



- Structural Engineering
- Civil Engineering
- Hydrology

**Let's Develop
Your Tomorrow
Today**

Flood Risk Assessment

Site: Mellor Street

Client: Roche Group



(01925) 243333



info@ellucprojects.co.uk



**ELLUC Projects LTD (Head Office) 760 Mandarin Court, Centre Park,
Warrington, WA1 1GG**

Document History and Status

Revision	Date	Purpose/Status	Author	File Ref	Check	Review
F1	07.06.22	Draft	Lucinda McLoughlin	F1	Lucinda Mcloughlin	Michael Court

This document has been prepared in accordance with the scope of ELLUC Projects appointment with its client and is subject to the terms of the appointment. It is addressed to and for the sole use and reliance of ELLUC Projects' client. ELLUC Projects accepts no liability for any use of this document other than by its client and only for the purposes, stated in the document, for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of ELLUC Projects Limited. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole. The contents of this document are not to be construed as providing legal, business or tax advice or opinion.

© ELLUC Projects Limited 2020

Document Details

Last saved	07/06/22
Path	ELLUC-RG-20064-070622-FRA-F1
Author	Lucinda McLoughlin
Project Number	22063
Project Name	Mellor Street, Rochdale

Contents

Table of Contents

Abbreviations	4
1.0 Introduction	5
2.0 Planning Policy.....	6
3.0 Requirements of a Flood Risk Assessment.....	9
4.0 Sequential Test	11
5.0 Site Context	13
6.0 Proposed Development.....	16
7.0 Proposed Drainage.....	18
8.0 Flood Hazards & Sources of Flooding	21
9.0 Flood Risk Assessment.....	24
10.0 Residual Risks & Impacts.....	27
11.0 Climate Change	29
12.0 Conclusions & Recommendations.....	30

Appendices

APPENDIX A	Extract from NPPF – Flood Risk
APPENDIX B	Topographical Survey
APPENDIX C	Proposed Architects layout
APPENDIX D	Correspondence from Statutory Services

ABBREVIATIONS

Term	Meaning / Definition
AEP	Annual Exceedance Probability
BGL	Below Ground Level
BGS	British Geological Society
CFMP	Catchment Flood Management Plan
CIRIA	Construction Industry Research and Information Association
CoP	Code of Practice
EA	Environment Agency
EFO	Extreme Flood Outline (Boundary of floodplain associated with a flood event with a probability of occurrence of 0.1%, 1 in 1000 years)
FDA	Flood Defence Agency (e.g. Environment Agency)
FERS	Flood Event Recording System
FFL	Finished Floor Level
FRA	Flood Risk Assessment
FW	Foul Water
GPZ	Groundwater Protection Zone
LDD	Local Development Document
LDF	Local Development Framework
LHA	Local Highway Authority
LPA	Local Planning Authority
m AOD	Metres above Ordnance Datum
MAF	Mean Annual Flood
NGR	National Grid Reference
OS	Ordnance Survey
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
SFRA	Strategic Flood Risk Assessment
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems
SW	Surface Water
WFD	Water Framework Directive

1.0 INTRODUCTION

1.1. Roche Group are proposing a new commercial development (drive-thru) on land off Mellor Street, Rochdale. Total area of the site is approximately 0.13ha. (Ref. Figure 1.4).

1.2. The Local Planning Authority has requested that a Flood Risk Assessment (FRA) is undertaken to assess the risk of flooding to the site.

1.3. ELLUC Projects Limited has been commissioned by Roche Group to prepare a formal Flood Risk Assessment to accompany the planning application

2.0 PLANNING POLICY

NATIONAL PLANNING POLICY

2.1. The National Planning Policy Framework (NPPF)¹ clearly identifies flood risk as a specific material consideration in the Planning Process and in the allocation and release of sites for development or re-development.

2.2. NPPF builds on its predecessor (PPS 25) and seeks to further strengthen the co-ordination between land-use planning and development planning and the operational delivery of flood and coastal defence strategy. NPPF retains key elements of PPS 25 continuing to encourage Local Planning Authorities to use their existing powers to guide, regulate and control development in relation to flooding and flood risk. NPPF expects Local Authorities to adopt a risk-based approach at all levels of Planning, through the application of the Sequential Test detailed in Table 1 and 2, of the Technical Guidance to NPPF document, a copy of which is attached in Appendix A.

2.3. The aim of the sequential test is to steer new development to areas with the lowest probability 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 probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

2.4. The Water Resources Act 1991 [Section 105] also requires the Environment Agency to exercise a general supervision over all flood defence matters, including flood plains and washlands which accommodate waters during periods of flood. In discharging their functions, the Agency from time to time carries out comprehensive surveys and flood studies, largely of 'main rivers' within its jurisdiction.

2.5. A Section 105 Study involves the Agency topographically surveying the subject watercourse (or parts of it) and obtaining details of the flow mechanics within the watercourse. This data then enables them to generate a comprehensive hydraulic computer model for the watercourse. From this hydraulic model, the EA are able to define the approximate extent of fluvial floodplain associated with the 1 in 100-year (1% annual probability) flooding event or the extent of tidal floodplain associated with the 1 in 200-year (0.5% annual probability) flooding event.

2.6. The extents of the modelled floodplain are then provided to Local Planning Authorities, to enable them to make more informed decisions when considering proposed development in flood-susceptible areas. If development is proposed in a flood-susceptible area, or in an area where there is a history of flooding, the EA, as a statutory consultee in the Planning Process, will generally recommend that the risk of flooding be formally assessed, in accordance with NPPF, and that a Flood Risk Assessment report be produced to support the Planning Application. The broader modelled flood extents are also indicated on the EA's Flood Zone Maps, available through their website².

¹ National Planning Policy Framework

² www.environment-agency.gov.uk

2.7. Local Planning Policy

Catchment Flood Management Plan (CFMP)

2.8. The site is located within the Irwell catchment area. The Environment Agency has produced the ‘Irwell Catchment Flood Management Plan’³. A copy of the CFMP is available from the EA on request.

2.9. CFMP’s are not specifically required by the Water Framework Directive ⁴ and are prepared voluntarily by the EA (under Government sponsorship). A CFMP is a high-level strategic plan for an area which aims to develop policies to manage flood risk over the next 50 to 100 years. These policies take into account the likely impacts of climate change and the effects of land-use and land management, and identify a range of benefits which contribute towards sustainable development. The CFMP’s policies establish whether action should be taken to increase, decrease or maintain the current level of flood risk.

Strategic Flood Risk Assessment (SFRA)

2.10. Local Planning Authorities are required to produce Local Development Frameworks, which are a portfolio of Local Development Documents that collectively deliver the spatial planning strategy for the Authority area. The LDD’s undergo a Sustainability Appraisal which assists Planning Authorities in ensuring their policies fulfill the principles of sustainability. Strategic Flood Risk Assessments are one of the documents to be used as the evidence base for planning decisions and are a component of the Sustainability Appraisal process. Therefore, SFRAs should be used in the review or production of LDD’s.

2.11. To assist Local Planning Authorities in their strategic land-use planning, SFRA’s should present sufficient information to enable Local Authorities to apply the Sequential Test to their proposed development sites: *“Decision-makers should use the SFRA to inform their knowledge of flooding, refine the information on the Flood Map and determine the variations in flood risk from all sources of flooding across and from their area. These should form the basis for preparing appropriate policies for flood risk management for these areas.”* ⁵

2.12. Rochdale Metropolitan Borough Council has published a Strategic Flood Risk Assessment⁶.

2.13. The SFRA along with the EA flood risk maps indicate that the majority of the proposed development sites lie within **Flood Zone 2**. A small area of the drive-thru swept path lies within **Flood Zone 3**. The EA highlight that a Flood zone 2 is an area of fluvial risk of flooding between the 1 in 100 year and 1 in 1000 year event.

2.14. The SFRA has been developed with the assistance of the Environment Agency and key landowners to provide a robust assessment of current and future levels of flood risk, ensuring that future development takes full account of flood risk and sustainability at the outset.

2.15. A copy of the SFRA is available from Rochdale Metropolitan Borough Council.

Further Guidance

CIRIA Guidance

⁴ www.defra.gov.uk/environment/water/wfd/index.htm

⁵ NPPF

⁶ Level 1 Strategic Flood Risk Assessment, Bury Council, March 2011.

2.16. CIRIA publication ‘C624 Development and Flood Risk – Guidance for the Construction Industry’⁷, define three levels of FRA which can be undertaken:

Table 2.1 Levels / Scopes of Flood Risk Assessment

FRA Level	Description / Scope
Level 1	Screening Study to identify whether there are any flooding or surface water management issues related to a development site that may warrant further consideration. This should be based on readily available existing information, including the SFRA, Environment Agency Flood Map and Standing Advice. The Screening Study will ascertain whether a FRA is required.
Level 2	Scoping Study to be undertaken if the Level 1 FRA indicates that the site may lie within an area that is at risk of flooding or that the site may increase flood risk due to increased run-off. This Study should confirm the sources of flooding which may affect the site and should include the following: • an appraisal of the availability and adequacy of existing information; • a qualitative appraisal of the flood risk posed to the site, and potential impact of the development on flood risk elsewhere; • an appraisal of the scope of possible measures to reduce the flood risk to acceptable levels. The Scoping Study may identify that sufficient quantitative information is already available to complete a FRA appropriate to the scale and nature of the development.
Level 3	Detailed Study to be undertaken if the Level 2 FRA concludes that further quantitative analysis is required to assess flood risk issues related to the development site. The Study should include: • quantitative appraisal of the potential flood risk to the development; • Quantitative appraisal of the potential impact of development site on flood risk elsewhere; • quantitative demonstration of the effectiveness of any proposed mitigation measures.

2.17. It is considered that a Level 2 Scoping Study is appropriate at this stage and to minimise pre-commencement conditions this report has therefore been based on the requirements of a Level 2 Study.

⁷ CIRIA publication ‘C624 Development and Flood Risk – Guidance for the Construction Industry’, 2004

3.0 REQUIREMENTS OF A FLOOD RISK ASSESSMENT

3.1. The EA's Flood Zone Maps, available on the EA's website, indicate that the majority of the site is within a Flood Zone 2 this is inclusive of the proposed commercial building and majority of the drive-thru swept path. Flood Zone 2 has a moderate risk of flooding between the 1 in 1000 year event and the 1 in 100 year (0.1% AEP TO 1% AEP.) Current EA guidance indicates that all developments within this zone should be accompanied by an FRA for a development site with an area of over 1 hectare, or the Local Authority have requested one, as in this situation. An FRA should contain:

- Information about the surface water disposal measures already in place and their state of maintenance;
- An assessment of the volume of surface water run-off likely to be generated from the proposed development;
- Information on how that surface water run-off will be disposed of (from the new development);
- Estimates of how climate change could affect the probability and intensity of flooding events in the future;
- Information about any other potential sources of flooding to the site - streams, ditches, sewers, groundwater, overland surface water flow or any combination of these.

3.2. As set out in NPPF flood risk assessments should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account.

3.3. The detail and complexity of a Flood Risk Assessment should reflect the level of risk to the proposed development and should:

- be proportionate to the risk and appropriate to the scale, nature and location of the development;
- consider the risk of flooding arising from the development in addition to the risk of flooding to the development;
- take the impacts of climate change into account;
- be undertaken by competent people, as early as possible in the particular planning process, to avoid misplaced effort and raising landowner expectations where land is unsuitable for development;
- consider both the potential adverse and beneficial effects of flood risk management infrastructure including raised defences, flow channels, flood storage areas and other artificial features together with the consequences of their failure;
- consider the vulnerability of those that could occupy and use the development, taking account of the Sequential and Exception Tests and the vulnerability classification (including arrangements for safe access;

- consider and quantify the different types of flooding (whether from natural and human sources and including joint and cumulative effects) and identify flood risk reduction measures, so that assessments are fit for the purpose of the decisions being made;
- consider the effects of a range of flooding events including extreme events on people, property, the natural and historic environment and river and coastal processes;
- include the assessment of the remaining (known as ‘residual’) risk after risk reduction measures have been taken into account and demonstrate that this is acceptable for the particular development or land use;
- consider how the ability of water to soak into the ground may change with development, along with how the proposed layout of development may affect drainage systems;
- be supported by appropriate data and information, including historical information on previous events.

4.0 SEQUENTIAL TEST

4.1. The sequential test is to ensure that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The aim is to steer new developments to Flood Zone 1 (areas with a low probability of river or sea flooding).

4.2. The majority proposed development is set within Flood Zone 2. A small area of the Drive-thru swept path is within Flood Zone 3 – Please refer to paragraph 9.4 for additional information.

Please note FRA is in relation to Flood zone 2, additional flood compensation / works may be required and requested by the Environment Agency.

4.3. The proposed residential development will be categorised as ‘more vulnerable’ as classed within NPPF.

Table 4.5 Flood Risk Vulnerability Classification Chart (NPPF)

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	x	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	x	x	x	✓*

Key:

✓ Development is appropriate

x Development should not be permitted.

4.4. Based upon the Flood risk Vulnerability classification the development site is classed as appropriate and therefore the sequential test is past. An exception test for the development is provided below:

4.5 Exception Test

In accordance with the gov.uk guidance regarding exception tests – flood risk will be managed on site by raising all proposed levels onsite inclusive of the proposed commercial building.

4.6 The sustainability benefits outweigh the flood risk, as the site will encourage residents to the area creating a sense of community.

4.7 The proposed drive-thru will remain safe for the lifetime of its development as the building / drive thru will be elevated above flood levels with allowance for climate change for the lifetime of the development.

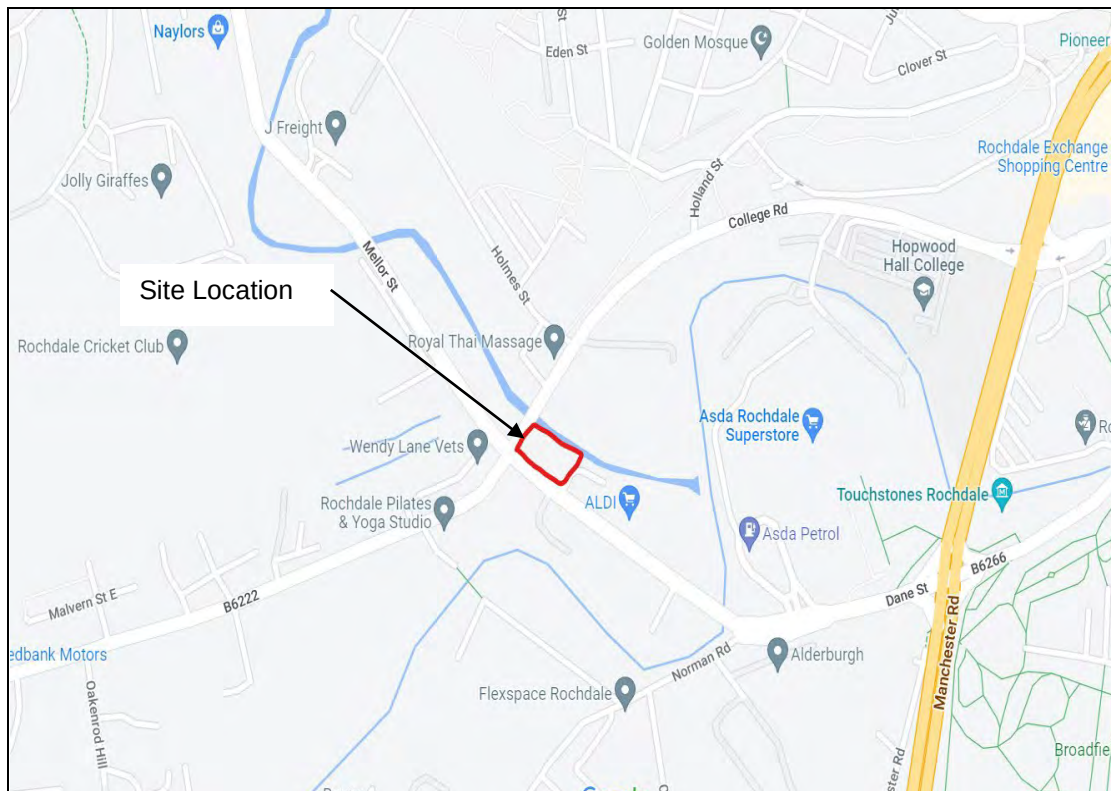
4.8 Disclaimer – Additional works / Flood compensation may be required in relation to Flood zone 3

5.0 SITE CONTEXT

SITE LOCATION

5.1. The site is located off Mellor Street, Rochdale. The residential site is approximately 0.13ha and has grid reference E388927 , N413249 . Ref. Figures 5.1 and Figure 5.2.

Figure 5.1 Site Location Plan



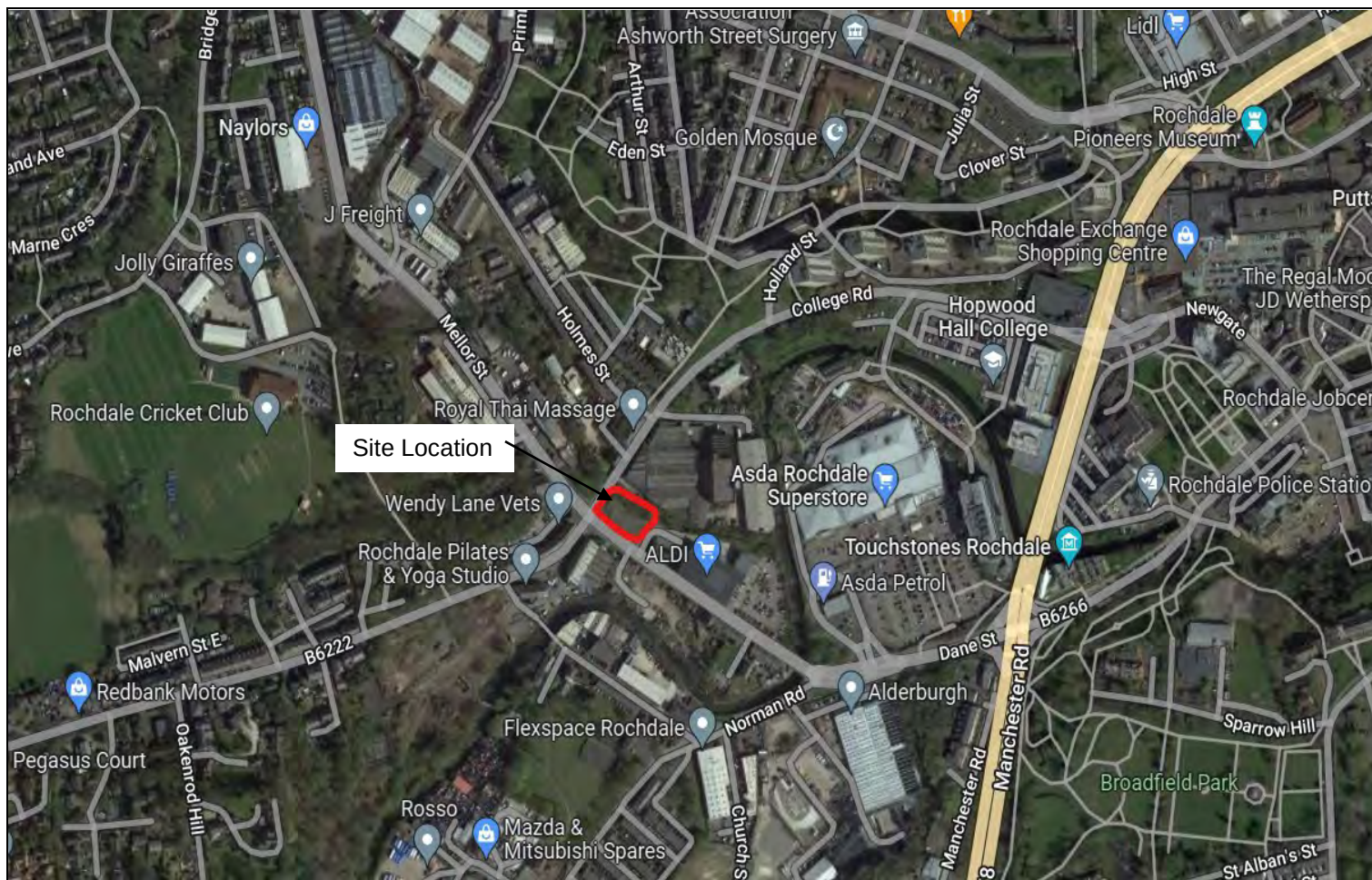


Figure 5.2: Aerial Image

EXISTING SITE CHARACTERISATION / LAND-USE

- 5.2. The site and surrounding boundary conditions are shown on the Aerial Image in Figure 5.2.
- 5.3. The site is a brownfield.
- 5.4. The majority of the site is made up of scrubland.
- 5.5. The north of the site is bound by the River Spodden.
- 5.6. To the west the site is bound by College road.
- 5.7. The south of the site is bound by Mellor street.
- 5.8. To the east the site is bound by commercial units such as Aldi.

EXISTING SITE TOPOGRAPHY

- 5.9. The site's general falls from the southern boundary to the northern boundary (from 119.20m AOD, Mellor Street to 116.410m AOD, River Spodden.)

EXISTING WATERCOURSES / WATER BODIES / DRAINAGE INFRASTRUCTURE

- 5.10. The River Spodden is located along the Northern boundary of the development.

EXISTING GROUND CONDITIONS

- 5.11. According to the British Geological Society website 1:50,000 maps, the bedrock of the site is composed of Pennine Lower Coal Measures – Mudstone, Siltstone and Sandstone. The superficial deposits are Alluvium – Clay and Silt.

6.0 PROPOSED DEVELOPMENT

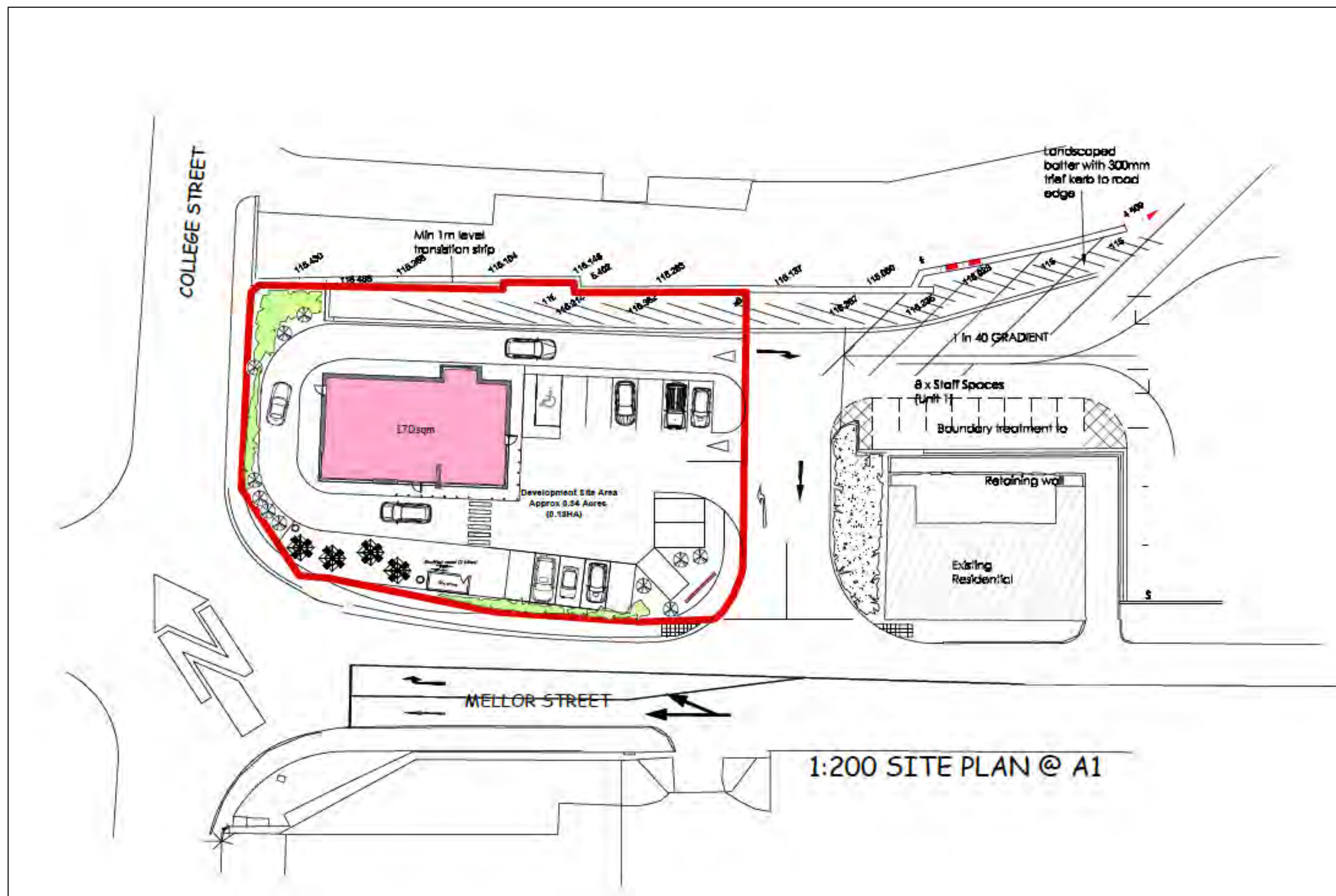
PROPOSED LAYOUT

- 6.1. The proposed site layout is indicatively shown in Figure 6.1 and the full version is in Appendix C
- 6.2. The proposed development is for a commercial development in which will be a drive thru.

PROPOSED LEVELS

- 6.3. Based upon the EA product 4 data for Flood zone 1 and 2 the proposed commercial building (Drive-thru) shall be set 600mm above 1 in 100 year plus 70% cc (1 % AEP) flood level and proposed levels will be elevated to suit fluvial flood risk. EA product 4 data confirms that the 1 in 100 year plus 70% cc (1% AEP) flood level is 118.760. Therefore proposed FFL, shall be set no lower than 119.360.

Figure 6.1 Proposed Layout



7.0 PROPOSED DRAINAGE

SURFACE WATER DRAINAGE OPTIONS

7.1. The BGS maps indicate that the geology of the site consists of Pennine Middle coal Measures Formation. It is anticipated that soakaways will not be feasible on the site.

7.2. The site will drain to directly into the River Spodden which runs to the Northern boundary at a discharge rate of 5 l/s (subject to agreement with the Environment Agency and the LLFA.)

7.3. To ensure that post-development run-off volumes and peak flow rates discharging from the site do not exceed current levels, it may be necessary to employ SuDS (Sustainable Drainage Systems) methods and source control techniques, including flow control devices to restrict flows and to store attenuated water on site. The provision of such techniques will ensure that the maximum discharge from the site does not exceed the agreed rates with the statutory bodies. In addition, where practicable, opportunities for reducing flood risk through the management of surface water run-off from the site should be included.

7.4. Storage of attenuated flows within the site could be provided in a number of ways:

- underground – over-sized pipes / tanks or proprietary storage systems such as ‘Stormcell’;
- above ground – storage / balancing pond, designated surface areas (low risk areas such as car parks, open space);
- combination of underground and above ground.

7.5. Proposed SW drainage systems are generally designed in accordance with ‘Sewers for Adoption’⁸, which requires that any surface water drainage system, which is proposed to be Adopted after construction, should not surcharge during the 1 in 5-year storm event, and should not produce any surface flooding during a 1 in 30-year storm event (i.e. all run-off contained wholly within the sewerage system during the 1 in 30-year event).

7.6. It is generally accepted that a degree of surface flooding can be permitted during extreme storm events, subject to specific surface areas being designated as flood-susceptible and subject to flooding of these areas posing little or no risk to human life and/or damage to property. Examples of surface areas which might be permitted to flood during extreme events are:

- Agricultural land;
- Recreational land (playing fields etc.);
- Landscaped areas;
- Car parks;
- Other non-inhabited, designated areas.

7.7. In all cases where surface flooding might be permitted or designed in to a scheme, due diligence needs to be given to NPPF and the need to make potential users of such areas aware of their functionality and purpose, and the requirement to maintain safe access and egress at all times.

⁸Sewers for Adoption’ 7th Edition, published by WRc Plc., March 2006

7.8. The Building Regulations Approved Document H (2002) outlines a hierarchy of potential methods of disposing of surface water from a site:

- A soakaway; or where that is not practicable
- A watercourse or river; or where that is not practicable,
- A sewer.

7.9. The viability of this hierarchy has been assessed below:

SOAKAWAY

7.10. According to the BGS survey the ground is of Pennine Lower Coal Measures – Mudstone, Siltstone and Sandstone. Soakaways are not feasible at this site.

WATERCOURSES / WATER BODIES

7.11. The River Spodden runs to the northern boundary in which will be our surface water outfall.

SEWERS

7.12. The foul water will drain to the existing combined sewer (uu manhole ref 8202) located within Mellor street at an unrestricted rate (subject to United Utilities approval.)

7.13. Below is a chart based on table 1.1 typical SuDS components within CIRIA Guidance 697 SuDS manual. This discusses the viable SuDS components and whether they are useable for this site.

Component	Description	Is it viable
Filter Strips	These are wide, gently sloping areas of grass or other dense vegetation that treat runoff from adjacent impermeable areas.	Infiltration is not likely to be successful therefore this type of SuDS system should not be viable on the site.
Swales	Swales are broad, shallow channels covered by grass or other suitable vegetation. They are designed to convey and/or store runoff, and can infiltrate the water into the ground (if ground conditions allow)	Infiltration is not likely to be successful therefore this type of SuDS system should not be viable on the site.
Infiltration Basins	Infiltration basins are depressions in the surface that are designed to store runoff and infiltrate the water to the ground. They may also be landscaped to provide aesthetic and amenity value	Infiltration is not likely to be successful therefore this type of SuDS system should not be viable on the site.
Wet Ponds	Wet ponds are basins that have a permanent pool of water for water quality treatment. They provide temporary storage for additional storm runoff above the permanent water level. Wet ponds may provide amenity and wildlife benefits	The site does not have sufficient space for wet ponds. Therefore wet ponds will be viable.
Extended detention basins	Extended detention basins are normally dry, though they may have small permanent pools at the inlet and outlet. They are designed to detain a certain volume of runoff as well as providing water quality treatment.	Extended detention basins would not be suitable as there is not enough available space on site. Therefore this type of SuDS would be viable and likely situated on site.
Constructed Wetland	Constructed wetlands are ponds with shallow areas and wetland vegetation to improve pollutant removal and enhance wildlife habitat	Constructed wetland would not be possible Therefore this type of SuDS is unsuitable.
Filter drains and perforated pipes	Filter drains are trenches that are filled with permeable material. Surface water from the edge of paved areas flows into the trenches, is filtered and conveyed to other parts of the site. A slotted or perforated pipe may be built into the base of the trench to collect and convey the	Infiltration is not likely to be successful therefore this type of SuDS system should not be viable on the site.

	water.	
Infiltration devices	Infiltration devices temporarily store runoff from a development and allow it to percolate into the ground.	Infiltration is not likely to be successful therefore this type of SuDS system should not be viable on the site.
Pervious surfaces	Pervious surfaces allow rainwater to infiltrate through the surface into an underlying storage layer, where water is stored before infiltration to the ground, reuse, or release to surface water	Infiltration is not likely to be successful therefore this type of SuDS system should not be viable on the site.
Green Roofs	Green roofs are system which cover a building's roof with vegetation. They are laid over a drainage layer, with other layers providing protection, waterproofing and insulation.	Green roof is not suitable on this type of development.
Oversized Pipes	Oversized pipes are pipes below ground that hold surface water	These should be viable and will be used within the site.

SURFACE WATER DRAINAGE STRATEGY

- 7.16 The surface water will discharge to: -The River Spodden which runs along the northern boundary.
- 7.17 The site will discharge at 5l/s, to be agreed with the Environment Agency and the LLFA.
- 7.18 The proposed surface water network is to be designed using Microdrainage flow simulation software to ensure the following:
- No surcharging of drainage network for Design Storm of 1 in 2 years.
 - No flooding for design flood frequency of 1 in 30 years.
 - 1:100 year + 40% model should be duly reviewed and flood routing plans prepared as part of the detailed site designs.
 - Maintenance of the drainage will be undertaken by Roche Group until adopted and/or transferred to a management company.

8.0 FLOOD HAZARDS & SOURCES OF FLOODING

POTENTIAL FLOOD HAZARDS

- 8.1 Prior to undertaking an FRA, the different types of flooding mechanisms which may affect the site need to be identified and then assessed to determine whether the development site is located within an area which is at risk of flooding from one or more of the applicable mechanisms.
- 8.2 CIRIA Report C624⁹, Table A2.1, lists a number of key factors that should be considered during a Level 1 FRA. This table can be used to summarise the findings of a Level 1 FRA study and to identify those flood hazards which may be applicable to the site in question. The boxes shaded grey indicate those sources of flooding which are unlikely to be identified for each question. If sufficient information is not available to identify the specific source of flooding, then all possible sources should be ticked. If a tick is placed below any flood hazard then a Level 2 FRA will be required to assess flood risk issues relating to that hazard in more detail.
- 8.3 Table 8.1 below identifies the flood hazards applicable to this site.

⁹CIRIA publication 'C624 Development and Flood Risk – Guidance for the Construction Industry'

Table 8.1 Flood Hazard Identification

Question	Flood Hazard						
	Fluvial	Sea	Estuaries	Groundwater	Overland flow	Artificial drainage systems	Infrastructure failure
Is the development site next to the sea or any watercourse shown on Ordnance Survey maps?	x	x	x				
Is the development site, or part of the development site, identified as being at risk of flooding within available documentation?	x	x	x	x	x	x	x
If a strategic flood risk assessment is available, is the development site, or part of the development site, identified as being at risk of flooding?	x	x	x	x	x	x	x
If a flood zone map is available, is the development site, or part of the development site, within a High Risk zone?	x	x	x				
If a flood zone map is available, is the development site, or part of the development site, within a Low to Medium Risk zone?	x	x	x				
If a flood zone map is not available, is the development site, or part of the development site, situated on alluvium based on consideration of geological maps of the area?	x	x	x				
If there is an existing property on, or next to the site at the same level, is the property within a flood warning area?	x	x	x	x			
Are the LPA / FDA aware of any existing, historical or potential flooding problems that may affect the site?	x	x	x	x	x	x	x
Do the physical characteristics of the site suggest that it may be prone to flooding?	x	x	x	x	x	x	x
If a flood zone map is not available, is the development site below 10m AOD AND does the FDA consider the development to be at risk of tidal flooding?		x	x				
Is the development located within a natural or artificial hollow, or at the base of a valley or at the bottom of a hill slope?				x	x		
Does examination of historical maps indicate any likelihood of flood risk at the site?	x	x	x	x	x		
Do the names of surrounding roads, areas or houses suggest the possibility of seasonal or historical flooding?	x	x	x	x	x		
Is the site likely to involve excavation / construction below existing ground levels (excluding foundations)?	x	x	x	x	x		
Is the land use upslope of the site such that the generation of overland flow may be encouraged, and can water from this area flow onto the site?					x		
Are there any artificial drainage systems on or next to the site, at the same level, or upslope of, the site?						x	x
Is the development site protected by an existing flood defence?	x	x	x			x	x
Is the development site protected by a flood control structure (e.g. flap valve, sluice gate, tidal barrier etc)	x	x	x			x	x
Is the development site located upstream of a culvert which may be prone to blockage?	x		x	x	x	x	x
Are water levels in a watercourse located in or next to a development site controlled by a pumping station?	x	x	x	x	x	x	x
Is the development site next to or downstream / down slope of a canal?						x	x
Is the development site downstream/ down slope of a reservoir or other significant water body?						✓	✓
FURTHER COMMENT ON FLOOD RISK WITHIN THIS FRA?	x	x	x	x	x	✓	✓

SOURCES OF FLOODING

8.4 It is considered that there are two potential sources of flooding to the site:

- Risk of surface water flooding to the site from itself.
- Risk of flooding from the River Spodden

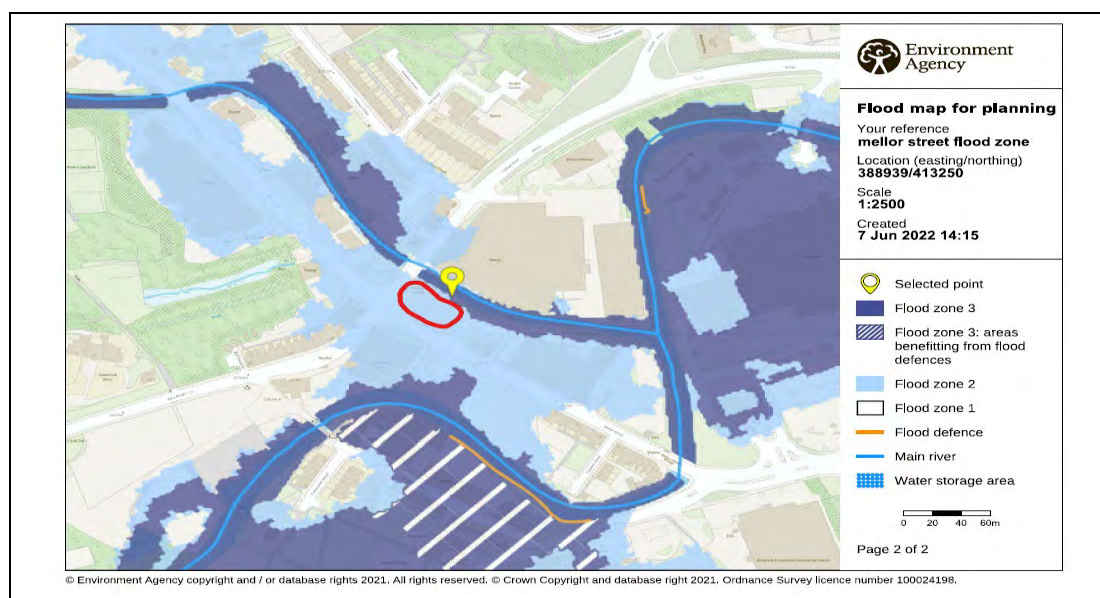
8.5 The risk of flooding from these various sources is assessed in the following sections of this report.

9.0 FLOOD RISK ASSESSMENT

FLUVIAL FLOODING

- 9.1 The site is within an area of Flood Zone 2 as identified by Environment Agency flood maps. This flood zone indicates an area of medium risk of flooding.
- 9.2 The Flood Zone Maps, which are available on the Environment Agency's website (ref. Section 2 of this Assessment), shows the site to be within Flood Zone 2. (see figure 9.2).

Figure 9.2 EA Flood Zone Map (not to scale)



© Crown copyright. All rights reserved. Environment Agency, 100026380, 2008

- 9.3 Based on currently available information, the risk of fluvial flooding is considered medium due to the entirety of the development located within Flood zone 2. Therefore, proposed levels are to be elevated above flood level provided by EA product 4 data.

EA FLOOD DATA

- 9.4 Environment Agency flood data was available for the site (refer to Appendix D) and provides the modelled flood levels along the nearby River. The modelled flood levels for the 1 in 1000 year (0.1% AEP) undefended fluvial flows is 118.90 which indicates that Flood zone 1 for this area would be above the level of 118.90. Due to existing levels onsite ranging from 119.72 – 118.39 the development is located within Flood Zone 2. EA modelled flood data for flood zone 2 for the 1 in 100 year plus 70% cc (1% AEP) undefended fluvial flow is 118.76. The EA modelled data or flood zone 3 for the 1 in 100 year (1% AEP) undefended is 117.77, therefore a small area of the drive-thru swept path is located within

Flood zone 3. Discussions with the Environment Agency is required to determine whether the approx. 40m2 area within Flood zone 3 required Flood compensation.

9.5 PROPOSED FLOOR LEVELS

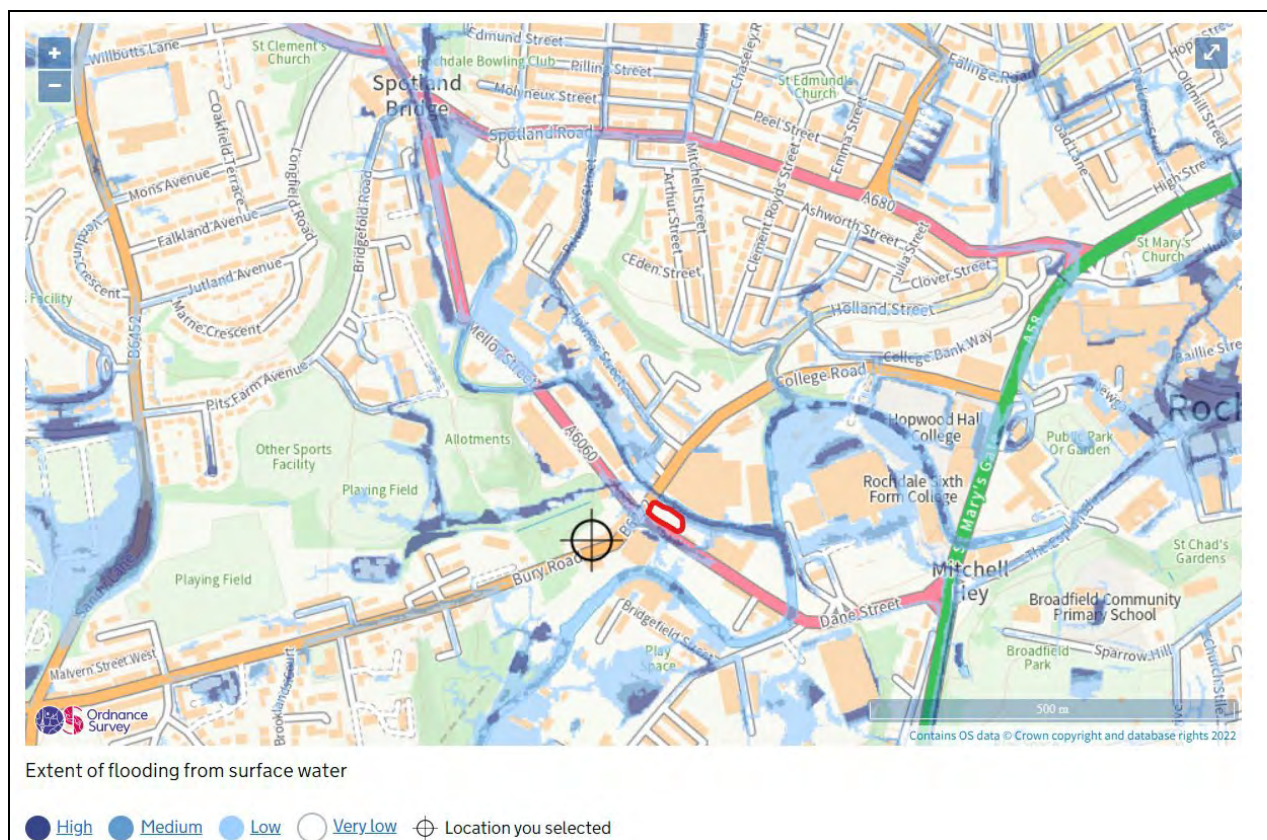
9.6 In accordance with EA flood modelling date the proposed FFL of the drive thru must be elevated due to the location within Flood Zone 2. The proposed FFL must be set 600mm above flood zone 2 level (1 in 100 year plus 70% climate change 1% AEP) in which is 118.760. Therefore the proposed FFL for the drive thru must be set no lower than 119.360 (based upon Flood Zone 2 review only.)

SURFACE WATER FLOODING

9.7 The EA surface water map indicates that the site is at low to medium risk of surface water flooding.

9.8 Figure 9.13 shows areas of the site which are at different levels of risk of surface water flooding.

Figure 9.13 EA Surface Water Map (not to scale)



© Crown copyright. All rights reserved. Environment Agency, 100026380, 2008

9.9 It is assumed that there are no springs underneath the site.

- 9.10 The majority of the site is at a low to medium risk of surface water flooding. The levels are to be raised which will mitigate the risk of surface water flooding.
- 9.11 A new drainage system will be included which will attenuate drainage up to and including the 1 in 100 year event plus climate change.
- 9.12 Based on currently available information and taking into consideration the raising of proposed levels the risk of surface water flooding to the proposed development is Low.

SURCHARGING OF ARTIFICIAL DRAINAGE

- 9.13 There are no UU surface water sewers crossing the site. So the site is at low risk from flooding from artificial drainage.

INFRASTRUCTURE FAILURE

- 9.14 The central CIRIA Report C624 defines 'infrastructure failure' as the structural, hydraulic, geotechnical, mechanical or operational failure of infrastructure which normally retains, transmits or controls the flow of water. This risk of flooding is usually associated with three main categories of infrastructure:
- failure of infrastructure designed to store or carry water (e.g. dam break, canal leak, water mains burst);
 - failure of infrastructure designed to protect an area from flooding (e.g. flood defence breach, flap valve failure, penstock failure, pumping station failure);
 - blockage of a pipe, bridge or culvert.
- 9.15 There are no additional dams, canals located upstream / upslope of the site.
- 9.16 Failure of any water mains could result in leakage and consequently over-land flows within the site. There is therefore a risk of over-land flows being generated because of an infrastructure failure in any water mains, however, such failures occur very infrequently and there is little that can be done to anticipate them.
- 9.17 Water main failures are usually notified to the asset owner within a short period of time of the failure occurring and remedial Work is usually implemented soon thereafter to prevent subsequent property damage and inconvenience. Any failure of a water main is therefore likely to continue for a relatively short period of time.
- 9.18 Based on the above information, the risk of flooding as a result of infrastructure failure is considered to be low and on this basis any further assessment of flooding from infrastructure failure is not considered necessary.
- 9.19
- #### **GROUNDWATER FLOODING**
- 9.20 There is only a minimal risk of groundwater flooding in the full planning area due to the development sites gradients and elevated levels.
- 9.21 The ground levels will be raised to take into account groundwater flooding and minimise the risk of groundwater flooding.

10.0 RESIDUAL RISKS & IMPACTS

RESIDUAL RISKS

- 10.1 Table 10.1 outlines the initial qualitative assessment of risk posed by each potential source of flooding, the mechanisms for flooding and the likely consequences. The table also includes a review of possible mitigation measures and what effect, if any, the mitigation measures are likely to have on the residual risk posed by each potential flood source.
- 10.2 Categories of risk have been qualitatively defined as:
- ‘High’ Risk: Flooding is likely to result in significant damage to property and pose a significant risk to life;
 - ‘Medium’ Risk: Flooding is likely to result in possible minor damage to property but flood progress would allow adequate time for residents to be warned and safely evacuated to higher ground or appropriate places of safety;
 - ‘Low’ Risk: Flooding is unlikely to result in any damage to property damage and pose little or no risk to life.

Table 10.1 Qualitative Assessment of Residual Flood Risks

Source	Flood Mechanism & Consequences	Initial Assessment of Risk	Recommended Mitigation Measures	Residual Risk
Fluvial flooding	The site is within Flood Zone 1. An area at low risk of flooding	Medium	No fluvial mitigation required.	Low
Surface Water Flooding	The EA surface water flood map indicates that the site is mostly at low risk of surface water flooding.	Low	The installation of an effective drainage strategy will help mitigate to risk of surface water flooding on the site.	Low
Surcharging of artificial drainage systems	Drainage systems operating above design capacity, resulting in: - surcharging of manholes / drainage systems; - over-land flow through development; - ponding in low-lying areas of site; - no over-land flow route for flood waters accumulating in low-lying areas.	Low	- Appropriate design of SW drainage system to provide sufficient attenuation. - There are no records of sewer flooding on the site.	Low
Infrastructure failure	Water main burst or pumping station failure, resulting in: - Possible over-land flows through / adjacent to the site and possible inundation of property; - Possible pooling in low-lying areas.	Low	None required	Low

Groundwater	There is no known record of groundwater	Low	- The levels in on the site will be raised to minimise the risk of flooding.	Low
-------------	---	------------	--	------------

- 10.3 The mitigation measures proposed in this report will generally reduce the risk of flooding from each potential source.

IMPACT OF DISPLACED WATER

- 10.4 The proposed site is not within an area of fluvial flooding. This suggests there will be minimal risk of displacing water.

IMPACT ON COASTAL OR FLUVIAL MORPHOLOGY

- 10.5 The proposed development will not directly impact on coastal morphology.

11.0 CLIMATE CHANGE

- 11.1 Below are the recommended rainfall intensity increases from the Flood Risk Assessment climate change allowances

Table 11.1 Peak rainfall intensity allowance in small and urban catchments (use 1961 to 1990 baseline)

Applies across all of England	Total potential change anticipated for 2010 to 2039	Total potential change anticipated for 2040 to 2059	Total potential change anticipated for 2060 to 2115
Upper End	10%	20%	40%
Central	5%	10%	20%

- 11.2 For practical reasons, it is difficult to define the lifetime of a development as each development has different characteristics. However, residential development is considered to have a minimum lifetime horizon of 100 years, unless there is specific justification for considering a shorter period (e.g. development controlled by a time-limited Planning Condition). This development lifetime is approximately 100-year design life.
- 11.3 Therefore, over the next 100 years, the recommendations contained in table 2 Flood Risk assessments: climate change allowance document in terms of increased rainfall, would equate to an increase of between 20% and 40% in peak rainfall intensity.
- 11.4 A rainfall intensity of 40% has been used for designing this development. The preliminary design of the proposed SW drainage system has taken account of this increase in peak rainfall intensity over the lifetime of the proposed development and has demonstrated that surface water run-off can be managed in a sustainable manner on the site, including the effects of climate change. It is therefore considered that the proposed development has taken account of climate change effects.

12.0 CONCLUSIONS & RECOMMENDATIONS

- 12.1 Roche Group are proposing a new residential development at the land of Mellor Street, Rochdale. Total area of the site is approximately 0.13ha.
- 12.2 The Local Planning Authority has requested that the risk of flooding be formally assessed through a Flood Risk Assessment.
- 12.3 The development site is brownfield and currently consists of scrubland
- 12.4 Elluc Projects have been commissioned to produce FRA based upon Flood zone 2 only. The majority of the site lies within Flood zone 2. Small area of drive-thru swept path is located within Flood zone 3. Additional discussions required with Environment agency to confirm whether flood compensation is required / review of layout to confirm sufficient space for flood compensation.
- 12.5 The site is overall at a low risk from surface water flooding.
- 12.6 The installation of an effective drainage strategy and external works will mitigate the risk of surface water and groundwater flooding concerns on the site.
- 12.7 The discharge will be set at 5l/s for surface water discharge into the River Spodden subject to approval from the Environment Agency and LLFA.
- 12.8 Proposed FFL is to be elevated above flood zone 2 level (1 in 100 year plus 70%cc 1% AEP) plus 600mm freeboard. FFL to set no lower than 119.360.
- 12.9 The foul water is to discharge at an unrestricted rate into existing united utilities combined manhole (ref 8202) subject to United Utilities approval.
- 12.10 Based on the information provided to ELLUC Projects Ltd to accompany this Flood Risk Assessment, redevelopment of the site would be considered sustainable in terms of Flood Risk

APPENDIX A:

Introduction

1. This document provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework on development in areas at risk of flooding and in relation to mineral extraction. This guidance retains key elements of Planning Policy Statement 25 and of the existing minerals policy statements and minerals planning guidance notes which are considered necessary and helpful in relation to these policy areas. The retention of this guidance is an interim measure pending a wider review of guidance to support planning policy.

Flood risk

2. As set out in the National Planning Policy Framework, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes:
 - “areas at risk of flooding” means land within Flood Zones 2 and 3; or land within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency;
 - “flood risk” means risk from all sources of flooding - including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

The Sequential and Exception Tests

3. As set out in the National Planning Policy Framework, the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. The flood zones (see table 1) are the starting point for this sequential approach. Zones 2 and 3 are shown on the flood map¹ with Flood Zone 1 being all the land falling outside Zones 2 and 3. These flood zones refer to the probability of sea and river flooding only, ignoring the presence of existing defences.
4. Strategic Flood Risk Assessments (see paragraphs 7-8) refine information on the probability of flooding, taking other sources of flooding and the impacts of climate change (see paragraphs 11-15) into account. They provide the basis for applying the Sequential Test, on the basis of the flood zones in table 1. Where table 1

¹ To access the flood map, see the Environment Agency's website at:
<http://www.environment-agency.gov.uk/homeandleisure/floods/default.aspx>

indicates the need to apply the Exception Test (as set out in the National Planning Policy Framework), the scope of a Strategic Flood Risk Assessment will be widened to consider the impact of the flood risk management infrastructure on the frequency, impact, speed of onset, depth and velocity of flooding within the flood zones considering a range of flood risk management maintenance scenarios. Where a Strategic Flood Risk Assessment is not available, the Sequential Test will be based on the Environment Agency flood zones.

5. The overall aim should be to steer new development to Flood Zone 1. Where there are no reasonably available sites in Flood Zone 1, local planning authorities allocating land in local plans or determining planning applications for development at any particular location should take into account the flood risk vulnerability of land uses (see table 2) and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required (see table 3). Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

Table 1: Flood zones

(Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences)

Zone 1 - low probability

Definition

This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Appropriate uses

All uses of land are appropriate in this zone.

Flood risk assessment requirements

For development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a flood risk assessment. This need only be brief unless the factors above or other local considerations require particular attention.

Policy aims

In this zone, developers and local authorities 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 sustainable drainage systems².

² Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible.

Zone 2 - medium probability

Definition

This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.

Appropriate uses

Essential infrastructure and the water-compatible, less vulnerable and more vulnerable uses, as set out in table 2, are appropriate in this zone. The highly vulnerable uses are *only* appropriate in this zone if the Exception Test is passed.

Flood risk assessment requirements

All development proposals in this zone should be accompanied by a flood risk assessment.

Policy aims

In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage systems.

Zone 3a - high probability

Definition

This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

Appropriate uses

The water-compatible and less vulnerable uses of land (table 2) are appropriate in this zone. The highly vulnerable uses should not be permitted in this zone.

The more vulnerable uses and essential infrastructure should only be permitted in this zone if the Exception Test is passed. Essential infrastructure permitted in this zone should be designed and constructed to remain operational and safe for users in times of flood.

Flood risk assessment requirements

All development proposals in this zone should be accompanied by a flood risk assessment.

Policy aims

In this zone, developers and local authorities should seek opportunities to:

- reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage systems;

- relocate existing development to land in zones with a lower probability of flooding; and
- create space for flooding to occur by restoring functional floodplain and flood flow pathways and by identifying, allocating and safeguarding open space for flood storage.

Zone 3b - the functional floodplain

Definition

This zone comprises land where water *has* to flow or be stored in times of flood.

Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. But land which would flood with an annual probability of 1 in 20 (5%) or greater in any year, or is designed to flood in an extreme (0.1%) flood, should provide a starting point for consideration and discussions to identify the functional floodplain.

Appropriate uses

Only the water-compatible uses and the essential infrastructure listed in table 2 that has to be there should be permitted in this zone. It should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows; and
- not increase flood risk elsewhere.

Essential infrastructure in this zone should pass the Exception Test.

Flood risk assessment requirements

All development proposals in this zone should be accompanied by a flood risk assessment.

Policy aims

In this zone, developers and local authorities should seek opportunities to:

- reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage systems;
- relocate existing development to land with a lower probability of flooding.

Table 2: Flood risk vulnerability classification

Essential infrastructure • Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. • Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood. • Wind turbines.
Highly vulnerable • Police stations, ambulance stations and fire stations and command centres and telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes and park homes intended for permanent residential use³. • Installations requiring hazardous substances consent⁴. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as “essential infrastructure”)⁵.
More vulnerable • Hospitals. • Residential institutions such as residential care homes, children’s homes, social services homes, prisons and hostels. • Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels. • Non-residential uses for health services, nurseries and educational establishments. • Landfill and sites used for waste management facilities for hazardous waste⁶. • Sites used for holiday or short-let caravans and camping, <i>subject to a specific warning and evacuation plan</i>.⁷
Less vulnerable • Police, ambulance and fire stations which are <i>not</i> required to be operational during flooding. • Buildings used for shops, financial, professional and other services,

³ For any proposal involving a change of use of land to a caravan, camping or chalet site, or to a mobile home site or park home site, the Sequential and Exception Tests should be applied.

⁴ See Circular 04/00: *Planning controls for hazardous substances* (paragraph 18) at: www.communities.gov.uk/publications/planningandbuilding/circularplanningcontrols

⁵ In considering any development proposal for such an installation, local planning authorities should have regard to planning policy on pollution in the National Planning Policy Framework.

⁶ For definition, see *Planning for Sustainable Waste Management: Companion Guide to Planning Policy Statement 10* at

www.communities.gov.uk/publications/planningandbuilding/planningsustainable

⁷ See footnote 3.

restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non-residential institutions not included in "more vulnerable", and assembly and leisure.

- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do *not* need to remain operational during times of flood.
- Sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).

Water-compatible development

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, *subject to a specific warning and evacuation plan*.

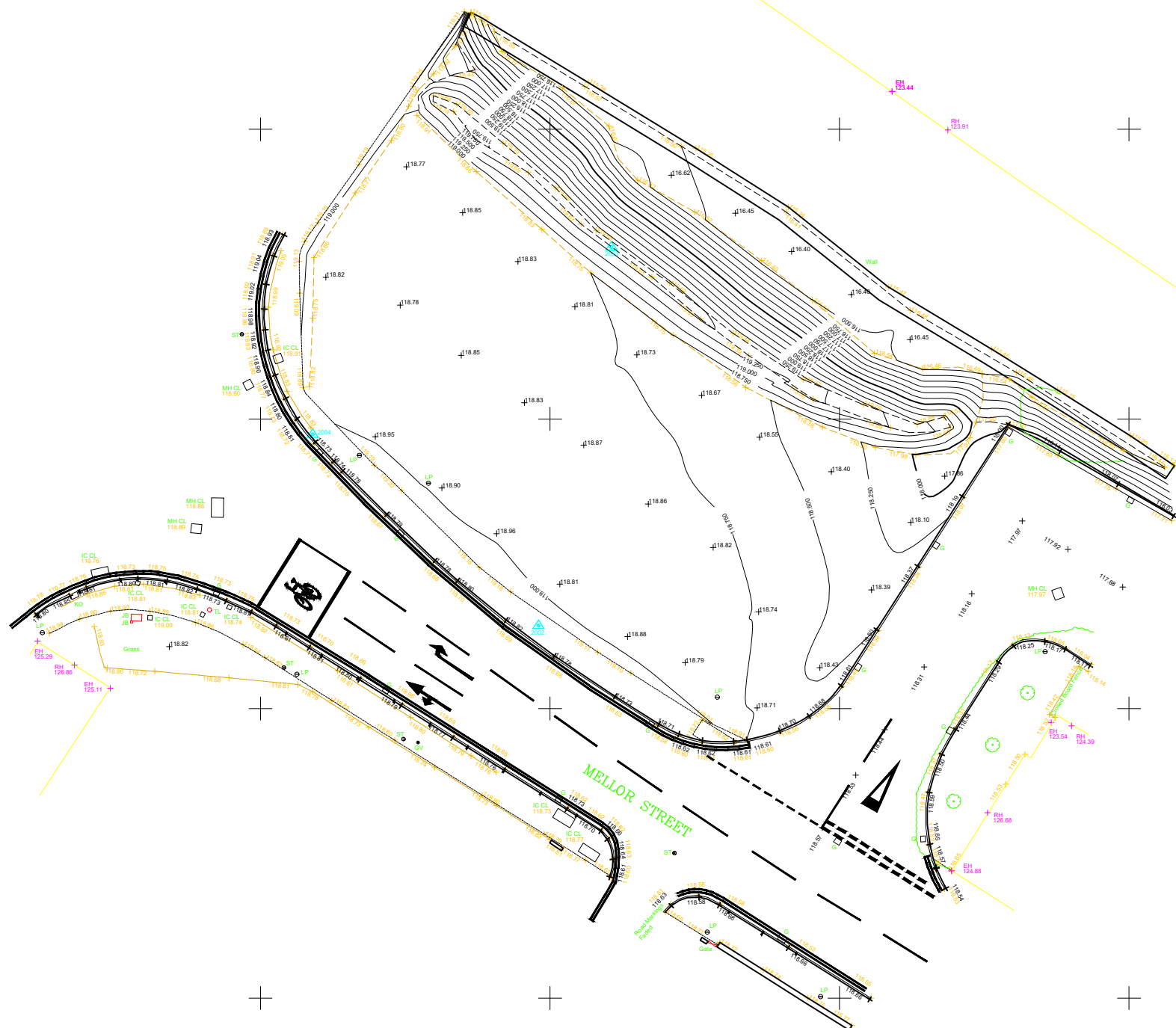
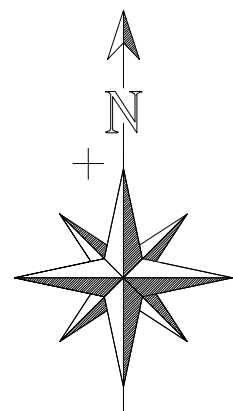
Notes to table 2:

- a. This classification is based partly on Department for Environment, Food and Rural Affairs and Environment Agency research on *Flood Risks to People (FD2321/TR2)*⁸ and also on the need of some uses to keep functioning during flooding.
- b. Buildings that combine a mixture of uses should be placed into the higher of the relevant classes of flood risk sensitivity. Developments that allow uses to be distributed over the site may fall within several classes of flood risk sensitivity.
- c. The impact of a flood on the particular uses identified within this flood risk vulnerability classification will vary within each vulnerability class. Therefore, the flood risk management infrastructure and other risk mitigation measures needed to ensure the development is safe may differ between uses within a particular vulnerability classification.

⁸ See website for further details.

www.defra.gov.uk/science/Project_Data/DocumentLibrary/FD2320_3364_TRP.pdf

APPENDIX B:



SURVEY CONTROL STATIONS			
STN	EASTING	NORTHING	HEIGHT
2001	388967.826	413195.015	118.536
2002	388919.197	413225.728	118.819
2003	388924.237	413251.872	119.698
2004	388903.601	413238.941	118.805

LEGEND

CONTROL STATIONS
MANHOLE
BUSH
TREE
DROP KERB
EMBANKMENT
OVERHEAD ELECTRICITY LINE
OVERHEAD TELEPHONE LINE
FOOTPATH
FENCE
HEDGE
FOLIAGE
DITCH
VERGE
EXISTING BUILDING
MAIN CONTOUR
CONTOUR
SW SEWER
FW SEWER

AV Air Valve
BH Borehole
BM Bench Mark
BS Bus Stop
BT Inspection Chamber
BL Bed Level
CATV Cable TV Cover
CL Chain Line Fence
CP Catch Pit
CPS Concrete Paving Slab
ECB Electricity Control Box
EI Building Eaves Level
ER Earthing Rod
FB Floor Base
FL Fire Hydrant
FL Floor Level
GH Greenhouse
GP Gate Post
GR Grate
GV Gas Valve
G Gully
IC Inspection Chamber
IL Invert Level
KO Kerb Outlet
JB Junction Box
LP Lamp Post
MH Man Hole
MK Marker Post
MS Mile Stone Marker
NP Street Name Plate
O/H Overhead
P Post
PB Post Box
PI Pole
PM Parking Meter
P/W Post & Rail Fence
P/W Post & Wire Fence
P/L Electricity Pole
RE Rodding Eye
RI Building Ridge Level
RSJ Reinforced Steel Joist
R/W Retaining Wall
RWP Rainwater Pigs
SPS Stone Paving Slabs
SL Scaffolding
SP Sign Post
ST Stop Tap
SV Stop Valve
SY Slop Wire
TC Tactile Crossing
TCB Telephone Call Box
TH Tidal Hole
TL Threshold Level
T/H Top of Wall Level
T/W Telegraph Pole
UL Upper Floor Level
WM Water Meter
WL Water Level
VH Building Valley Level

Disclaimer
Main Entry to sewers has not been undertaken. Depths, Pipelines etc are measured from the ground. All sewers and inverts to be checked prior to any works commencing on site. Geomatic Surveys Limited are not responsible for manholes, services, information not surveyed which may have an impact on site development.
Boundaries shown are physical and may not represent legally conveyed ownership

REV	DATE	DESCRIPTION	BY	APP
1		Sheet Layout		

Sheet 1

Survey Information
The Survey has been orientated to Ordnance Survey National Grid and datum using one central control station. No Scale Factor has been applied to the coordinates meaning that the survey is arbitrary and not true Ordnance Survey Coordinates.

Geomatic Surveys Ltd
LAND SURVEYORS AND CONSULTING ENGINEERS
Bank House, The Paddock
Wilmslow Road
Handforth
Cheshire
SK9 3HQ
Tel/Fax:- 01625 521405
Email: info@geomaticsurveys.co.uk
Web: www.geomaticsurveys.co.uk

Client
ROCHEMONT LIMITED

Project Title
**PROPOSED DEVELOPMENT
MELLOR STREET
ROCHDALE**

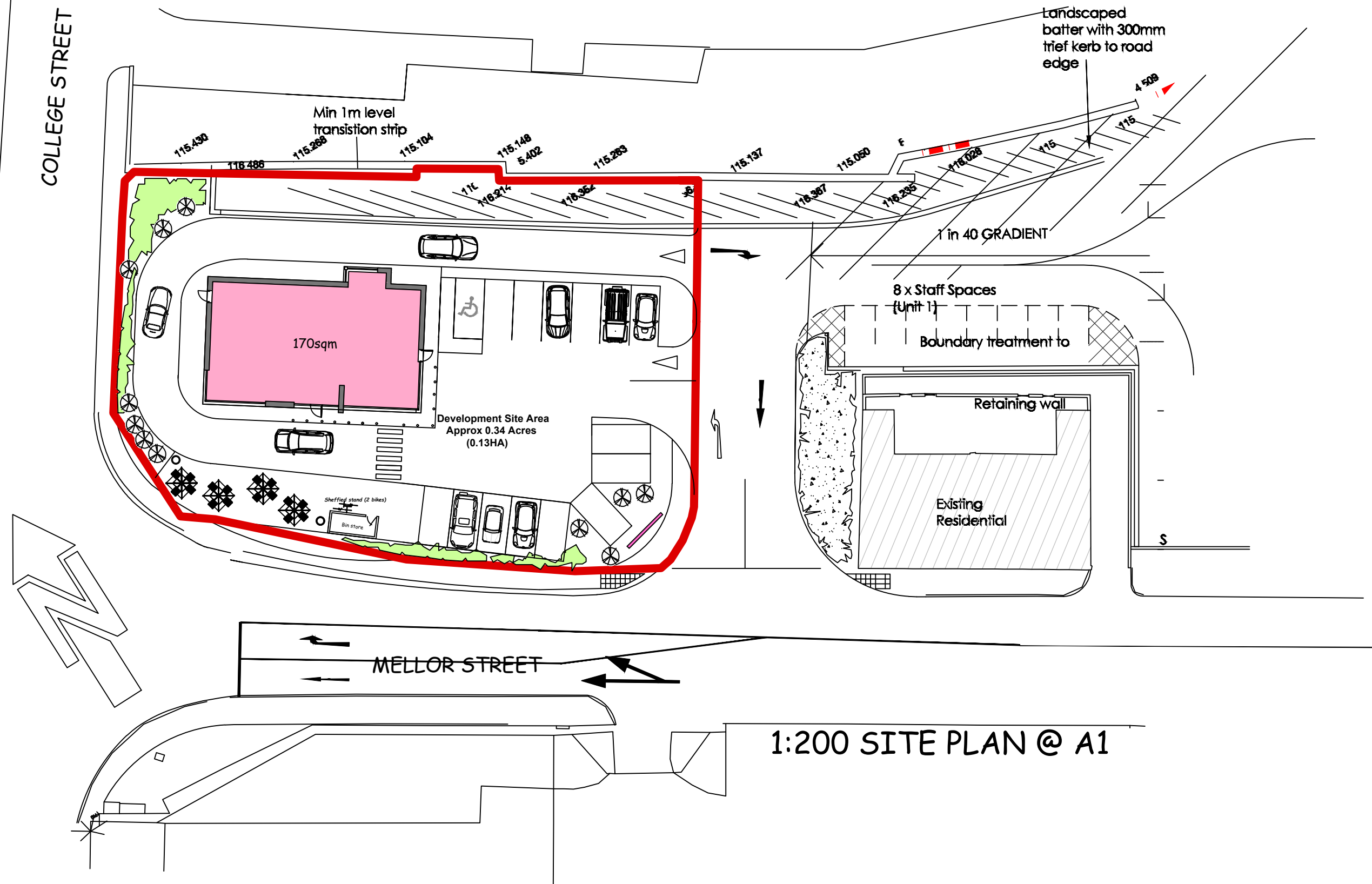
Drawing Title
TOPOGRAPHICAL SURVEY

Drawn SD & DB	Checked IRH	Surveyed Date 19/10/2021
Date 20/10/2021	Scale 1:200 @ A1	Sheet No. SHEET 1 OF 1
Dep. No. 02725/01	Rev	

Copyright © Geomatic Surveys Limited 2021

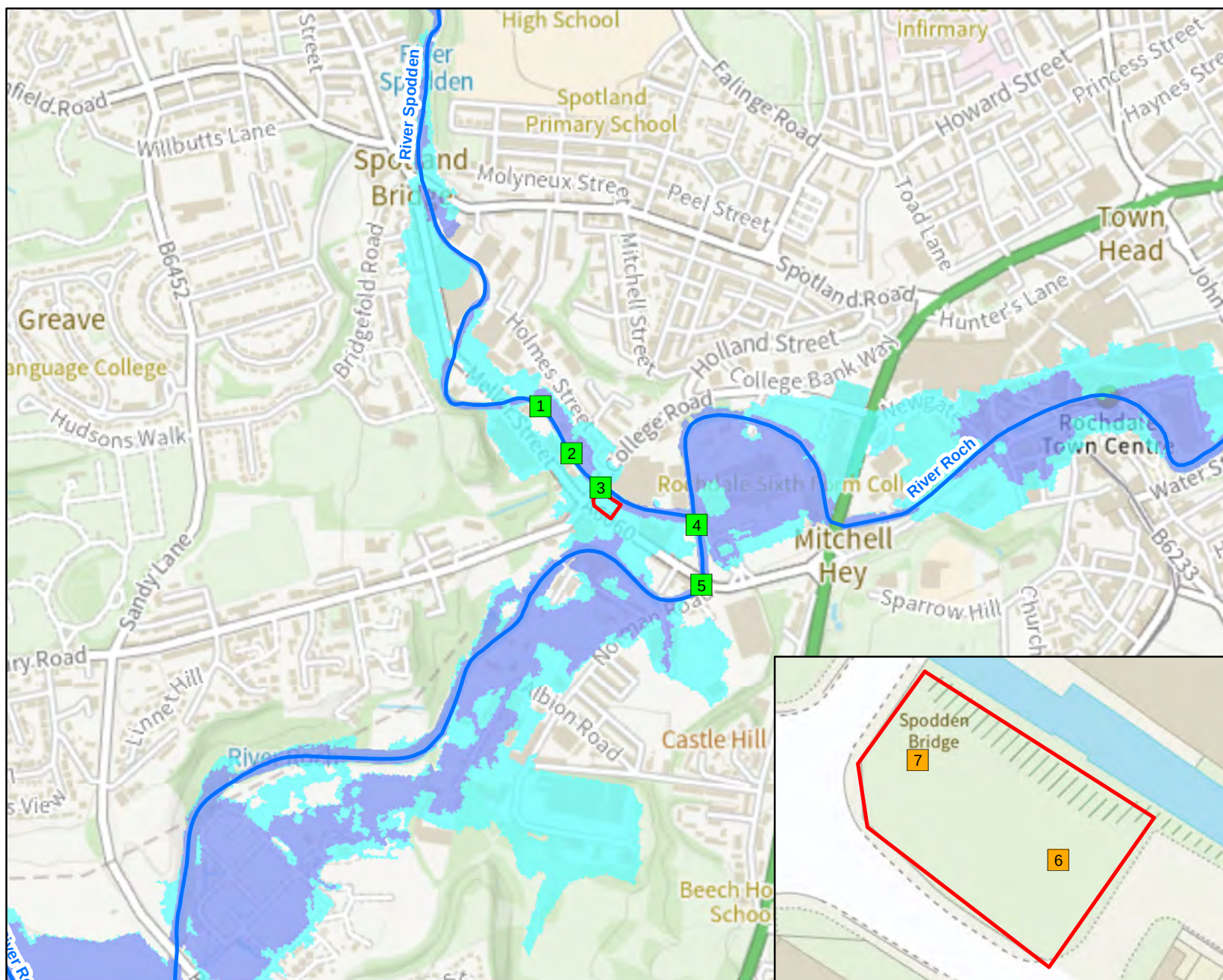
APPENDIX C:

COLLEGE STREET



APPENDIX D

Detailed Flood Map centred on Mellor Street, Rochdale, OL12 6XD. Created on 24/05/2022 [GMMC260162AB].



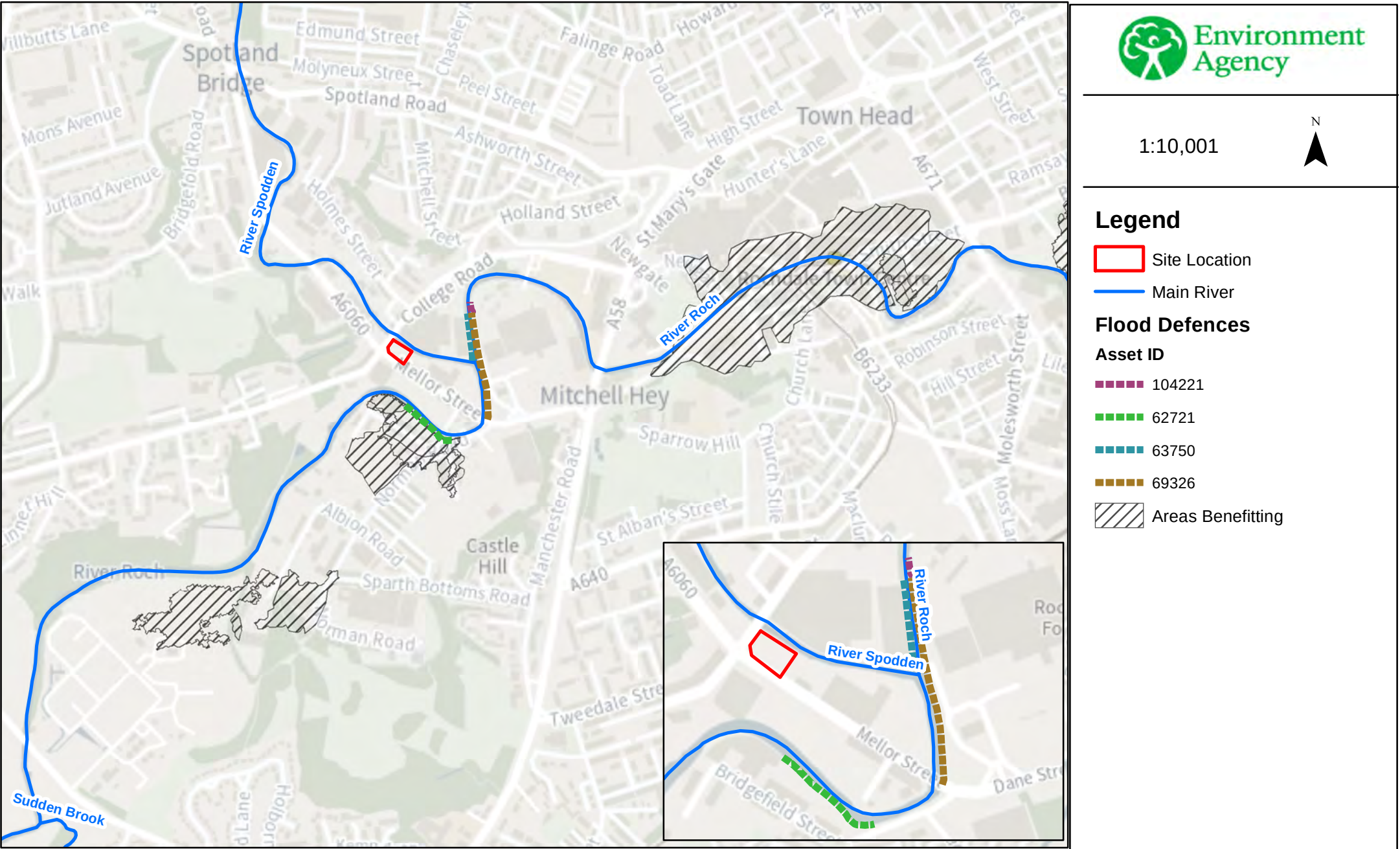
1:10,001



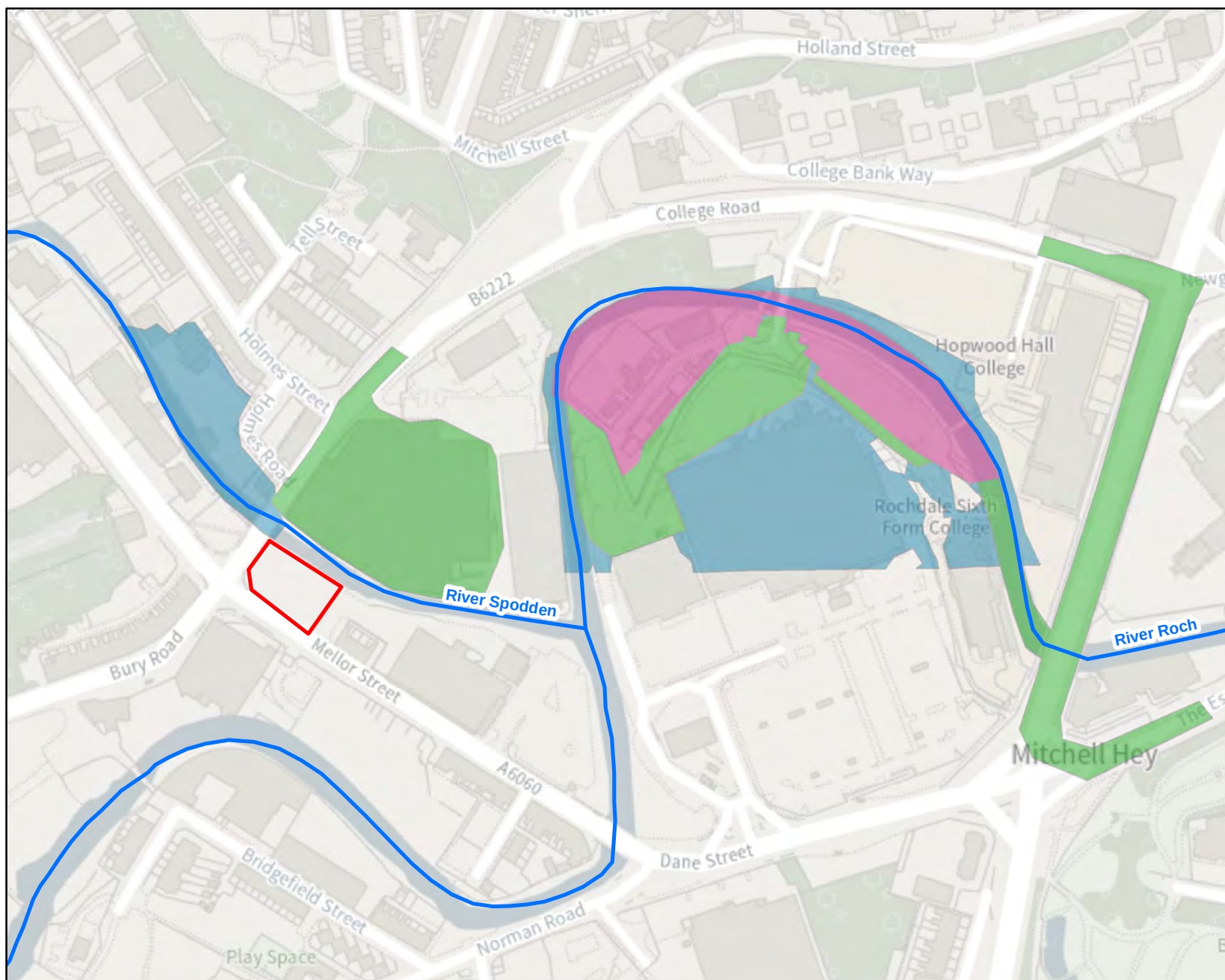
Legend

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

Flood Defence Map centred on Mellor Street, Rochdale, OL12 6XD. Created on 23/05/2022 [GMMC260162AB]



Recorded Flood Outline Map centred on Mellor Street, Rochdale, OL12 6XD. Created on 24/05/2022 [GMMC260162AB].



1:3,000



Legend

 Site Location

 Main River

Recorded Flood Outline

Start Date

 16/03/2019

 26/12/2015

 28/07/2019

					Undertaken								Undertaken							
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	es013_0180_SPOD01_0361	388809	413416	Modelled Water Level (m aodN)	117.66	118.57	118.69	118.94	119.19	118.45	118.85	119.68	117.97	118.56	118.66	118.85	119.00	119.33	118.81	119.67
				Modelled Flow (cumecs)	24.87	26.16	31.88	37.24	40.21	40.85	36.03	52.10	24.88	26.12	31.83	36.09	39.95	41.76	35.12	52.31
2	es013_0180_SPOD01_0261	388864	413332	Modelled Water Level (m aodN)	117.52	118.09	118.30	118.83	119.13	118.41	118.64	118.82	117.87	117.87	118.13	118.66	118.86	119.29	118.52	119.60
				Modelled Flow (cumecs)	25.23	35.52	37.62	40.90	41.31	41.96	40.62	43.89	25.24	35.86	38.10	41.28	41.84	42.05	41.08	43.26
3	es013_0180_SPOD01_0192e	388916	413271	Modelled Water Level (m aodN)	117.35	117.80	117.96	118.35	118.62	118.89	118.19	118.95	117.29	117.87	117.77	118.21	118.37	118.76	118.08	118.90
				Modelled Flow (cumecs)	25.20	36.26	36.44	43.55	43.71	45.23	43.17	51.08	25.22	36.33	36.53	43.37	43.53	44.97	42.99	50.61
4	es013_0180_ROCH04_1235d	389086	413206	Modelled Water Level (m aodN)	117.28	117.72	117.85	118.25	118.59	118.00	118.08	118.95	117.22	117.58	117.66	118.10	118.28	118.75	117.93	118.87
				Modelled Flow (cumecs)	80.44	103.05	110.05	133.68	146.88	147.77	124.14	152.71	78.19	102.88	102.88	140.39	149.08	157.53	128.82	161.71
5	es013_0180_ROCH04_1160d	389095	413099	Modelled Water Level (m aodN)	117.07	117.49	117.58	117.89	118.07	118.20	117.77	118.22	116.99	117.29	117.34	117.63	117.73	117.85	117.52	118.07
				Modelled Flow (cumecs)	80.45	103.06	110.05	134.42	154.88	171.97	124.13	173.39	78.19	102.88	109.09	141.08	152.24	174.89	128.82	177.75

					Undertaken
Map Reference	Model Node Reference	Easting	Northing	Data	0.1 % AEP (1 in 1000 year)
6	2D Levels	388936	413235	Modelled Water Level (m aodN)	118.90
7		388912	413251	Modelled Water Level (m aodN)	119.21

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 2050's (2070 - 2115). Please see <https://www.gov.uk/guidance/flood-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
4079735	Rochdale Aids	26/12/2015	26/12/2015	Unknown	Other
4079741	Mellor Street	26/12/2015	26/12/2015	Unknown	Unknown
4085695	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	28/07/2019	31/07/2019	Main River	Channel Capacity Exceeded

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	104231	100	117.400002	117.099998
01/01/2005	Wall	62721	100	117.056995	120.456998
01/01/2005	Engineered High Ground	63750	100	116.230003	116.820003
01/01/2003	Engineered High Ground	66326	100	116.169999	117.07



Abandoned

Foul

Surface Water

Combined

Public Sewer

Private Sewer

Section 104

Rising Main

Sludge Main

Overflow

Water Course

Highway Drain

All point assets follow the standard colour convention:

- red - combined
- blue - surface water
- brown - foul
- purple - overflow

Manhole

Head of System

Extent of Survey

Rodding Eye

Inlet

Discharge Point

Vortex

Penstock

Washout Chamber

Valve

Air Valve

Non Return Valve

Soakaway

Gully

Cascade

Flow Meter

Hatch Box

Oil Interceptor

Summit

Drop Shaft

Orifice Plate

Side Entry Manhole

Outfall

Screen Chamber

Inspection Chamber

Bifurcation Chamber

Lamp Hole

Junction / Saddle

Catchpit

Valve Chamber

Vent Column

Vortex Chamber

Penstock Chamber

Network Storage Tank

Sewer Overflow

Ww Treatment Works

Ww Pumping Station

Septic Tank

Control Kiosk

Change of Characteristic

MANHOLE FUNCTION

FO Foul

SW Surface Water

CO Combined

OV Overflow

SEWER SHAPE

CI Circular

EG Egg

OV Oval

FT Flat Top

RE Rectangular

SQ Square

TR Trapezoidal

AR Arch

BA Barrel

HO HorseShoe

UN Unspecified

SEWER MATERIAL

AC Asbestos Cement

BR Brick

PE Polyethylene

RP Reinforced Plastic Matrix

CO Concrete

CSB Concrete Segment Bolted

CSU Concrete Segment Unbolted

CC Concrete Box Culverted

PSC Plastic / Steel Composite

GRC Glass Reinforced Plastic

DI Ductile Iron

PVC Polyvinyl Chloride

CI Cast Iron

SI Spun Iron

ST Steel

VC Vitrified Clay

PP Polypropylene

PF Pitch Fibre

MAC Masonry, Coursed

MAR Masonry, Random

U Unspecified

Address or Site Reference:

PENNINE DRILLING & GROUTING 234 COLLEGE ROAD, ROCHDALE, OL12 6AF

Scale: 1:1250

Date: 10/06/2022

Sheet: 1 of 1

Printed by: Property Searches

SEWER RECORDS

United Utilities

Water for the North West