

Flood Risk Statement

Station Road, Milnrow, Oldham

Introduction

This Flood Risk Statement has been prepared in support of a planning application at the above site.

The site is currently occupied by an existing warehouse building. A copy of the existing site layout plan is provided in Appendix A.

Proposals are for a new build warehouse located to the rear of the existing site, and a small extension to the rear of the existing warehouse. A copy of the proposed site layout plan is provided in Appendix B.

Planning Policy - National Planning Policy Framework

The aim of the National Planning Policy Framework (NPPF) (and accompanying Planning Practice Guidance (PPG)) is to direct development away from areas at highest risk of flooding; where development is necessary, it should be made safe without increasing flood risk elsewhere.

The NPPF states that a Flood Risk Assessment (FRA) is required to support a planning application for developments that are:

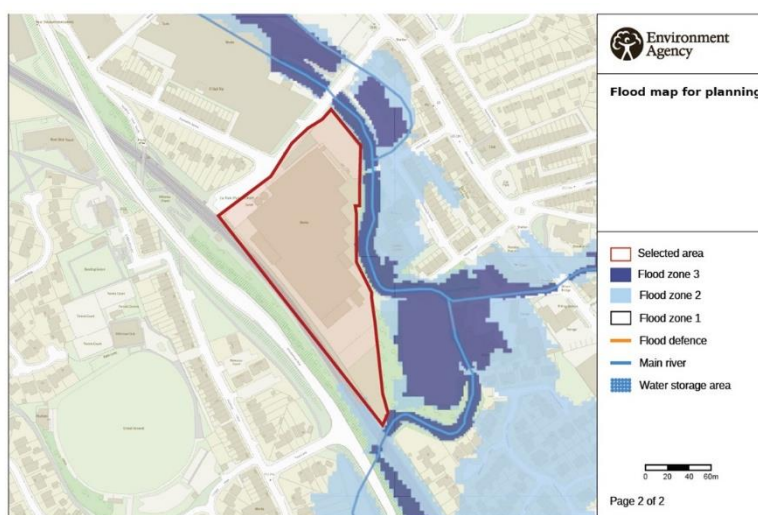
- located in Flood Zone 2 and/or Flood Zone 3
- located in Flood Zone 1 and comprise 1ha or above

In order to provide an indication of the flood zone classification of the site, and to ascertain whether an FRA is required, the starting point is the EA flood maps which are available on the EA website.

Environment Agency Flood Map

The EA flood maps show fluvial (and tidal) flood outlines based on the following:

- Flood Zone 1 - land assessed as having less than 1 in 1000 annual probability of river or sea flooding
- Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding, or between a 1 in 200 and 1 in 1000 annual probability of flooding from the sea
- Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding, or a 1 in 200 or greater annual probability of flooding from the sea



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The EA Flood Map indicates that the whole site is predominately in Flood Zone 1. The area proposed for the extension and the new build warehouse are in Flood Zone 1.

Vulnerability Classification

As previously noted, proposals are for a new warehouse building.

Under the NPPF, warehouses are classified as 'less vulnerable' to the risks of flooding.

Given the flood zone classification of the site, and that the proposals are for less vulnerable development, a full detailed FRA would be excessive.

However, the following provides a brief overview of all potential sources of flood risk to the site.

Potential Sources of Flood Risk

Fluvial Flood Risk

Although the site is adjacent to the River Beal, the site is predominately within Flood Zone 1, and the areas proposed for the new warehouse and the extension to the existing warehouse are shown to be in Flood Zone 1.

Groundwater Flooding

Groundwater flooding generally occurs during intense, long-duration rainfall events, when infiltration of rainwater into the ground raises the level of the water table until it exceeds ground levels. It is most common in low-lying areas overlain by permeable soils and permeable geology, or in areas with a naturally high water table.

Reference has been made to the British Geological Survey geology maps; these indicate that the site is underlain by alluvium (clay, silt, sand and gravel). The underlying bedrock is Pennine Lower Coal Measures Formation - Mudstone, siltstone and sandstone.

On this basis, the risk of groundwater flooding may be considered as low.

Surface Water Flooding

Surface water flooding results from rainfall generated overland flows, before the runoff reaches a watercourse/ drainage system, or where the watercourse/ drainage system is overwhelmed and unable to accept further runoff. Surface water runoff is usually associated with high intensity rainfall events but may also occur with lower intensity rainfall where the ground is saturated, developed or otherwise has low permeability resulting in overland flows and ponding within depressions in the topography.

The EA provide maps on their website which illustrate the risk of surface water flooding along with potential depths and velocities; these show that the site is at very low risk of surface water flooding.

Sewer Flooding

Sewer flooding occurs when the capacity of underground sewerage systems is exceeded, resulting in flooding inside and outside of buildings. Normal discharge of sewers and drains through outfalls may be impeded by high water levels in receiving waters.

There are no known records of surface water flooding at the site location.

Conclusions

This statement demonstrates that overall, the site is considered to be at low risk of flooding from all considered sources.

18 October 2023

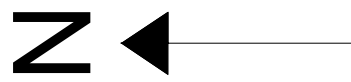
Carina Hassall
Sustainability Consultant

Appendices

Appendix A - Existing Site Plan

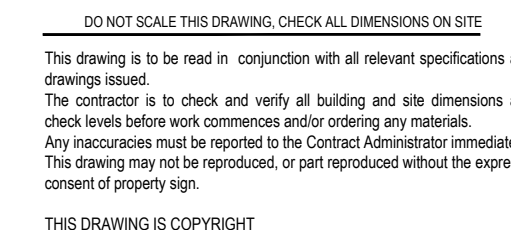
Drawing Status

- PRELIMINARY FOR APPROVAL
- AGREED LAYOUT-SIGNED OFF
- PLANNING DRAWING
- BUILDING CONTROL DRAWING
- TENDER DRAWING
- CONTRACT DRAWING
- CONSTRUCTION DRAWING
- AS-BUILT DRAWING

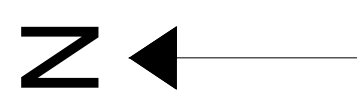


Date:	Revision:	Dr:
Client:		
Drawing Issue:		
Project:		
STATION ROAD, MILNROW ROCHDALE OL16 4HQ		
Drawing Title:		
EXISTING SITE PLAN		
Scale:	Drawing No:	
1:500	PL-001	
Revision:	Drawn:	Authorised by:
	DAI	RUS
		Date:
		MAY 2023

Appendix B - Proposed Site Plans



- PRELIMINARY FOR APPROVAL
- AGREED LAYOUT - SIGNED OFF
- PLANNING DRAWING
- BUILDING CONTROL DRAWING
- TENDER DRAWING
- CONTRACT DRAWING
- CONSTRUCTION DRAWING
- AS-BUILT DRAWING



Date:	Revision:		Dr:
Client:			
Drawing Issue:			
Project:			
STATION_ROAD_MILNROW			
ROCHDALE_OL16-4HQ			
Drawing Title:			
PROPOSED_SITE_PLAN			
Scale:	Drawing No:		
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Revision:	Drawn:	Authorised by:	Date:
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