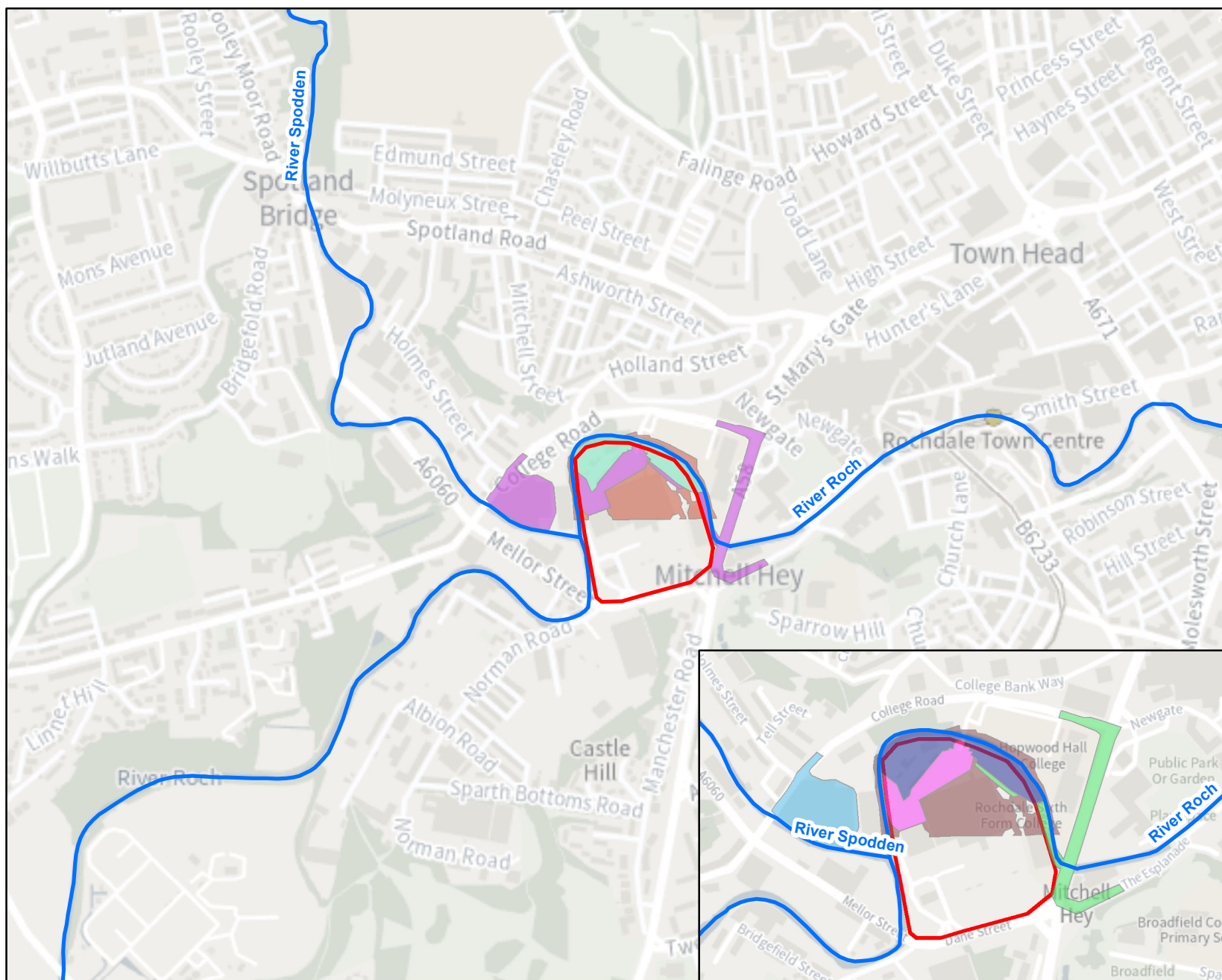


Recorded Flood Outline Map centred on College Road, OL12 6HY Rochdale. Created on 10/05/2022 [GMMC258456SW]



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	119.17	119.37	119.77	119.07	119.62			
				Modelled Flow (cumecs)	57.81	71.66	77.44	95.52	98.80	105.44	91.40	104.46	58.14	70.17	74.68	93.84	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	58.14	70.18	75.53	93.84	99.01	109.00	87.84	103.37			
3	ea013_0180_ROCH04_1692d	389278	413330	Modelled Water Level (m aodN)	117.90	118.36	118.48	118.87	119.02	119.34	118.75	119.37	117.96	118.42	118.53	118.87	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	47.27	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	118.76	119.22	118.41	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	118.07	117.52	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*	0.1 % AEP (1 in 1000 year)
7	2D Levels	389129	413175	Modelled Water Level (m aodN)	118.48	118.75	119.10
8		389131	413335	Modelled Water Level (m aodN)	118.04	118.57	119.25
9		389250	413243	Modelled Water Level (m aodN)	118.50	118.79	119.20

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	Mekor Street	26/12/2015	26/12/2015	Unknown	Unknown
4085995	St Marys Gate	16/03/2019	16/03/2019	Drainage	Local drainage/surface water
4085996	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	26/07/2019	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	09326	100	119.17	117.07



D. EA meeting minutes and Correspondence

Sean Whelan

From: Sean Whelan
Sent: 03 October 2022 16:19
To: 'Whittingham, Sylvia'; 'Ruckledge, John'; 'Stephen McCann'
Cc: Matthew Wright; 'Andrew Brown'; 'Graham Margerison'; Brendan McCarthy
Subject: RE: ENVPAC/1/GMC/00437 - College Road, Rochdale
Attachments: 3940_RSFC_Fifth Floor GA Plan[1].pdf; 3940_RSFC_GA Sections[1].pdf; 3940_RSFC_Ground Floor GA Plan[1].pdf; 3940_RSFC_Typical Upper Floor GA Plan[1].pdf; IMG_3841.JPG; Screenshot 2022-10-03 at 14.29.10.png

Afternoon all,

I managed to speak with John a week or two ago on the below and he mentioned that some additional detail, such as sections through the proposed building, would be helpful to understand more clearly what is being proposed.

Attached are some pdf's of the latest proposals, including sections and a marked up screenshot that discusses some options for maintaining access to the bank.

Essentially:

- 1) The ground floor has been modified to mitigate potential objections regarding access. We are increasing the access width compared to what currently exists by removing the handrails which restrict access. Some further ideas to improve access are also included on the marked-up screenshot.
- 2) We are maintaining existing ground levels by keeping the ramp and level changes as they are currently.

Ideally what we are looking for is a steer on whether the current proposals would be acceptable. If not, then we would need some design parameters to work to so we have a clear understanding of what is required.

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
www.watermangroup.com | [LinkedIn](#) | [Twitter](#) | [YouTube](#)

 Please consider the environment before printing this e-mail. Thank you!



From: Sean Whelan
Sent: 15 September 2022 13:07
To: 'Whittingham, Sylvia' <sylvia.whittingham@environment-agency.gov.uk>; Ruckledge, John <john.ruckledge@environment-agency.gov.uk>; Stephen McCann <Stephen.McCann@Rochdale.Gov.UK>
Cc: Matthew Wright <matthew.wright@watermangroup.com>; Andrew Brown <andrew@abwarchitects.co.uk>; Graham Margerison <Graham.Margerison@leahough.co.uk>; Brendan McCarthy

<brendan.mccarthy@watermangroup.com>

Subject: RE: ENVPAC/1/GMC/00437 - College Road, Rochdale

Hi Sylvia and all,

Just following up on the recent feedback.

We've a few other queries based on the attached proposed design:

- The proposed design would create a pinch-point between the stair core and the existing river wall, restricting access based on an opening width of 2457mm. Additionally, there is a restricted access width of 3125mm between the proposed columns – would these be acceptable and if not, what are the minimum parameters we should work to?
- What minimum headroom should we allow where maintenance vehicles are required to pass beneath an undercroft?
- The columns in purple are the latest proposed locations. Could we construct a pile cap and piled foundations in such close proximity to the river wall? If not, what is the minimum offset required.

Look forward to hearing back from you.

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
www.watermangroup.com | [LinkedIn](#) | [Twitter](#) | [YouTube](#)

🌱 Please consider the environment before printing this e-mail. Thank you!



From: Whittingham, Sylvia <sylvia.whittingham@environment-agency.gov.uk>

Sent: 06 September 2022 14:03

To: Sean Whelan <sean.whelan@watermangroup.com>

Subject: ENVPAC/1/GMC/00437 - College Road, Rochdale

Dear Sean,

Please find attached our comments relating to the above enquiry re College Road, Rochdale.

Should you have any further queries, please do not hesitate to contact me.

Many thanks

Kind Regards

Sylvia Whittingham

Sustainable Places Advisor

M: 07876845937

T: 020 30251059

E: sylvia.whittingham@environment-agency.gov.uk



Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

Waterman Civils
Pickford's Wharf
Clink Street
London
SE1 9DG

Project Ref: ENVPAC/1/GMC/00437
Our ref: SO/2022/122275/03-L01
Your ref: Sean Whelan

Date: 20 October 2022

Dear Sir/Madam

FURTHER EMAIL DETAILS 03/10/2022 - COLLEGE ROAD, ROCHDALE, OL12 6HY

Thank you for accepting our offer to provide further detailed planning advice. We are providing this advice under Agreement No. **ENVPAC/1/GMC/00437**. Please note we have taken 2.5 hours to review and provide our advice. *[There are 2.5 hours remaining on this agreement]*

Environment Agency Advice

We have reviewed the additional information outlined in your email of 3/10/2022 and had discussions with our asset/operations team. We would have no object in principle to details shown on the drawings that outline the extension layout. The options noted on the "screenshot" plan appear worthwhile in relation to access along the bank top subject to you working up the detail.

When looking to produce an assessment of flood risk for floor levels and safe access/egress, this should follow the principles as were previously discussed.

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

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

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.

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.

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

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
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)

If you have received a great service today why not tell us?

Visit: [unitedutilities.com/wow](https://www.unitedutilities.com/wow)

Did you know we now have a live chat facility available to you Mon to Friday 8 -5pm. You just click on the orange live chat box on our webpage and one of our advisors will be ready to chat to you and help you with your enquiry <https://www.unitedutilities.com/builders->



Customer Advisor Advanced
Developer Services & Metering
Customer Services
Direct Tel: 01925 233 064
Tel: 0345 072 6067
unitedutilities.com

If you have received a great service today why not tell us?

Visit: [unitedutilities.com/wow](https://www.unitedutilities.com/wow)

Did you know we now have a live chat facility available to you Mon to Friday 8 -5pm. You just click on the orange live chat box on our webpage and one of our advisors will be ready to chat to you and help you with your enquiry <https://www.unitedutilities.com/builders-developers/> or you can email us at WastewaterDeveloperServices@uuplc.co.uk

----- 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

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

The information contained in this e-mail is intended only for the individual to whom it is addressed. It may contain legally privileged or confidential information or otherwise be exempt from disclosure. If you have received this Message in error or there are any problems, please notify the sender immediately and delete the message from your computer. You must not use, disclose, copy or alter this message for any unauthorised purpose. Neither United Utilities Group PLC nor any of its subsidiaries will be liable for any direct, special, indirect or consequential damages as a result of any virus being passed on, or arising from the alteration of the contents of this message by a third party.

United Utilities Group PLC, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP
Registered in England and Wales. Registered No 6559020

www.unitedutilities.com
www.unitedutilities.com/subsidiaries





F. Rochdale Borough Council Correspondence