

FRA & DRAINAGE ASSESSMENT

KINGSWAY BUINSSESS PARK, ROCHDALE



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Description		Revised Layout			

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1.0 INTRODUCTION

EirEng have been appointed to undertake a Flood Risk assessment (FRA) & Drainage Assessment in support of a planning application at Kingsway Business Park, Rochdale.

The report provides information on the existing and proposed Drainage Strategy for the site and follows Government guidance regarding development.

2.0 SITE LAYOUT AND PROPOSED DEVELOPMENT

2.1 Site Location

The site is part of the wider Kingsway Business Park development, located approximately 2.4km south of Rochdale. The site is bounded by Lower Lane to the north, John Milne Avenue to the east, James Kearns Avenue to the south and an existing tree line to the west. The majority of the wider business park sits to the east with the existing Asda distribution centre to the south.

The Site is currently occupied by a steel-framed warehouse unit. Surrounding the building are areas of hardstanding for vehicle parking and service yard use, with some soft landscaping located around the boundary of the site.



Figure 1 - Site Location

2.2 Proposed Development

The proposals comprise of elevation alterations to include the installation of louvres and installation of ancillary infrastructure for staff welfare, maintenance, security and site operations (including details of sprinkler tank and pump house, amendments to retaining wall and installation of metal grid ramp) and amendments to lighting.

3.0 FLOOD RISK

The site is located within Flood zone 1. As part of the initial development, a flood risk assessment was undertaken and approved through planning. As identified within the planning documents, flood risk to the site is considered low from all sources.

The proposals include for minor alterations within the site boundary. No change in levels is proposed that would increase the risk of flooding to site occupants or to offsite receptors. Flood Risk would remain unchanged as a result of the proposals.

4.0 SURFACE WATER DRAINAGE

4.1 Existing Surface Water Drainage

The site is currently developed and as such incorporates a series of drainage elements on site consisting of linear channels and gullies to capture and convey runoff. SuDS systems are in place to attenuate and control runoff from the site. A petrol interceptor is located upstream of the outfall connection providing additional treatment prior to discharge.

Details on the existing drainage can be found in **Appendix B**.

4.2 Proposed Surface Water Drainage

The existing site currently discharges to the public sewer at a controlled rate. As modifications to the site will not increase runoff, it is the intention to continue to utilise the existing drainage strategy and discharge runoff via the existing system.

4.2.1 Proposed Drainage Network

It is not anticipated that any additional runoff would be seen as a result of the proposals. To mitigate any potential runoff from vehicles a cattle grid is proposed which will aid in eliminating the majority of waters on vehicles. A metal ramp will be installed which will sit above the existing ground and therefore ensure all drainage remains functional with no modifications to the existing drainage below required.

The new sprinkler tanks and base will be located in the area as previously marked on planning drawings to which drainage systems were installed to service. Runoff would be accommodated within the existing drainage network and would drain utilising the existing installed french drain system. No additional drainage is required.

Some minor modifications to the drainage layout will be required as a result of re alignment of access and parking points, however no increase in runoff would be foreseen.

5.0 FOUL WATER DRAINAGE

The site is served by existing foul drainage infrastructure which will remain. A new guardhouse will be located close the main building and a foul drainage connection to the existing foul network will be provided. New waste storage areas will utilise a foul gully and connection to the existing foul drainage system where required under building regulations. No additional foul drainage is required as part of the proposals.

6.0 CONCLUSION

The proposals will not result in any increase in runoff.

The surface water drainage flows will continue to be discharged to the public sewer as per the existing scenario.

No additional SUDS or drainage systems are considered required other than small modifications to suit the layout. The runoff from the proposed sprinkler tanks shall be captured via the existing french drain and site drainage system.

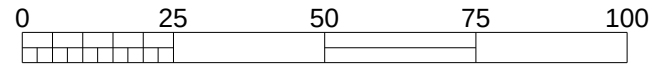
Flood risk will remain unchanged as a result of the proposals and is considered low.



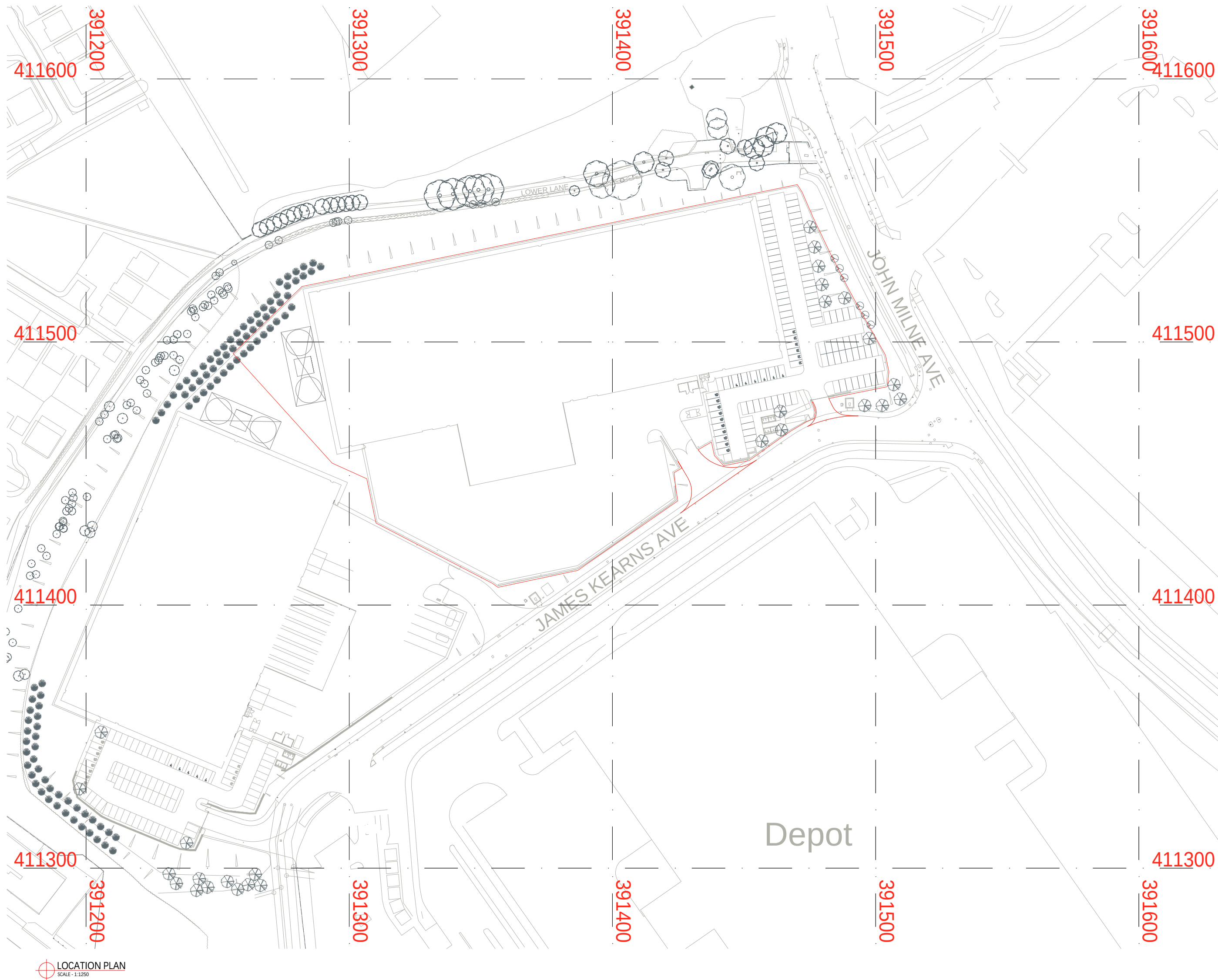
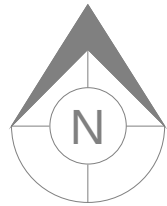
APPENDIX A– SITE LOCATION



Scale Bar & North Arrow



SCALE 1:1250



LOCATION PLAN
SCALE - 1:1250

Scale this drawing for planning purposes only
Ashton Smith to be notified of discrepancies in figure dimensions
Contractors must check all dimensions from site
This drawing is copyright and is for use on this site only
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For other information refer to the latest revision of any cross
referenced drawing



LOCATION PLAN

NOTES

— DENOTES SITE BOUNDARY: 22708m² / 2.27 Hectare / 237645ft² / 5.45 Acres

REVISIONS			DRAWN BY		CHECK BY	
REV	DATE	DESCRIPTION	KN	RR		
P1	13/11/2024	INITIAL ISSUE FOR PLANNING PURPOSES				

PROJECT TITLE					
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DRAWING TITLE					
LOCATION PLAN					
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LYSANDER

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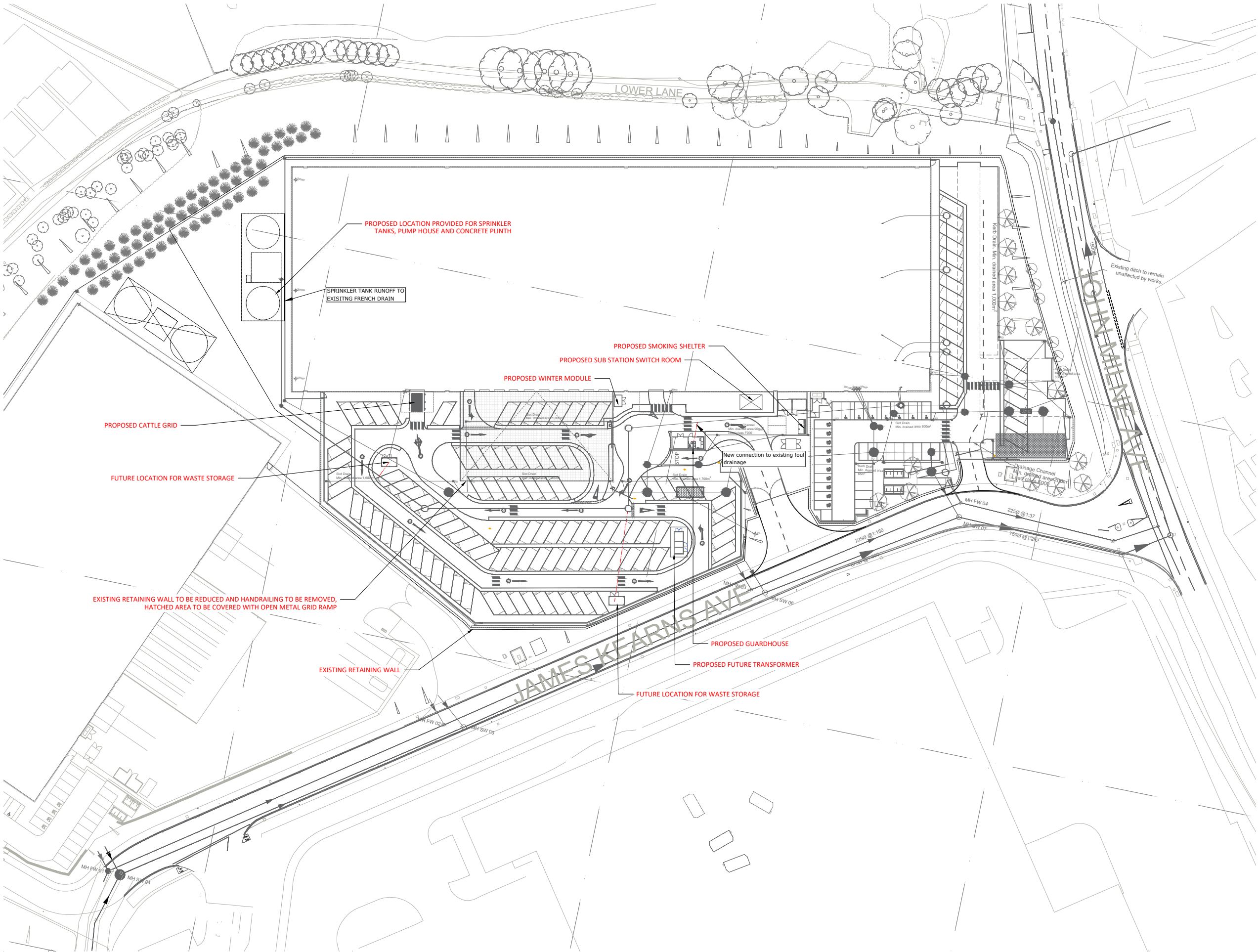
APPENDIX B – EXISTING DRAINAGE DETAILS





APPENDIX C– PROPOSED DRAINAGE





GENERAL NOTES :-

1. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT DESIGN DRAWINGS
2. ALL DIMENSIONS ARE IN METRES.
3. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
4. ALL LEVELS ARE IN METERS RELATIVE TO DATUM U.N.O. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY OR DETERMINE ALL DIMENSIONS AND LEVELS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR PRODUCTION OF FABRICATION DRAWINGS.
- 5.

DRAINAGE LEGEND:

- FW ——— DENOTES PROPOSED FOUL SEWER
- F1.1 ——— DENOTES PROPOSED FOUL SEWER MANHOLE
- IC ——— DENOTES PROPOSED FOUL SEWER INSPECTION CHAMBER
- DENOTES EXISTING DRAINAGE

REV	DATE	BY	Aprvd	DESCRIPTION
P3	19.05.25	CE	AN	Revised Arch Layout
P2	12.03.25	CE	AN	Revised Arch Layout
P1	07.03.25	CE	AN	First Issue

CLIENT

LYSANDER

PROJECT TITLE

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DRAWING TITLE

PROPOSED DRAINAGE

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