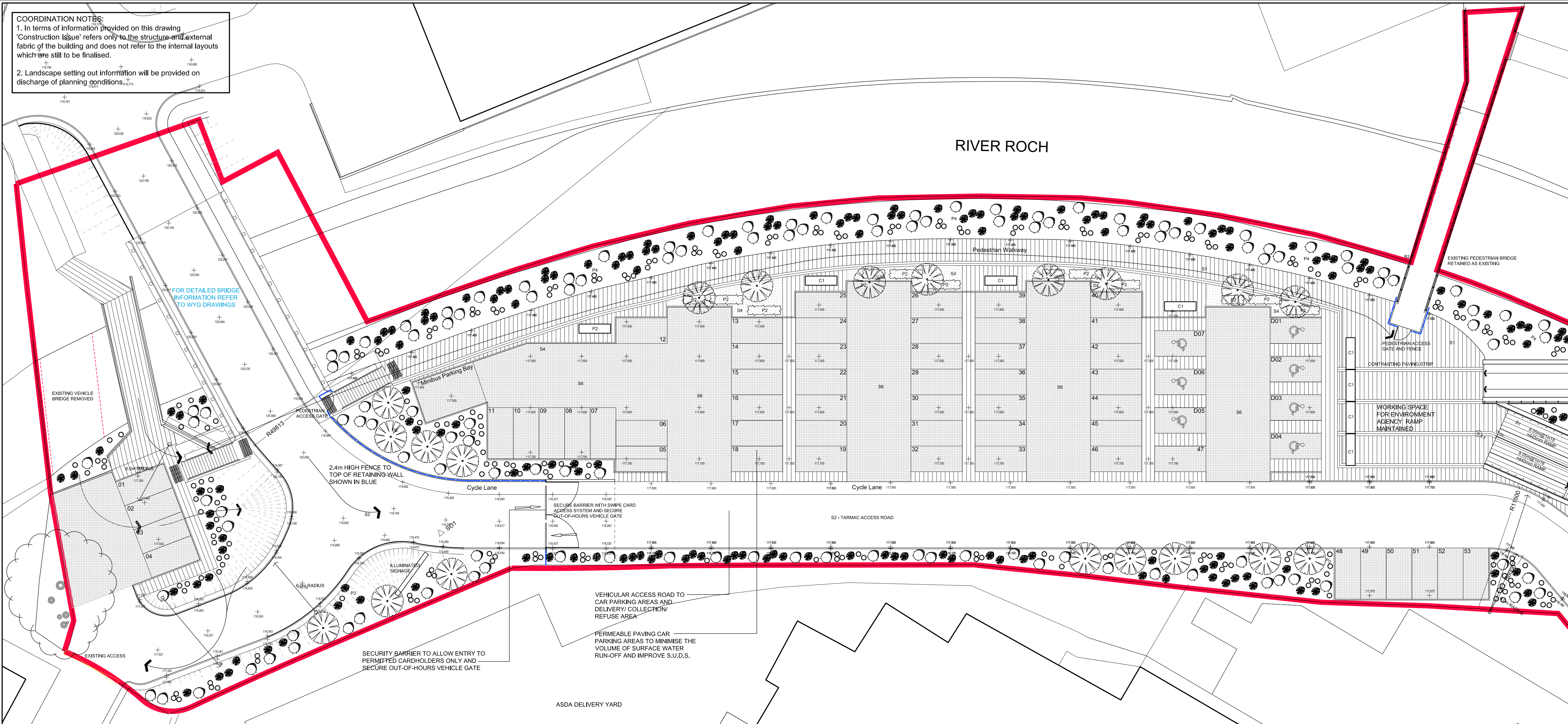
<sup>xii</sup> Greater Manchester Combined Authority, March 2019. *Level 1 Strategic Flood Risk Assessment for Greater Manchester – Update.*

<sup>xiii</sup> Bury Rochdale and Oldham Councils, November 2009. *Bury Rochdale and Oldham Strategic Flood Risk Assessment Volume II – Level 1 SFRA*

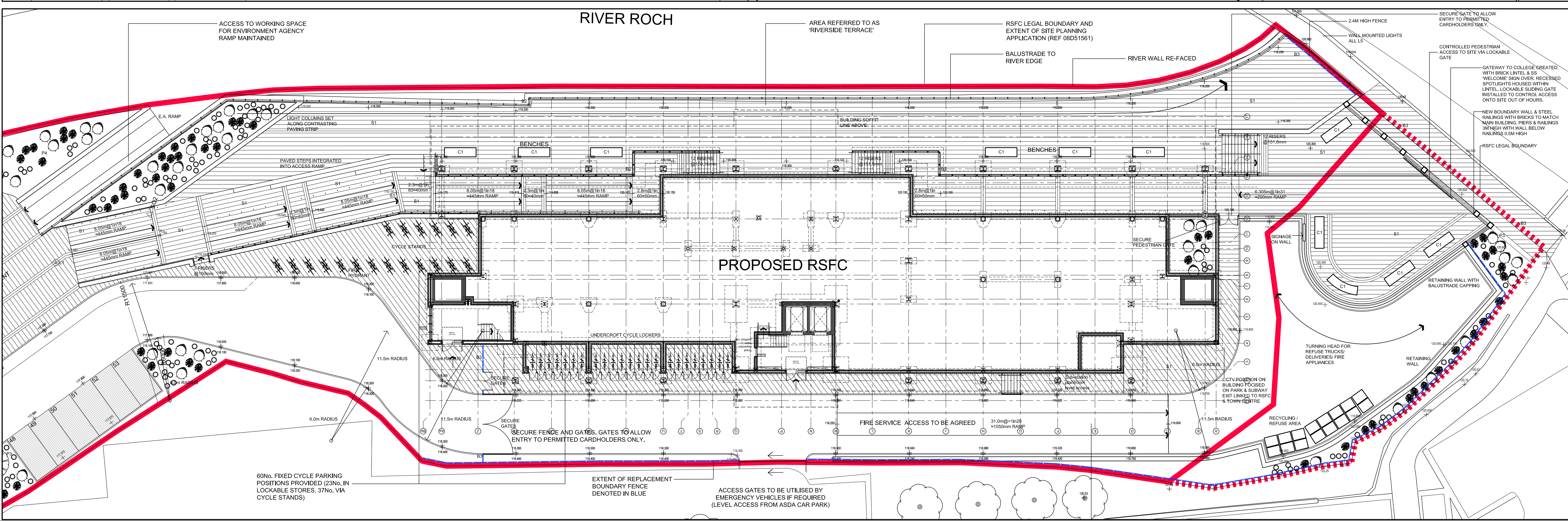


## **APPENDICES**

### **A. Topographic Survey**



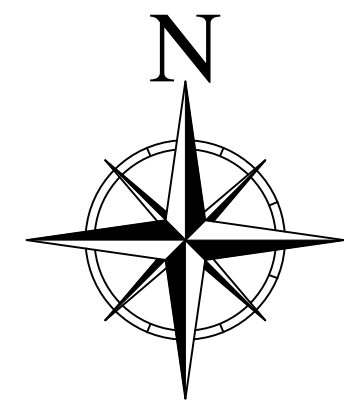
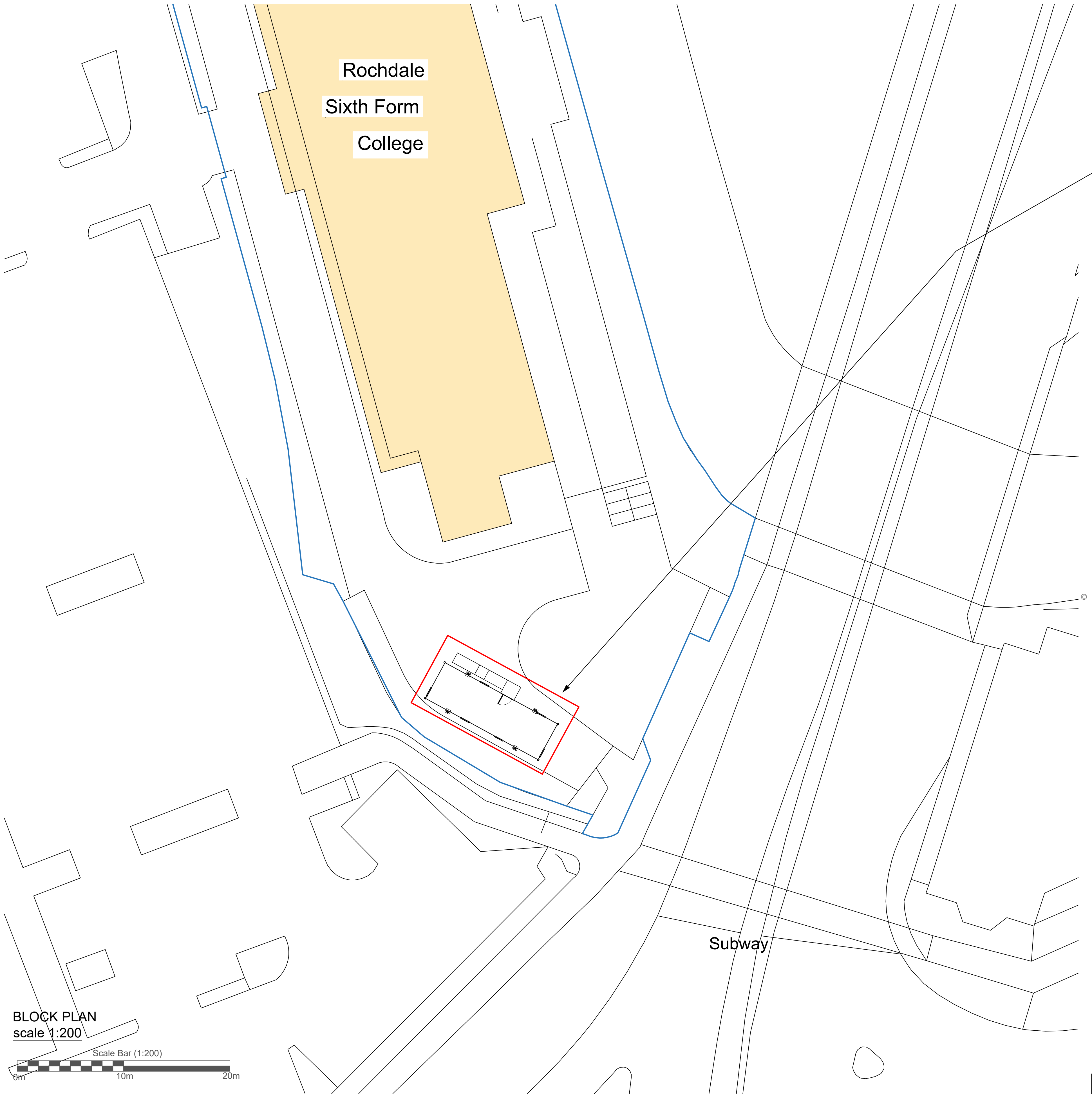
| notes                                                                                                                                                                                                                                                                                                                          |          |    |    |                                                                                                                                                                                                                                       |
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| 1. DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY                                                                                                                                                                                                                                                                |          |    |    |                                                                                                                                                                                                                                       |
| 2. TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS / SPECIALISTS DRAWINGS. REPORT ANY DISCREPANCIES BEFORE AFFECTED WORK COMMENCES                                                                                                                                                                                        |          |    |    |                                                                                                                                                                                                                                       |
| 3. ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES                                                                                                                                                                                                                                        |          |    |    |                                                                                                                                                                                                                                       |
| KEY (TO BE READ IN CONJUNCTION WITH OUTLINE SPECIFICATION)                                                                                                                                                                                                                                                                     |          |    |    |                                                                                                                                                                                                                                       |
| S1 - PAVING SLABS                                                                                                                                                                                                                                                                                                              |          |    |    |                                                                                                                                                                                                                                       |
| S2 - TARMAC                                                                                                                                                                                                                                                                                                                    |          |    |    |                                                                                                                                                                                                                                       |
| S3 - RESIN BOUND GRAVEL                                                                                                                                                                                                                                                                                                        |          |    |    |                                                                                                                                                                                                                                       |
| S4 - GRASS                                                                                                                                                                                                                                                                                                                     |          |    |    |                                                                                                                                                                                                                                       |
| S6 - PERMEABLE PAVING                                                                                                                                                                                                                                                                                                          |          |    |    |                                                                                                                                                                                                                                       |
| B1 - BRICK BUFFER WALL                                                                                                                                                                                                                                                                                                         |          |    |    |                                                                                                                                                                                                                                       |
| B2 - STEEL BALUSTRADES                                                                                                                                                                                                                                                                                                         |          |    |    |                                                                                                                                                                                                                                       |
| B3 - METAL FENCING/GATE                                                                                                                                                                                                                                                                                                        |          |    |    |                                                                                                                                                                                                                                       |
| B4 - 2400mm PPC RAIL BAR FENCE                                                                                                                                                                                                                                                                                                 |          |    |    |                                                                                                                                                                                                                                       |
| P1 - TREES                                                                                                                                                                                                                                                                                                                     |          |    |    |                                                                                                                                                                                                                                       |
| P2 - BOX HEDGING                                                                                                                                                                                                                                                                                                               |          |    |    |                                                                                                                                                                                                                                       |
| P3 - PLANTING SCREEN                                                                                                                                                                                                                                                                                                           |          |    |    |                                                                                                                                                                                                                                       |
| P4 - RIVER BANK PLANTING                                                                                                                                                                                                                                                                                                       |          |    |    |                                                                                                                                                                                                                                       |
| C1 - BENCHES                                                                                                                                                                                                                                                                                                                   |          |    |    |                                                                                                                                                                                                                                       |
| FOR DETAILS OF ALL EXTERNAL LIGHTING PLEASE REFER TO HIRST & DANSON ELECTRICAL DRAWING 1129-E-63-EX-01 (P2) - EXTERIOR LIGHTING LAYOUT                                                                                                                                                                                         |          |    |    |                                                                                                                                                                                                                                       |
| rev. description                                                                                                                                                                                                                                                                                                               |          |    |    |                                                                                                                                                                                                                                       |
| D                                                                                                                                                                                                                                                                                                                              | 25.03.09 | AB | SP | 1. Turning head added to South of site<br>2. Pedestrian access widened<br>3. General amendments in line with Contractors Proposals<br>4. Redline boundary updated                                                                     |
| E                                                                                                                                                                                                                                                                                                                              | 08.05.09 | AB | SP | 1. Issued for construction                                                                                                                                                                                                            |
| F                                                                                                                                                                                                                                                                                                                              | 05.11.09 | AB | SP | 1. Cycle and Pedestrian Route annotated<br>2. 3 No. disabled spaces added, standard spaces relocated                                                                                                                                  |
| G                                                                                                                                                                                                                                                                                                                              | 05.11.09 | AB | SP | 1. Timber decking removed in line with CRF.<br>2. WYG current bridge designs overlaid.                                                                                                                                                |
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| J                                                                                                                                                                                                                                                                                                                              | 17.06.10 | AB | SP | 1. Fencing types and locations amended<br>2. Additional pedestrian and vehicular security gates now shown<br>3. Lighting removed - now as shown on sub-contractor drawings<br>4. General items such as Art Plinth and Benches updated |
| K                                                                                                                                                                                                                                                                                                                              | 18.08.10 | AB | DD | Issued as Final Construction                                                                                                                                                                                                          |
| client                                                                                                                                                                                                                                                                                                                         |          |    |    |                                                                                                                                                                                                                                       |
| Rochdale Sixth Form College                                                                                                                                                                                                                                                                                                    |          |    |    |                                                                                                                                                                                                                                       |
| project                                                                                                                                                                                                                                                                                                                        |          |    |    |                                                                                                                                                                                                                                       |
| Rochdale Sixth Form College                                                                                                                                                                                                                                                                                                    |          |    |    |                                                                                                                                                                                                                                       |
| drawing title                                                                                                                                                                                                                                                                                                                  |          |    |    |                                                                                                                                                                                                                                       |
| Proposed Detailed Site Plan                                                                                                                                                                                                                                                                                                    |          |    |    |                                                                                                                                                                                                                                       |
| drawing number                                                                                                                                                                                                                                                                                                                 |          |    |    |                                                                                                                                                                                                                                       |
| 060137_101                                                                                                                                                                                                                                                                                                                     |          |    |    |                                                                                                                                                                                                                                       |
| revision                                                                                                                                                                                                                                                                                                                       |          |    |    |                                                                                                                                                                                                                                       |
| K                                                                                                                                                                                                                                                                                                                              |          |    |    |                                                                                                                                                                                                                                       |
| drawing status                                                                                                                                                                                                                                                                                                                 |          |    |    |                                                                                                                                                                                                                                       |
| Final Construction Issue                                                                                                                                                                                                                                                                                                       |          |    |    |                                                                                                                                                                                                                                       |
| scale                                                                                                                                                                                                                                                                                                                          |          |    |    |                                                                                                                                                                                                                                       |
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| 18-08-10                                                                                                                                                                                                                                                                                                                       |          |    |    |                                                                                                                                                                                                                                       |
| drawn by                                                                                                                                                                                                                                                                                                                       |          |    |    |                                                                                                                                                                                                                                       |
| AB                                                                                                                                                                                                                                                                                                                             |          |    |    |                                                                                                                                                                                                                                       |
| checked by                                                                                                                                                                                                                                                                                                                     |          |    |    |                                                                                                                                                                                                                                       |
| SP                                                                                                                                                                                                                                                                                                                             |          |    |    |                                                                                                                                                                                                                                       |
| seven architecture                                                                                                                                                                                                                                                                                                             |          |    |    |                                                                                                                                                                                                                                       |
| Seven Architecture offices at:<br>Portland Chambers, 61 Oxford Street, MANCHESTER, M1 6EQ<br>t: 0845 000 777 1<br>Clarendon House, Victoria Avenue, HARROGATE, North Yorks, HG1 1DY<br>t: 0845 000 777 2<br>Y Neuveld Layd, Church Street, DOLWYDELAN, Conwy, LL25 0SJ<br>t: 0845 000 777 3<br>e: info@sevenarchitecture.co.uk |          |    |    |                                                                                                                                                                                                                                       |



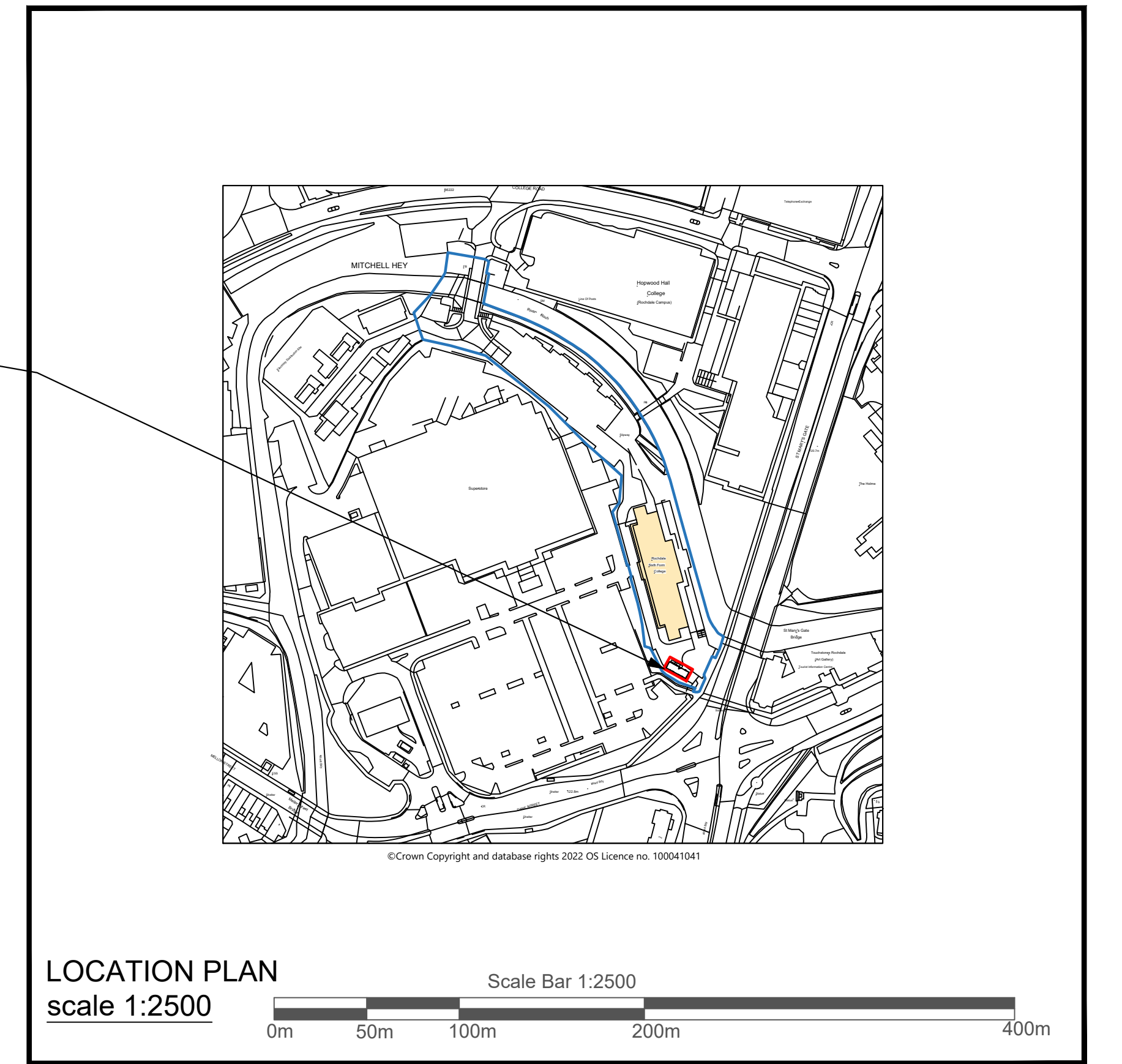
| notes                                                                                                                                                                                                                                                                                                                          |          |    |    |                                                                                                                                                                                                                                       |
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| 1. DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY                                                                                                                                                                                                                                                                |          |    |    |                                                                                                                                                                                                                                       |
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| S1 - PAVING SLABS                                                                                                                                                                                                                                                                                                              |          |    |    |                                                                                                                                                                                                                                       |
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| S3 - RESIN BOUND GRAVEL                                                                                                                                                                                                                                                                                                        |          |    |    |                                                                                                                                                                                                                                       |
| S4 - GRASS                                                                                                                                                                                                                                                                                                                     |          |    |    |                                                                                                                                                                                                                                       |
| S6 - PERMEABLE PAVING                                                                                                                                                                                                                                                                                                          |          |    |    |                                                                                                                                                                                                                                       |
| B1 - BRICK BUFFER WALL                                                                                                                                                                                                                                                                                                         |          |    |    |                                                                                                                                                                                                                                       |
| B2 - STEEL BALUSTRADES                                                                                                                                                                                                                                                                                                         |          |    |    |                                                                                                                                                                                                                                       |
| B3 - METAL FENCING/GATE                                                                                                                                                                                                                                                                                                        |          |    |    |                                                                                                                                                                                                                                       |
| B4 - 2400mm PPC RAIL BAR FENCE                                                                                                                                                                                                                                                                                                 |          |    |    |                                                                                                                                                                                                                                       |
| P1 - TREES                                                                                                                                                                                                                                                                                                                     |          |    |    |                                                                                                                                                                                                                                       |
| P2 - BOX HEDGING                                                                                                                                                                                                                                                                                                               |          |    |    |                                                                                                                                                                                                                                       |
| P3 - PLANTING SCREEN                                                                                                                                                                                                                                                                                                           |          |    |    |                                                                                                                                                                                                                                       |
| P4 - RIVER BANK PLANTING                                                                                                                                                                                                                                                                                                       |          |    |    |                                                                                                                                                                                                                                       |
| C1 - BENCHES                                                                                                                                                                                                                                                                                                                   |          |    |    |                                                                                                                                                                                                                                       |
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| rev. description                                                                                                                                                                                                                                                                                                               |          |    |    |                                                                                                                                                                                                                                       |
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| K                                                                                                                                                                                                                                                                                                                              | 18.08.10 | AB | DD | Issued as Final Construction                                                                                                                                                                                                          |
| client                                                                                                                                                                                                                                                                                                                         |          |    |    |                                                                                                                                                                                                                                       |
| Rochdale Sixth Form College                                                                                                                                                                                                                                                                                                    |          |    |    |                                                                                                                                                                                                                                       |
| project                                                                                                                                                                                                                                                                                                                        |          |    |    |                                                                                                                                                                                                                                       |
| Rochdale Sixth Form College                                                                                                                                                                                                                                                                                                    |          |    |    |                                                                                                                                                                                                                                       |
| drawing title                                                                                                                                                                                                                                                                                                                  |          |    |    |                                                                                                                                                                                                                                       |
| Proposed Detailed Site Plan                                                                                                                                                                                                                                                                                                    |          |    |    |                                                                                                                                                                                                                                       |
| drawing number                                                                                                                                                                                                                                                                                                                 |          |    |    |                                                                                                                                                                                                                                       |
| 060137_101                                                                                                                                                                                                                                                                                                                     |          |    |    |                                                                                                                                                                                                                                       |
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| drawing status                                                                                                                                                                                                                                                                                                                 |          |    |    |                                                                                                                                                                                                                                       |
| Final Construction Issue                                                                                                                                                                                                                                                                                                       |          |    |    |                                                                                                                                                                                                                                       |
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| AB                                                                                                                                                                                                                                                                                                                             |          |    |    |                                                                                                                                                                                                                                       |
| checked by                                                                                                                                                                                                                                                                                                                     |          |    |    |                                                                                                                                                                                                                                       |
| SP                                                                                                                                                                                                                                                                                                                             |          |    |    |                                                                                                                                                                                                                                       |
| seven architecture                                                                                                                                                                                                                                                                                                             |          |    |    |                                                                                                                                                                                                                                       |
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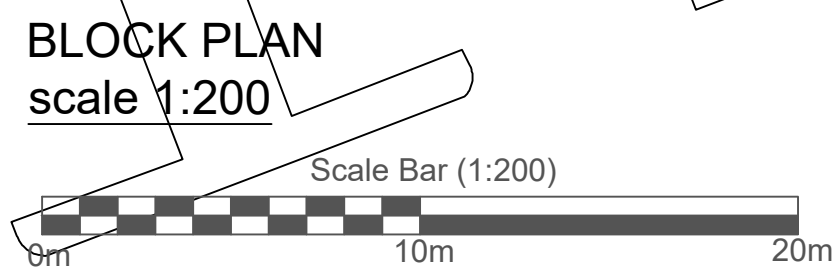
## **B. Development Proposals**



Proposed location of 2 storey Portakabin Building.



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|-------------------------------------------------------------------------------------------------------------------|------|-------|--|
| Title                                                                                                             |      |       |  |
| <b>Proposed Block Plan</b><br><br><b>Rochdale Sixth Form College</b><br>at College Road,<br>Rochdale,<br>OL12 6HY |      |       |  |
| Date: 16th August 2022                                                                                            |      |       |  |
| Scale : 1:200 & 1:2500 @ A1                                                                                       |      |       |  |
| Drawing Number                                                                                                    |      |       |  |
| TM220199513                                                                                                       |      |       |  |
| Rev.                                                                                                              | Date | Notes |  |
|                                                                                                                   |      |       |  |
|                                                                                                                   |      |       |  |
|                                                                                                                   |      |       |  |
|                                                                                                                   |      |       |  |
|                                                                                                                   |      |       |  |

**NOTES:**

- Site plan is based on existing Ordnance Survey information
- Responsibility is not accepted for errors made by others in scaling from this drawing. Contractors must check all dimensions on site. Discrepancies must be reported to the drawing owner before proceeding.

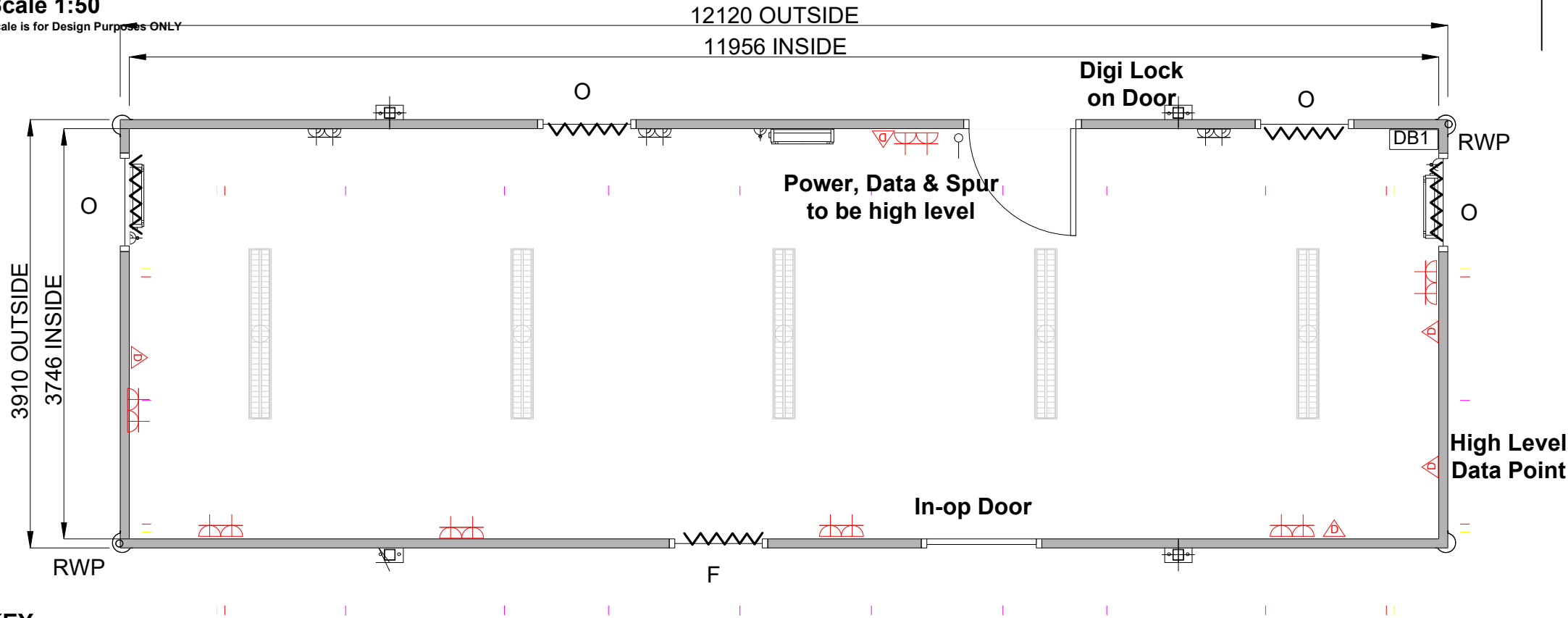
**KEY:**

- Application Boundary
- Area owned by client but not in application

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# Titan 124 Scale 1:50

Scale is for Design Purposes ONLY



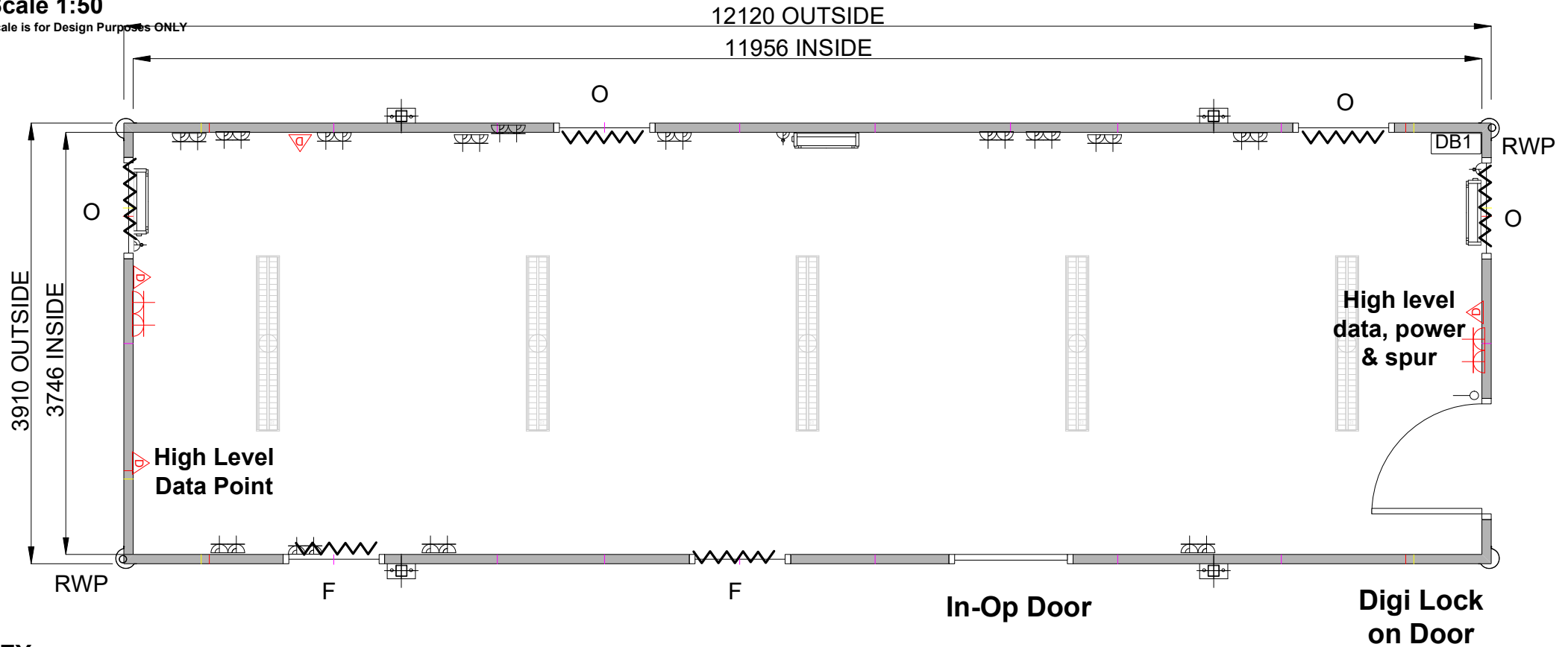
## KEY

|  |                     |  |                        |  |                    |
|--|---------------------|--|------------------------|--|--------------------|
|  | - Cat 2 Lighting    |  | - Window Blinds        |  | - Opening Window   |
|  | - Cat 1 Lighting    |  | - Window Shutter       |  | - Fixed Window     |
|  | - Consumer Unit     |  | - Coat Hooks           |  | - Sliding Window   |
|  | - Double Socket     |  | - Background Vent      |  | - Rain Water Pipe  |
|  | - Single Socket     |  | - Std Partition        |  | - Wire Mesh Guards |
|  | - Heater With Spur  |  | - 30min Fire Partition |  | - Obscure Window   |
|  | - Wall Light Switch |  |                        |  |                    |

|                                  |                              |                                         |  |                                                                   |                               |                                                                                       |
|----------------------------------|------------------------------|-----------------------------------------|--|-------------------------------------------------------------------|-------------------------------|---------------------------------------------------------------------------------------|
| Title:-<br>First Floor Classroom |                              | Client:-<br>Rochdale Sixth Form College |  | Drawing Provided By :-<br><br>Trafford Park Hire & Visitor Centre | DO NOT SCALE OFF THIS DRAWING |  |
| Date:-<br>30.05.2022             | Scale:-<br>NTS               | Drawn By:-<br>ER                        |  |                                                                   |                               |                                                                                       |
| Revision:-<br>A                  | Drawing Number:-<br>XXXXXXXX | Unit Number:-<br>TN124                  |  |                                                                   |                               |                                                                                       |

# Titan 124 Scale 1:50

Scale is for Design Purposes ONLY



## KEY

|  |                     |  |                        |  |                    |
|--|---------------------|--|------------------------|--|--------------------|
|  | - Cat 2 Lighting    |  | - Window Blinds        |  | - Opening Window   |
|  | - Cat 1 Lighting    |  | - Window Shutter       |  | - Fixed Window     |
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|  | - Heater With Spur  |  | - 30min Fire Partition |  | - Obscure Window   |
|  | - Wall Light Switch |  |                        |  |                    |

Title:-  
**Ground Floor  
Classroom**

Client:-  
**Rochdale Sixth  
Form College**

Drawing Provided By :-

**Trafford Park Hire &  
Visitor Centre**

Date:-  
**30.05.2022**

Scale:-  
**NTS**

Drawn By:-  
**ER**

Revision:-  
**A**

Drawing Number:-  
**XXXXXXXXX**

Unit Number:-  
**TN124**

**DO NOT SCALE OFF THIS DRAWING**

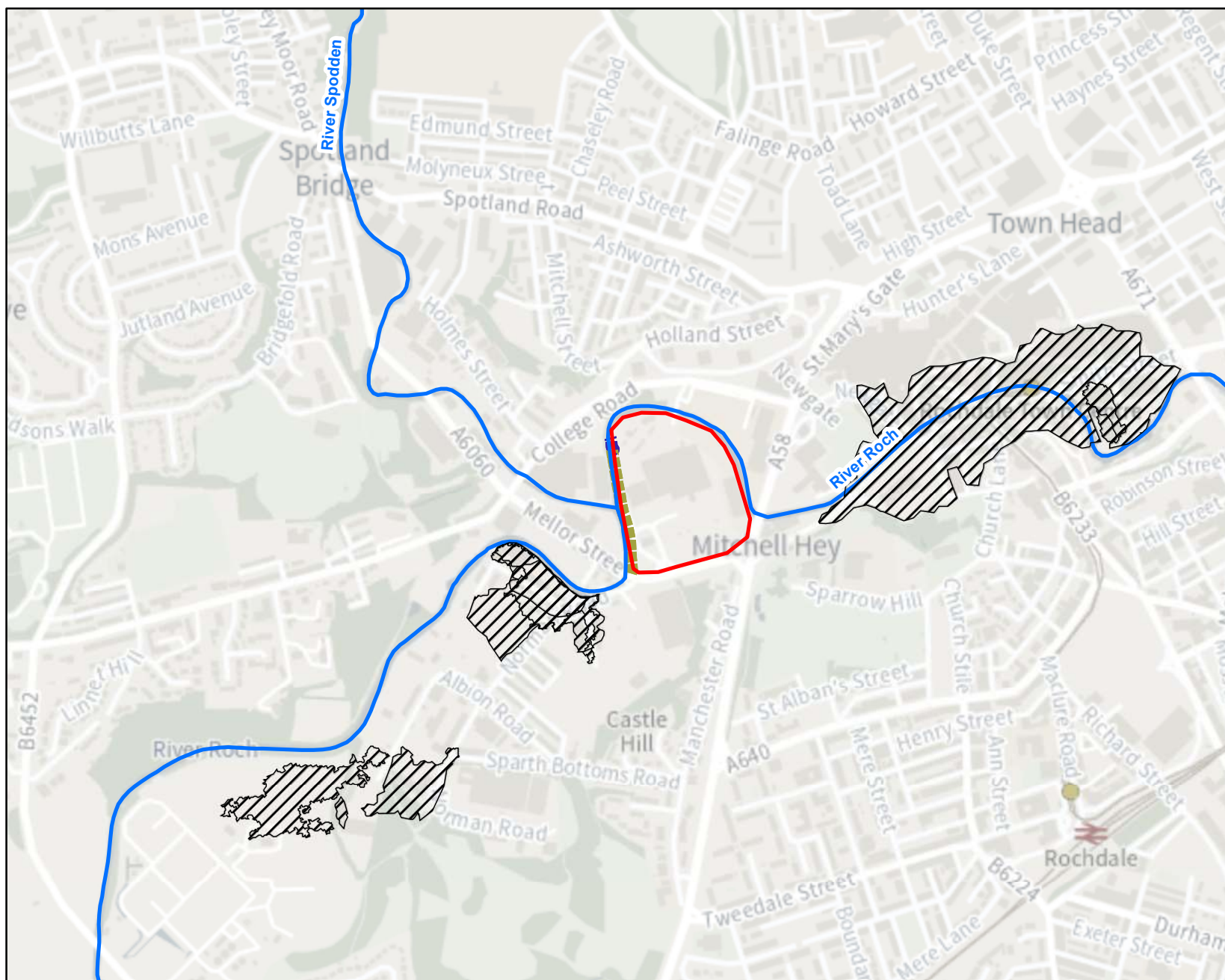


<http://www.portakabin.com>



### **C. Environment Agency Product 4 Data**

Defences Map centred on College Road, OL12 6HY Rochdale. Created on 10/05/2022 [GMMC258456SW]



1:10,001



### Legend

-  Site Location
-  Main River

### Defences

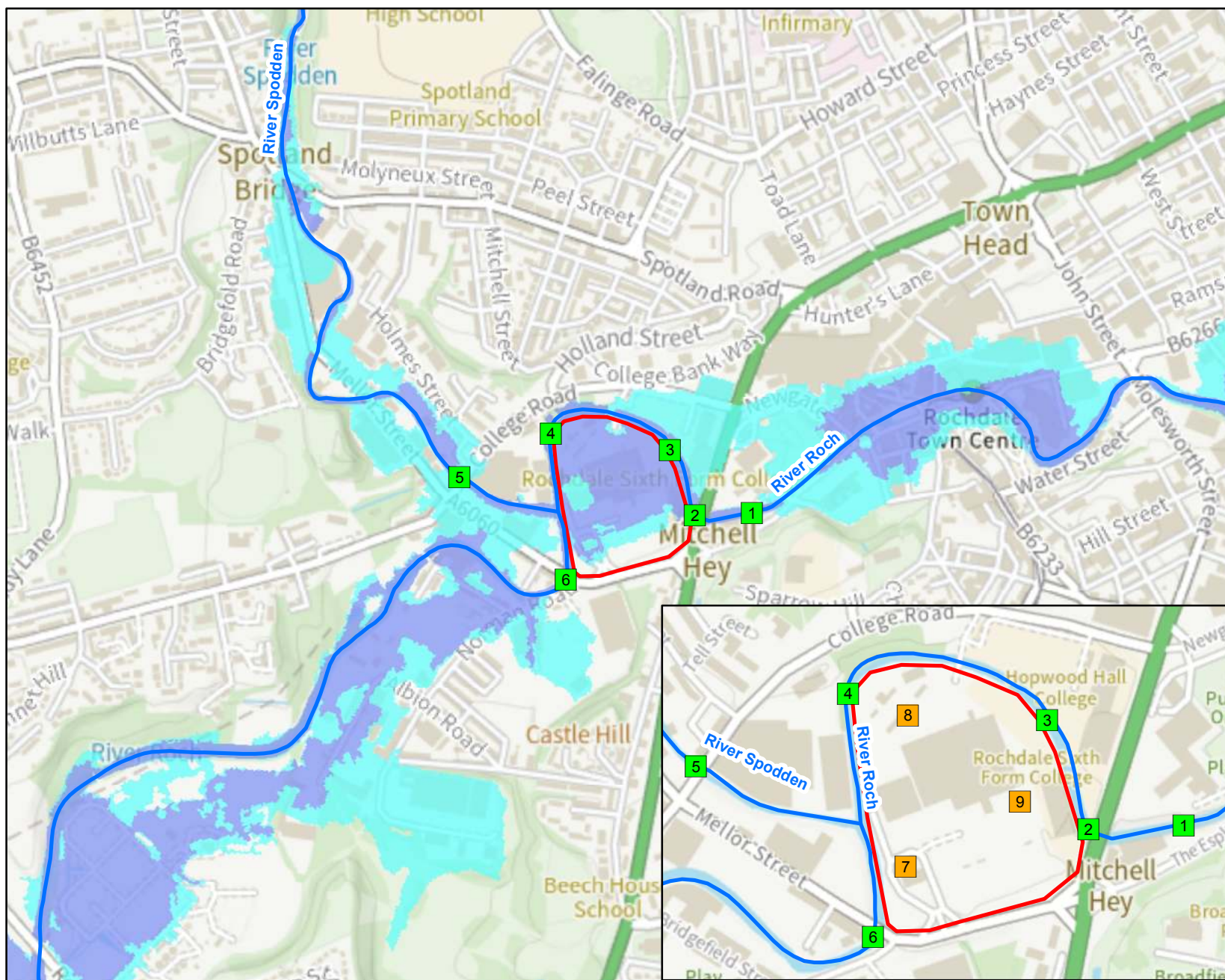
#### Asset ID

 69326

 104221

 Areas Benefitting From Defences

# Detailed Flood Map centred on College Road, OL12 6HY Rochdale. Created on 10/05/2022 [GMMC258456SW]



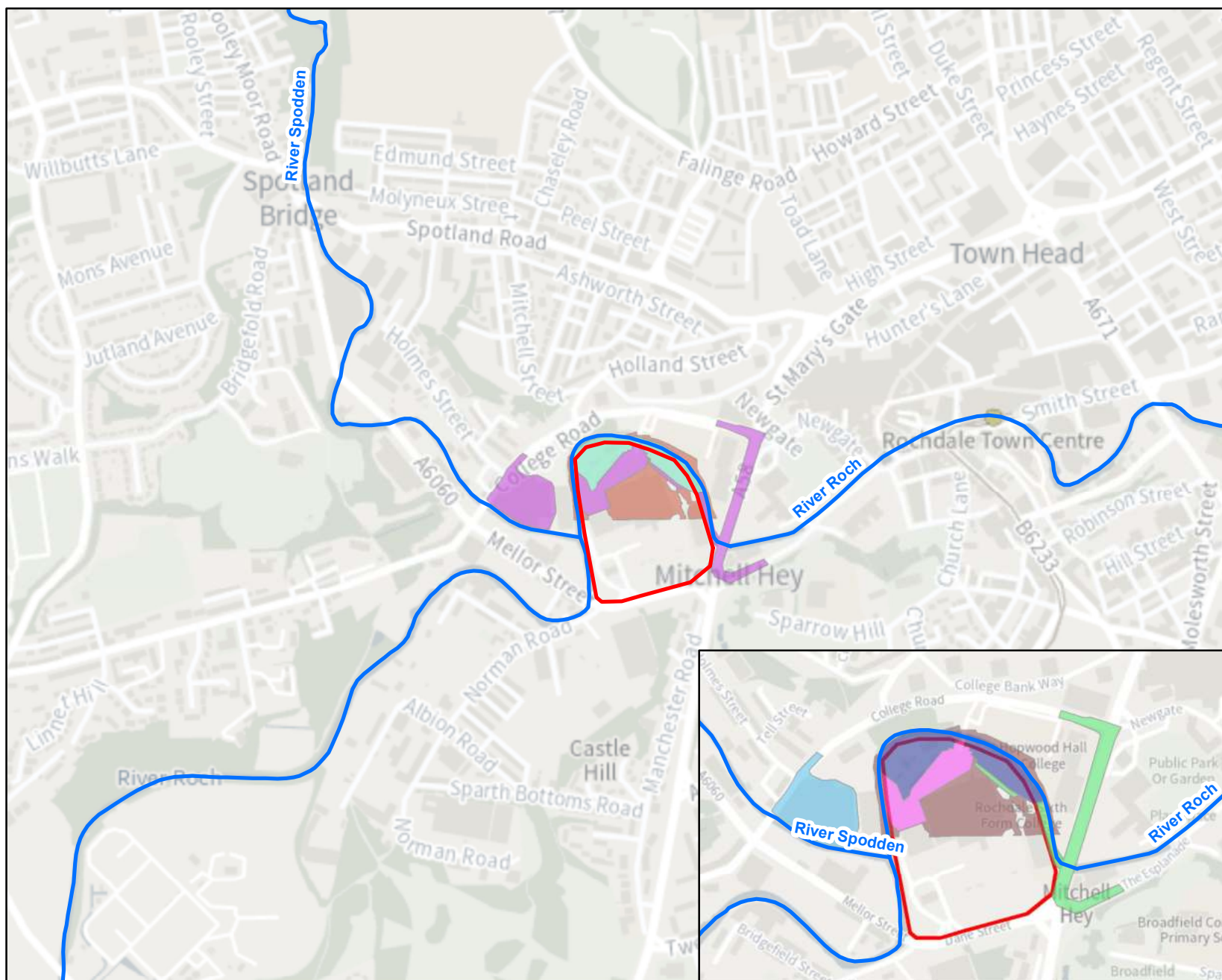
1:10,001



## Legend

-  Site Location
-  Model Measurements
-  2D Floodplain Levels
-  Main River
-  Flood Zone 3
-  Flood Zone 2

**Recorded Flood Outline Map centred on College Road, OL12 6HY Rochdale. Created on 10/05/2022 [GMMC258456SW]**



1:10,001



**Legend**

-  Site Location
-  Main River

**Recorded Flood Outline**

**Start Date**

-  16/03/2019
-  26/12/2015
-  28/07/2019

|               |                         |         |          | Undefended                    |                        |                           |                         |                                           |                                                |                                                |                           |                            |                        | Defended                  |                         |                                           |                                                |                                                |                           |                            |  |  |  |
|---------------|-------------------------|---------|----------|-------------------------------|------------------------|---------------------------|-------------------------|-------------------------------------------|------------------------------------------------|------------------------------------------------|---------------------------|----------------------------|------------------------|---------------------------|-------------------------|-------------------------------------------|------------------------------------------------|------------------------------------------------|---------------------------|----------------------------|--|--|--|
| Map Reference | Model Node Reference    | Easting | Northing | Data                          | 5 % AEP (1 in 20 year) | 1.33 % AEP (1 in 75 year) | 1 % AEP (1 in 100 year) | 1 % AEP (1 in 100 year) + Climate Change* | 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) | 5 % AEP (1 in 20 year) | 1.33 % AEP (1 in 75 year) | 1 % AEP (1 in 100 year) | 1 % AEP (1 in 100 year) + Climate Change* | 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) |  |  |  |
| 1             | ea013_0180_ROCH04_1956  | 389422  | 413217   | Modelled Water Level (m aodN) | 118.32                 | 118.73                    | 118.84                  | 119.19                                    | 119.29                                         | 119.57                                         | 119.09                    | 119.60                     | 118.36                 | 118.75                    | 118.84                  | 119.18                                    | 119.37                                         | 119.77                                         | 119.07                    | 119.62                     |  |  |  |
|               |                         |         |          | Modelled Flow (cumecs)        | 57.81                  | 71.66                     | 77.60                   | 95.52                                     | 98.80                                          | 105.44                                         | 91.40                     | 104.46                     | 59.14                  | 70.17                     | 74.68                   | 93.94                                     | 99.01                                          | 109.02                                         | 87.83                     | 103.51                     |  |  |  |
| 2             | ea013_0180_ROCH04_1827  | 389320  | 413214   | Modelled Water Level (m aodN) | 118.10                 | 118.50                    | 118.60                  | 118.89                                    | 118.99                                         | 119.29                                         | 118.80                    | 119.33                     | 118.16                 | 118.54                    | 118.61                  | 118.89                                    | 119.09                                         | 119.50                                         | 118.80                    | 119.36                     |  |  |  |
|               |                         |         |          | Modelled Flow (cumecs)        | 57.81                  | 71.60                     | 77.44                   | 95.49                                     | 98.76                                          | 105.42                                         | 91.40                     | 104.36                     | 59.14                  | 70.18                     | 75.53                   | 93.82                                     | 98.96                                          | 109.00                                         | 87.84                     | 103.37                     |  |  |  |
| 3             | ea013_0180_ROCH04_1692d | 389278  | 413330   | Modelled Water Level (m aodN) | 117.90                 | 118.36                    | 118.48                  | 118.67                                    | 119.02                                         | 119.34                                         | 118.75                    | 119.37                     | 117.96                 | 118.42                    | 118.53                  | 118.67                                    | 119.15                                         | 119.50                                         | 118.76                    | 119.39                     |  |  |  |
|               |                         |         |          | Modelled Flow (cumecs)        | 54.87                  | 54.92                     | 54.85                   | 54.79                                     | 49.08                                          | 48.66                                          | 54.96                     | 49.72                      | 54.00                  | 54.27                     | 54.08                   | 54.26                                     | 47.68                                          | 47.27                                          | 54.21                     | 47.93                      |  |  |  |
| 4             | ea013_0180_RCH4_1466_1i | 389067  | 413356   | Modelled Water Level (m aodN) | 117.40                 | 117.88                    | 118.00                  | 118.53                                    | 118.72                                         | 119.15                                         | 118.33                    | 119.22                     | 117.47                 | 118.00                    | 118.14                  | 118.59                                    | 118.95                                         | 119.37                                         | 118.40                    | 119.26                     |  |  |  |
|               |                         |         |          | Modelled Flow (cumecs)        | 53.64                  | 54.66                     | 54.50                   | 55.19                                     | 44.16                                          | 43.47                                          | 54.99                     | 44.08                      | 53.58                  | 54.82                     | 54.68                   | 55.27                                     | 42.16                                          | 41.42                                          | 54.83                     | 41.63                      |  |  |  |
| 5             | ea013_0180_SPOD01_0192d | 388906  | 413281   | Modelled Water Level (m aodN) | 117.40                 | 117.89                    | 118.03                  | 118.55                                    | 119.22                                         | 118.41                                         | 118.55                    | 119.55                     | 117.46                 | 118.02                    | 118.21                  | 118.73                                    | 119.05                                         | 119.38                                         | 118.53                    | 119.57                     |  |  |  |
|               |                         |         |          | Modelled Flow (cumecs)        | 25.22                  | 36.33                     | 39.53                   | 43.37                                     | 43.53                                          | 44.97                                          | 42.99                     | 50.61                      | 25.20                  | 36.26                     | 39.44                   | 43.55                                     | 43.71                                          | 45.23                                          | 43.17                     | 51.08                      |  |  |  |
| 6             | ea013_0180_ROCH04_1160d | 389097  | 413098   | Modelled Water Level (m aodN) | 116.99                 | 117.28                    | 117.34                  | 117.63                                    | 117.73                                         | 117.95                                         | 117.62                    | 118.07                     | 117.07                 | 117.46                    | 117.58                  | 117.89                                    | 118.07                                         | 118.20                                         | 117.77                    | 118.22                     |  |  |  |
|               |                         |         |          | Modelled Flow (cumecs)        | 79.19                  | 102.66                    | 109.09                  | 141.08                                    | 152.24                                         | 174.89                                         | 128.82                    | 177.75                     | 80.45                  | 103.06                    | 110.05                  | 134.42                                    | 154.86                                         | 171.97                                         | 124.13                    | 173.39                     |  |  |  |

|               |                      |         |          | Undefended                    |                         |                                           |
|---------------|----------------------|---------|----------|-------------------------------|-------------------------|-------------------------------------------|
| Map Reference | Model Node Reference | Easting | Northing | Data                          | 1 % AEP (1 in 100 year) | 1 % AEP (1 in 100 year) + Climate Change* |
| 7             | 2D Levels            | 389129  | 413175   | Modelled Water Level (m aodN) | 118.48                  | 118.75                                    |
| 8             |                      | 389131  | 413335   | Modelled Water Level (m aodN) | 118.04                  | 118.57                                    |
| 9             |                      | 389250  | 413243   | Modelled Water Level (m aodN) | 118.50                  | 118.79                                    |

Model data taken from Rochdale and Littleborough 2013 Study

AEP - Annual Exceedence Probability

m aodN - metres above ordnance datum Newlyn

cumecs - cubic metres per second

Notes:      \*Climate Change Scenario - 35% and 70% increases in flow calculated for the 2080's (2070 - 2115). Please see <https://www.gov.uk/guidance/food-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.

| Recorded Flood Outlines |                            |            |            |                    |                                                |
|-------------------------|----------------------------|------------|------------|--------------------|------------------------------------------------|
| Flood Event Code        | Name                       | Start Date | End Date   | Source of Flooding | Cause of Flooding                              |
| 4078725                 | Melior Street              | 26/12/2015 | 26/12/2015 | Unknown            | Unknown                                        |
| 4085985                 | St Marys Gate              | 16/03/2019 | 16/03/2019 | Drainage           | Local drainage/surface water                   |
| 4085986                 | ASDA, Rochdale Town Centre | 16/03/2019 | 16/03/2019 | Unknown            | Unknown                                        |
| 4086003                 | College Road               | 16/03/2019 | 16/03/2019 | Drainage           | Local drainage/surface water                   |
| 4087059                 | ROCH                       | 28/07/2019 | 31/07/2019 | Main River         | Channel capacity exceeded (no raised defences) |

| Flood Defences |                        |          |                        |                                     |                                       |
|----------------|------------------------|----------|------------------------|-------------------------------------|---------------------------------------|
| Start Date     | Asset Type             | Asset ID | Standard of Protection | Upstream Actual Crest Level (m aod) | Downstream Actual Crest Level (m aod) |
| 01/01/2003     | Wall                   | 104221   | 100                    | 117.40                              | 117.10                                |
| 01/01/2003     | Engineered High Ground | 8938     | 100                    | 119.17                              | 117.07                                |



#### **D. EA meeting minutes**

Waterman Civils  
Pickfords Wharf  
Clink Street  
London  
SE1 9DG

**Project ref:** ENVPAC/1/GMC/00437  
**Our ref:** SO/2022/122275/01-L01  
**Your ref:** Sean Whelan  
  
**Date:** 27 July 2022

Dear Sir/Madam

**RE - CHARGED MEETING TO DISCUSS THE PROPOSAL TO BUILD AND  
EXTENSION COLLEGE ROAD, ROCHDALE, OL12 6HY**

Thank you for accepting our offer to meet (6 July 2022) and provide detailed planning advice. We are providing this advice under Agreement No. **ENVPAC/1/GMC/00437**. Please note we have taken 2 hours to meet, review and provide our advice.

***[Please note there are 6 hours remaining on this agreement]***

**Environment Agency Advice**

During the meeting on the 6 July 2022, we discussed the potential benefits to the site resulting from the proposed Rochdale and Littleborough flood relief scheme.

The proposed development was confirmed as an extension to the teaching facilities at the college, within the existing car parking area, which is identified at high risk of fluvial flooding. The car park has flooded before, and depths could be significant.

The proposals outlined all appear to occupy levels significantly above the design flood level i.e., on stilts, with open space remaining at ground level. A proposed upper-level walkway was also suggested to link the proposed and existing college buildings thereby achieving a dry access/egress route for users of the site and maintaining existing flood plain volumes. These measures would appear appropriate to take forward into detailed design should the LPA be satisfied that the proposals would pass the sequential test and first part of the exception test of NPPF. Ultimately any planning application would need to be supported by a flood risk assessment that showed the development would be safe and not increase flood risk elsewhere.

Environment Agency  
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

The requirement of the sequential test of National Planning Policy Framework will need to be discussed with the LPA in terms of whether they consider there are no alternative locations available at lower risk of flooding. You should also check if the site is identified as functional flood plain (flood zone 3b) by the LPA as part of its strategic flood risk assessment as development classed as "more vulnerable" should not be permitted in flood zone 3b.

Discussion also took place around the (Rochdale and Littleborough flood risk management scheme). This is an Environment Agency lead multi-phase scheme with phase 1a works currently on-going in Littleborough. Phases 1b and phase 2 include flood storage basins to reduce flows downstream into Rochdale town centre areas. Phase 2 is not yet fully designed and final reductions in risk are not yet known. The overall impact will be to reduce flows and levels however, the existing sixth form college car park site is still likely to remain at risk due to the relatively low-lying levels.

The Environment Agency has permissive powers to carry out maintenance or improvement works on the River Roch which is "main river". To ensure access is available adjacent to the watercourse, we will use the Environmental Permitting (England and Wales) Regulations 2016 to control development within 8 metres from the bank where it could affect access and any proposed layouts for the site will need to take account of this. Sufficient easement must remain between any proposed development and the bank top to enable machinery to access the channel.

### **Next Steps**

I hope the above advice is helpful. If there is any further work, you anticipate needing our detailed advice on in relation to this project please let me know so it can be incorporated into this charging agreement.

Yours faithfully

**Mrs. SYLVIA WHITTINGHAM**  
**Planning Advisor**

Direct dial 0203 0251059

Direct e-mail [sylvia.whittingham@environment-agency.gov.uk](mailto:sylvia.whittingham@environment-agency.gov.uk)

### ***Disclaimer***

*Our opinion is based on the information available to us at the time of the enquiry. When the formal planning application is submitted, our position may change if there have been changes to environmental risk or evidence, and/or planning policy.*





## **E. United Utilities Correspondence**

**From:** [wastewaterdeveloperservices@uuplc.co.uk](mailto:wastewaterdeveloperservices@uuplc.co.uk)  
**To:** [Sean Whelan](#)  
**Subject:** 02578993 site Rochdale Sixth Form College, College Rd, Rochdale OL12 6HY  
**Date:** 04 August 2022 15:58:21

---

Hi Sean

*'I can confirm that we have no current record of sewer flooding within the vicinity of the proposed development.*

*Please note that United Utilities Water Limited (U UW) can only record and check flooding events which are reported to us and we have to comply with our Regulators instructions on the qualification of flooding events to place on the register.*

*Our response does not include:*

- any sewer flooding events caused by blockages or collapses which are the result of third party actions, natural events or other actions over which U UW has no control and not a facet of sewer capacity; or*
- any historical sewer flooding events that have been removed from the register as a result of investment in our infrastructure.*

*As with all development sites, we recommend you liaise with our water and wastewater engineers by contacting our Developer Services team so the details of your development proposal can be considered further. Details can be found at the following link.*

*<https://www.unitedutilities.com/services/builders-developers/>*

*Should you require any further information please do not hesitate to contact me.'*

Kind regards Jill

**Jill Ellis**  
Customer Advisor Advanced  
Developer Services & Metering  
Customer Services  
**Direct Tel:** 01925 233 064  
**Tel:** 0345 072 6067  
[unitedutilities.com](https://www.unitedutilities.com)

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----- Original Message -----

**From:** DMeXHotAlert [dmexhotalert@uuplc.co.uk]

**Sent:** 03/08/2022 15:49

**To:** wastewaterdeveloperservices@uuplc.co.uk

**Subject:** FW: Contact us - Pre-development

Please see below enq

regards Tracy

**From:** donotreply@uu-web.co.uk [mailto:donotreply@uu-web.co.uk]

**Sent:** 03 August 2022 11:46

**To:** DMeXHotAlert <DMeXHotAlert@uuplc.co.uk>; Webmaster <Webmaster@uuplc.co.uk>

**Subject:** Contact us - Pre-development

Full Name Sean Whelan

Email Address [sean.whelan@watermangroup.com](mailto:sean.whelan@watermangroup.com)

Address of site Rochdale Sixth Form College, College Rd, Rochdale OL12 6HY – approximate Grid Reference is SD 89283 13258 or XY coordinates are (389283, 413258).

Enquiry Type Pre-development

We have been instructed to undertake a flood risk assessment for proposed temporary classroom accommodation at Rochdale Sixth Form College, College Rd, Rochdale OL12 6HY – approximate Grid Reference is SD 89283 13258 or XY coordinates are (389283, 413258). Please could you provide us with the following information: • Records of historical flooding; • Records of hidden or culverted watercourses in the area; and • Any further flood risk information that may be applicable for the site. I look forward to your response Cheers, Sean

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[www.unitedutilities.com/subsidiaries](http://www.unitedutilities.com/subsidiaries)





## **F. Rochdale Borough Council Correspondence**

**From:** [Stephen McCann](#)  
**To:** [Sean Whelan](#)  
**Cc:** [Sharon Hill L](#)  
**Subject:** RE: Flood risk information for Rochdale Sixth Form College,  
**Date:** 03 August 2022 13:37:27  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.jpg](#)  
[FRA by WYG.pdf](#)

---

Hello Sean,

There was an FRA done for the same college for a Planning ref. 17/01323/FUL which is available on the Planning Portal. For your convenience, I've appended it to this email.

The EA is engaged in a large scale flood alleviation scheme which started this year and will be completed in about 5 years time. This will reduce flood risk to the River Roch in the vicinity of the college. For more information on that issue, you'll need to contact the EA.

**Stephen McCann**

Drainage & Flooding Engineer  
Highways, Property & Strategic Housing



☐ [01706 924606](tel:01706924606)  
☐ [07552 570262](tel:07552570262)  
☐ [stephen.mccann@rochdale.gov.uk](mailto:stephen.mccann@rochdale.gov.uk)

Rochdale Borough Council  
Floor 2, Number One Riverside  
Smith Street, Rochdale, OL16 1XU

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**From:** Sharon Hill L <Sharon.Hill@Rochdale.Gov.UK>  
**Sent:** 03 August 2022 12:03  
**To:** Stephen McCann <Stephen.McCann@Rochdale.Gov.UK>  
**Subject:** FW: Flood risk information for Rochdale Sixth Form College,

Hi Stephen

Can you respond to the enquiry below please?

Regards

**Sharon Hill L**

Team Leader (Planning Support, Data & Innovation)  
Planning & Development



☐ 01706 924305

☐ [sharon.hill@rochdale.gov.uk](mailto:sharon.hill@rochdale.gov.uk)

Rochdale Borough Council  
Floor 3, Number One Riverside  
Smith Street, Rochdale, OL16 1XU

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**From:** Sean Whelan <[sean.whelan@watermangroup.com](mailto:sean.whelan@watermangroup.com)>

**Sent:** 03 August 2022 11:38

**To:** Development Management <[development.management@rochdale.gov.uk](mailto:development.management@rochdale.gov.uk)>

**Subject:** Flood risk information for Rochdale Sixth Form College,

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Good morning,

We have been instructed to undertake a flood risk assessment for proposed temporary classroom accommodation at Rochdale Sixth Form College, College Rd, Rochdale OL12 6HY – approximate Grid Reference is SD 89283 13258 or XY coordinates are (389283, 413258).

Please could you provide us with the following information:

- Records of historical flooding;
- Records of hidden or culverted watercourses in the area;
- Details of the functional floodplain extent;
- Any information on typical groundwater levels or records of groundwater flooding events in the area; and
- Any further flood risk information that may be applicable for the site.

I look forward to your response

Cheers,

Sean

**Sean Whelan MCIWEM C.WEM CSci CEng**

**Senior Flood Risk Engineer**

Waterman Infrastructure & Environment Ltd

Pickfords Wharf | Clink Street | London SE1 9DG

**t** +44 207 928 7888 | **d** +44 330 060 4343

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Richard Ronksley  
Principal/CEO  
Rochdale Sixth Form College  
Rochdale  
OL12 6HY

Dear Richard,

### **Rochdale Sixth Form College - Post 16 Capacity Expansion Fund**

I write further to our recent discussions regarding your plans to submit a funding bid for a new four-storey college building to accommodate future demographic growth.

The Council fully supports the expansion of the Sixth Form College which will complement our wider work to regenerate our Borough and provide residents with access to the skills and qualifications needed to support local economic growth. Rochdale Borough has an ambitious growth agenda. Our 2030 Growth Plan set out plans to develop 1 million m2 of new employment space, create 20,000 new jobs and 12,000 new homes to meet the needs of our young and growing population.

We have already invested up to £400m in Rochdale Town Centre within the last decade, with plans for up to 1500 new homes. A new retail and leisure complex Rochdale Riverside opened in April 2020 and plans approved for 240 homes and a 147-bedroom hotel as a second phase of the scheme. The Metrolink light rail network has been brought into the town centre alongside a new transport interchange and Number One Riverside office development. The restoration of Rochdale's magnificent Grade I listed Rochdale Town Hall is also underway surrounded by new public realm.

The role of centres is changing. The Council's Rochdale Town Centre vision promotes the delivery of a mix of uses to re-purpose the centre, increase footfall and vibrancy. Rochdale Sixth Form College is a key partner in this programme. We are working with Transport for Greater Manchester (TfGM) on complementary plans to improve pedestrian and cycle links into the Town Centre along St Mary's Gate and provide safe links between the transport interchange and college. These works are planned for completion by 2024.

I note the proposal will involve the development on part of the existing car park area with the retention of around 67 spaces on the site. There is abundant car parking elsewhere within Rochdale Town Centre with access to public transport and sustainable travel choices. I confirm the level of parking proposed within the scheme will not be an issue for the Council in granting a planning permission here.

Finally, the proposed expansion of the Sixth Form College is wholly in line with our vision and objectives for the town centre and wider Borough. The existing College building

was successfully delivered through the planning system and won several design wards locally. We therefore look forward to working in partnership again to deliver this exciting project.

Please let me know if you require anything further from the Council to support this bid.

Yours Sincerely

A handwritten signature in dark ink, appearing to read 'MR Robinson', with a stylized flourish at the end.

**Mark Robinson**  
**Assistant Director (Economy)**

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