



Proposed Development

Stakehill Industrial Estate

Middleton

Manchester

Flood Risk Assessment

Project No. 1987

October 2025

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Flood Risk Assessment

Introduction

This Flood Risk Assessment (FRA) has been produced for the extension and alterations to an existing industrial unit. This report is an assessment of all sources of flood risk associated with the proposed development.

The information presented and conclusions drawn are based on statistical data and are for guidance purposes only.

This Flood Risk Assessment (FRA) has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF), the associated Planning Practice Guidance (PPG) and the Manchester City Council Strategic Flood Risk Assessment (SFRA). This report is an assessment of all sources of flood risk associated with the proposed development.

This FRA is based on the following information:

- GOV UK online Flood Maps for Planning (Rivers and Sea),
- GOV UK online Flood Maps (Flood Risk from Surface Water),
- GOV UK online Risk of Flooding from Reservoirs,
- Cranfield University – Soilscales,
- LiDAR data,
- Manchester Strategic Flood Risk Assessment (SFRA),
- Topographical survey data.

Site Location, Description and Development Details

Table 1 below summarises the sites salient features.

Site Address	Unit 32 Stakehill Industrial Unit, Middleton, Manchester, M24 2RW
Approximate National Grid Reference (NGR)	SD 88682 08334
Existing Development	Industrial unit
Proposed Development	Extension and alterations to industrial unit
Flood Zone(s)	The site is located within Flood Zone 1.
Surface Water Flooding	The site is shown to be at high risk of pluvial flooding.

Table 1 Site Summary

Site Description

The site is located approximately 3km north east of Middleton town centre. This site is accessed directly from Bentley Avenue. The site is bound by industrial units, with residential properties to the north of the site.

The site comprises of an existing industrial unit. The majority of the site consists of impermeable surface (existing building, car park and access road).

A topographical survey has been undertaken which shows the site situated between 51.9mAOD to 48.9m AOD.

Development Proposals

Development proposals include the extension and alterations to an existing industrial unit. A proposed location plan has been included as Figure 1 below and proposed plans included as **Appendix A**.

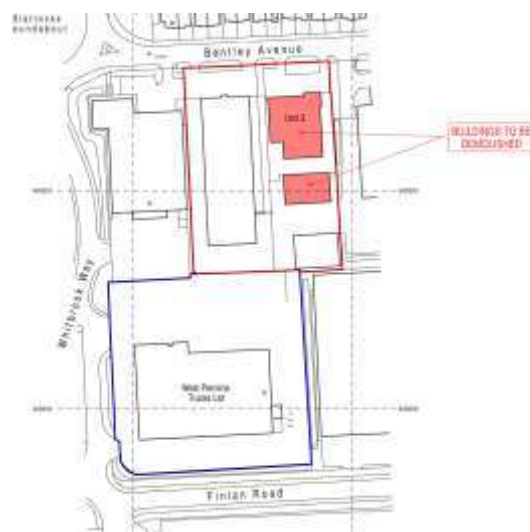


Figure 1- Proposed Location Plan c/o Sammons Architectural

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) 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.

The NPPF expects the Local Planning Authority to adopt a risk-based approach at all levels of planning, through the application of the Sequential Test.

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.

Requirements of a Flood Risk Assessment

According to EA guidance an FRA is required for all development:

- in Flood Zones 2 or 3
- within Flood Zone 3b
- within Flood Zone 1 with a site area of 1 hectare or more
- within Flood Zone 1 and the flood map for planning shows it is at increased risk of flooding from rivers or sea during its lifetime
- with Flood Zone 1 and the flood map for planning shows it is at risk of flooding from surface water
- in areas with critical drainage problems
- within Flood Zone 1 where the LPA's strategic flood risk assessment (SFRA) shows it will be at increased risk of flooding during its lifetime
- that increases the vulnerability classification and may be subject to sources of flooding other than rivers or sea.

Objectives of a Flood Risk Assessment

The objectives of a site-specific flood risk assessment are to establish:

- whether a proposed development is likely to be affected by current or future flooding from any source;
- whether it will increase flood risk elsewhere;
- whether the measures proposed to deal with these effects and risks are appropriate; the evidence for the local planning authority to apply (if necessary) the Sequential Test, and,
- whether the development will be safe and pass the Exception Test, if applicable.”

Paragraph 21 of the Flood risk and coastal change guidance to the NPPF states:

“The information provided in the flood risk assessment needs to be credible and fit for purpose. Site-specific flood risk assessments need to be proportionate to the anticipated degree of flood risk and make optimum use of information already available, including information in a Strategic Flood Risk Assessment for the area, and the Environment Agency’s Flood Map and surface water flood risk information on Check the long-term flood risk for an area in England. Flood risk assessments need to include the information set out in the flood risk assessment checklist.

A flood risk assessment needs to be appropriate to the scale, nature and location of the development. For example, where the development is an extension to an existing house (for which an application for planning permission is required) which would not significantly increase the number of people present in an area at risk of flooding, the local planning authority would generally need a less detailed assessment to be able to reach an informed decision on the planning application. For a new development comprising a greater number of houses in a similar location, or one where the flood risk is greater, the local planning authority would need a more detailed assessment.”

Table 2 on the following page includes development classifications as they are written in Annex 3: Flood risk vulnerability classification of the National Planning Policy Framework.

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 and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes, and park homes intended for permanent residential use. • Installations requiring hazardous substances consent.
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 waste. • Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
LESS VULNERABLE
• Police, ambulance and fire stations which are not required to be operational during flooding. • Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; 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 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.

Table 2 Flood Risk Vulnerability Classification

With reference to Table 2, it is evident that the proposed development is classified as a 'Less Vulnerable' development.

With reference to Table 3 below which is a copy of Table 3: 'Flood Risk Vulnerability and flood zone compatibility' taken from of the PPG to the NPPF. It is evident that the proposed 'Less Vulnerable' development, is located within Flood Zone 1.

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	✗	Exception test required	✓	✓
Zone 3b	Exception test required	✗	✗	✗	✓

Table 3 Flood Risk Vulnerability and flood zone compatibility

Key:

- ✓ Development is appropriate.
- ✗ Development should not be permitted.

With reference to Table 3 above, this would suggest the proposed development is compatible and therefore does not require a sequential or exception test.

Potential Sources of Flood Risk

This flood risk assessment will assess the following sources of flooding in turn;

- Fluvial – Main River
- Pluvial – Surface Water
- Reservoirs and Artificial Water Bodies
- Sewers
- Groundwater
- Tidal/Coastal Flooding

Fluvial Flood Risk

Fluvial flooding occurs when the flows exceed the capacity of the channel, or where a restrictive structure is encountered, which leads to water overtopping the banks into the floodplain. This process can be exacerbated when debris is mobilised by high flows and accumulates at structures.

The Environment Agency Flood Maps for Planning refer to 'Flood Zones' which show the extent of the natural floodplain and ignores the presence of flood defences, man-made structures and channel improvements.

Table 4 details the Environment Agency Flood Map Descriptions:

Annotation	Description
Flood Zone 3	Flood Zone 3 comprises of two elements; Flood Zone 3A and Flood Zone 3B where: <u>Flood Zone 3A</u> shows the area of land that could be affected by flooding from rivers during a 1.0 percent (1 in 100 year event) and from the sea during a 0.5 percent (1 in 200 year event). <u>Flood Zone 3B</u> denotes the area of land where water has to flow or be stored in times of a flood. It is typically defined as an area of land that has a 5.0 percent (1 in 20 year) or greater chance of occurring each year.
Flood Zone 2	Flood Zone 2 Shows the areas which are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000 year) chance of occurring each year.
Flood Zone 1	Flood Zone 1 Shows the area of land where flooding from rivers and the sea is extremely unlikely and is defined as land having a less than 0.1 percent (1 in 1,000 year) chance of occurring each year.

Table 4 GOV UK Flood Map for Planning Description

The site is located in Flood Zone 1, as shown in Figure 2 below.

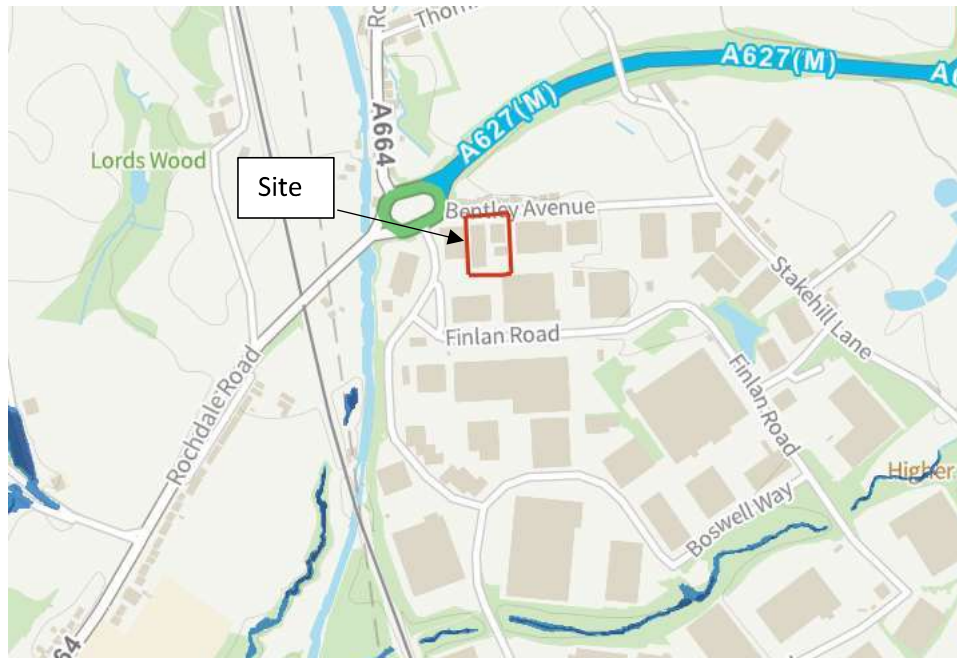


Figure 2 GOV UK Flood Map for Planning (Rivers and Sea)

Pluvial Flood Risk

The EA website states:

“Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding. Because of this, we report the highest risk within 20m of a specific location, such as an individual property. This means reports for neighbouring properties may show different levels of risk.”

Table 5 identifies the risk of surface water flooding throughout England as defined by the GOV UK online Surface Water Flood Maps.

Scenario / Annotation	Description
High Risk – Dark blue shading	High risk means that each year this area has a chance of flooding of greater than 3.3%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.
Medium Risk – Blue shading	Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.
Low Risk – Light blue shading	Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.
Very Low Risk – No shading	Very low risk means that each year this area has a chance of flooding of less than 0.1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

Table 5 GOV UK Surface Water Flood Map descriptions.

The GOV UK Flood Risk from Surface Water – Flood Maps shows the majority of the site to be at high risk of pluvial flooding.

The proposed extension and alterations will not result in an increase in impermeable area, and the total footprint of buildings within the curtilage of the site will be decreasing:

- Existing Total Building Footprint = 2,715m²
- Proposed Total Building Footprint = 1,729m²
- Net decrease = 986m²

The net decrease in building footprint will also include 264m² of reduction in the lowest area of the site. It is therefore concluded that the proposed extension and alterations will not increase the risk the pluvial flooding but rather decrease the risk of pluvial flooding overall.

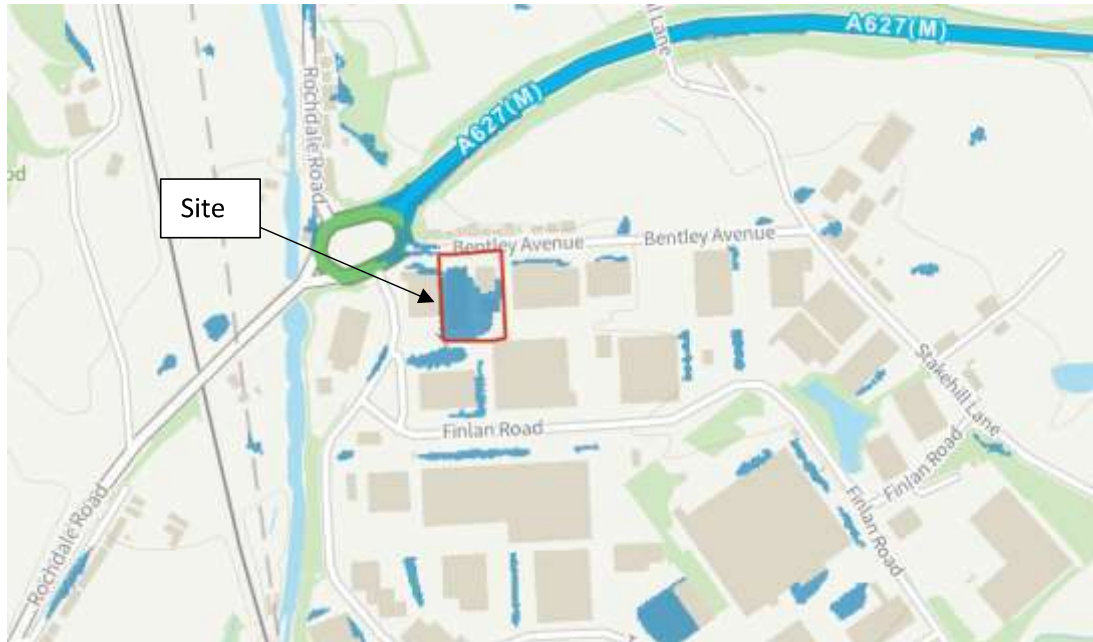


Figure 3 GOV UK Flood Risk from Surface Water Flood Maps

Reservoir and Artificial Water Bodies

The Environment Agency 'Risk of Flooding from Reservoirs' maps indicate areas where peoples' lives would be in danger as a result of an uncontrolled release of water from a reservoir.

Dams in England are regulated by the Reservoirs Act 1975, which sets out stringent conditions and requires the inspection and maintenance of reservoirs capable of holding over 25,000 m³ of water above natural ground level. The Environment Agency monitor compliance at such reservoirs and employ a range of enforcement options where necessary. As such the probability of a reservoir breach is deemed to be very low.



Figure 4 GOV UK Flood Risk from Reservoir Flood Maps

Sewer Flooding

Sewer flooding can occur when either;

- the capacity of the sewer system is overwhelmed by heavy rainfall and / or,
- the sewer network becomes blocked or is of inadequate capacity, resulting in flooding of land and/or property.

The site is not known to be susceptible to sewer flooding.

Groundwater Flood Risk

Groundwater flooding generally occurs during intense and/or long-duration rainfall events which is sometimes referred to as antecedent conditions. Groundwater flooding is most common in low-lying areas overlain by permeable soils and permeable geology, or in areas with a naturally high-water table.

According to the Soilscales Maps produced by the National Soils Research Institute, soil conditions (Figure 6) at the site and within the surrounding catchment is described as 'Freely draining slightly acid sandy soils'.

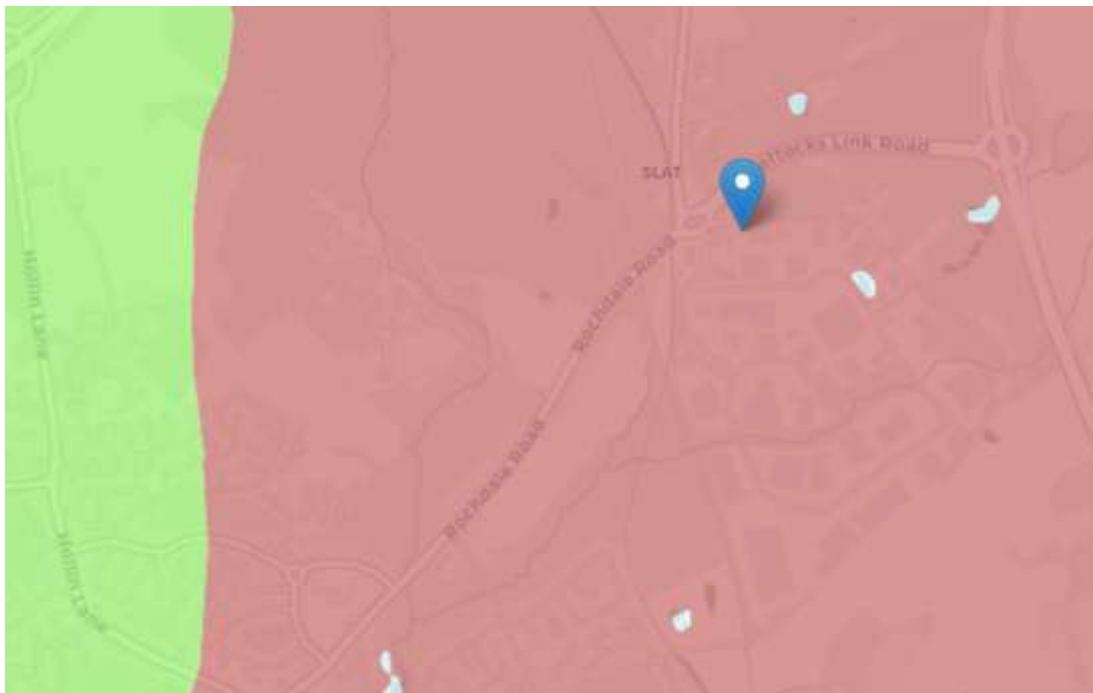


Figure 5 Soilscales Map

The GOV UK website suggests that flooding from groundwater is “unlikely” in the area. Any groundwater runoff would follow the natural gradient of the land and not pose a risk to the proposed development. The development is therefore not thought to be susceptible to ground water flooding.

Flood Risk Assessment Summary

Table 6 below provides a summary of each potential sources of flood risk.

Source of Flood Risk	Risk Potential					Justification
	High	Medium	Low	V. Low	None	
Fluvial – Main River			✓			The site is located in Flood Zone 1.
Pluvial – Surface Water	✓					The majority of the site is at high risk of pluvial flooding.
Reservoirs and Artificial Water Bodies				✓		The site is not considered to be at risk of flooding from reservoirs or artificial water bodies.
Sewers			✓			The site is not considered to be at risk of flooding from sewers.
Groundwater			✓			The site is not known to be susceptible to ground water flooding.
Tidal/Coastal Flooding					✓	The site is not coastal or affected by tidal influence.

Table 6 Sources of Flood Risk

The flood resilient measures recommended within this report will further reduce the likelihood and consequence of internal flooding and will facilitate a quicker recovery in the unlikely event of a flood.

Flood Risk Mitigation

It is recommended that:

- The proposed finished floor levels shall be set no lower than 150mm above ground level where practical to do so.
- Ground levels throughout the development should be profiled to encourage runoff and overland flows to drain away from buildings.
- Ground levels to the access road and car park should match existing ground levels as close as is reasonably practicable, to maintain existing flow routes.
- Soft and hard landscaping to be profiled away from buildings.
- Surface water drainage features to be installed in accordance with NC29 Ltd Drainage Strategy.
- Proposed external levels to incorporate the exceedance routes shown in **Appendix C**.

Appropriate mitigation should include:

External Works

- Be constructed using low permeability materials,
- Install non-return valves in all sewer pipes,
- Avoid using cavity walls with water absorbing fillers,
- Raise airbricks as high as practical and consider installing airbrick covers,
- All walls to be appropriately sealed via tanking methods and all utility connections to be appropriately protected.

Internal Walls

- Avoid the use of permeable materials gypsum, plaster and plaster boards etc. and use more flood resistant linings (e.g. hydraulic lime, ceramic tiles, etc.) throughout the ground floor,
- Avoid the use of chipboard throughout the ground floor,
- Where plaster board cannot be avoided, it should be installed horizontally so that it can be replaced cost effectively if it is damaged,
- Consider avoiding the use of stud partition walls throughout the ground floor,
- The ground floor is constructed from a solid concrete floor with an integrated and continuous damp proof membrane and damp proof course,
- Solid water-resistant insulation materials are used throughout the ground floor.

Fixtures and Fittings

- All units and appliances used throughout the ground floor should be elevated as high as practical,
- All internal electrical sockets are raised as high as practical and least 300mm above the internal Finished Floor Level
- Where possible all electrical sockets should be wired down from the ceiling rather than up from the ground.

Conclusion

This FRA is fully compliant with the requirements set out in both the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) to the NPPF.

This FRA has considered all source of flood risk and has demonstrated that:

- The site is located within Fluvial Flood Zone 1.
- The site is generally at high risk of pluvial flooding.
- Finished floor levels shall be set 150mm above ground levels where practical to do so.
- The site is not at significant risk of flooding from any other sources.
- All measures so far as reasonably practicable to reduce flood risk to the occupants of the site have been considered and recommended within this FRA.

Appendices

Appendix A – Proposed Architectural Drawings

WORKSHOP NEW GABLE WALL

The new gate wall at the rear of the property shall be formed as follows:

- Install new steelwork to lateral detail and specification by the Client's Structural Engineer.
- Over the steelwork the wall shall be clad in Kingspan K1000R composite wall panels to be upholstered.
- Panel to have a XL Foil barrier/ethylene epox powder coated external finish.
- Colour grey to match the existing
- Inner skin to be steel finished with Bright White Polyester: The panels to have an 100mm thick HFOC fire insulation (131mm overall thickness) CFC & HCFC free (PCB.
- UV resistant

The external and internal faces of the panel to be Class 1 in accordance with the Building Regulations when tested to BS476: Parts 6: 2009 and Part 7: 1997.

Manufacture of the gate shall be limited, horizontally laid with cladding system for standard internal and non-corrosive, inland environments also Loose Prevention Certification Board certified to LPS 1181 Grade EX-A15.

Galvanised sheeting rails to be designed by Structural Engineer.

Cladding and panels to be fixed in accordance with the manufacturers instructions.

All to be installed fully of value of materials within existing structures.

WORKSHOP VEHICULAR DOOR

The new door within the gate to be electrical operated insulated and powder coated sectional doors.

- Colour, blue to match the existing
- Assa Abloy 125mm door or similar with a standard speed motor (approx 2024rpm) to be used.
- Door to achieve a U value of 1.0 W/m2K or better.
- Install fully in accordance with manufacturers instructions.
- Doors shall be fitted with a readily available stop switch and sensors to prevent injury to people or vehicles who are stuck or trapped.
- Doors shall be fitted with a push button external door edge which operates the power switch.

Doors shall be operated by push button located internally.

A provision for manual opening in the event of a power failure should also be incorporated.

WORKSHOP EXTERNAL PERSONNEL DOORS / ESCAPE DOOR

The existing door shall be replaced with the following:

- Steel doors 4mm thickness having honeycomb centre sandwiched by 1.2mm aluminium sheet. Frame to be constructed from 1.5mm cold rolled steel.
- Finished in a blue colour to match the existing
- Doors to achieve a U value of 1.0W/m2K or better.
- Silicone mast sealant shall be applied internally and externally around all openings.

The doors must be fitted and immediately to operate from the inside with the aid of a key way to be pushed into the handle.

Externally doors to be used with lever handles to allow access across level with chamfered edge.

Form level to be outside street level and gently ramp down as agreed on site with the Building Inspector.

INTERNAL RAMP AND STEP INFILL
Where indicated on plan the internal ramps and lower section of floor within the workshop shall be infilled so that it's brought up to the main floor level.

All to be formed in concrete to later detail and specification by the Clients Structural Engineer.

OPENINGS (existing to be built up)
Existing openings that are indicated to be built up shall be in a construction method to match the surrounding wall.

When installing masonry work check below floor to ensure a suitable bearing is achieved and tie work to the existing.

Make good around as required.

Ensure suitable insulation and dpc is incorporated where necessary.

NEW OPENINGS
Form new openings as required and as indicated on the drawing. Firstly check wall for type of construction. If loadbearing install Catric (type to suit wall) or similar approved lintel over, agree on site with Local Authority Building Inspector. Carefully remove brickwork below and make good around as required.

METAL PARTITION TYPE 1
(not exceeding 3.8m high metal framed)
Partitions indicated thus  shall be formed as follows
Gyproc Gyframe 70 S 50 'C' Studs spaced at
600mm ctrs.
50mm Isowool 1200 APR insulation to be tightly fitted
within the stud framing.

To both sides screw fix 1No. layer of 15mm thick Gyproc Wallboard to each side with 3mm skim coat finish.
Install in accordance with manufacturers written instructions.
Partitions are to be constructed to roof and fitted with deflection heads (Gyproc standard deflection heads).
Do not fix the partition to the sheeting. Fix unistrut channels between the Z purlins as required and as detailed by partition manufacturer.

DEMOLITION
Items to be demolished are indicated by short broken lines.
Prior to site removal, check above to determine if loadbearing.
If found to be so, refer back to Designer / Client's Structural
Engineers, for design of appropriate construction.
Carefully remove wall below and make good around as required.

STAFF ROOM KITCHEN UNITS
Carefully remove the existing kitchen units and replace with new Howdens white coloured units and dark grey worktop. Provide new white goods to later specification (Fridge / dishwasher / microwave)

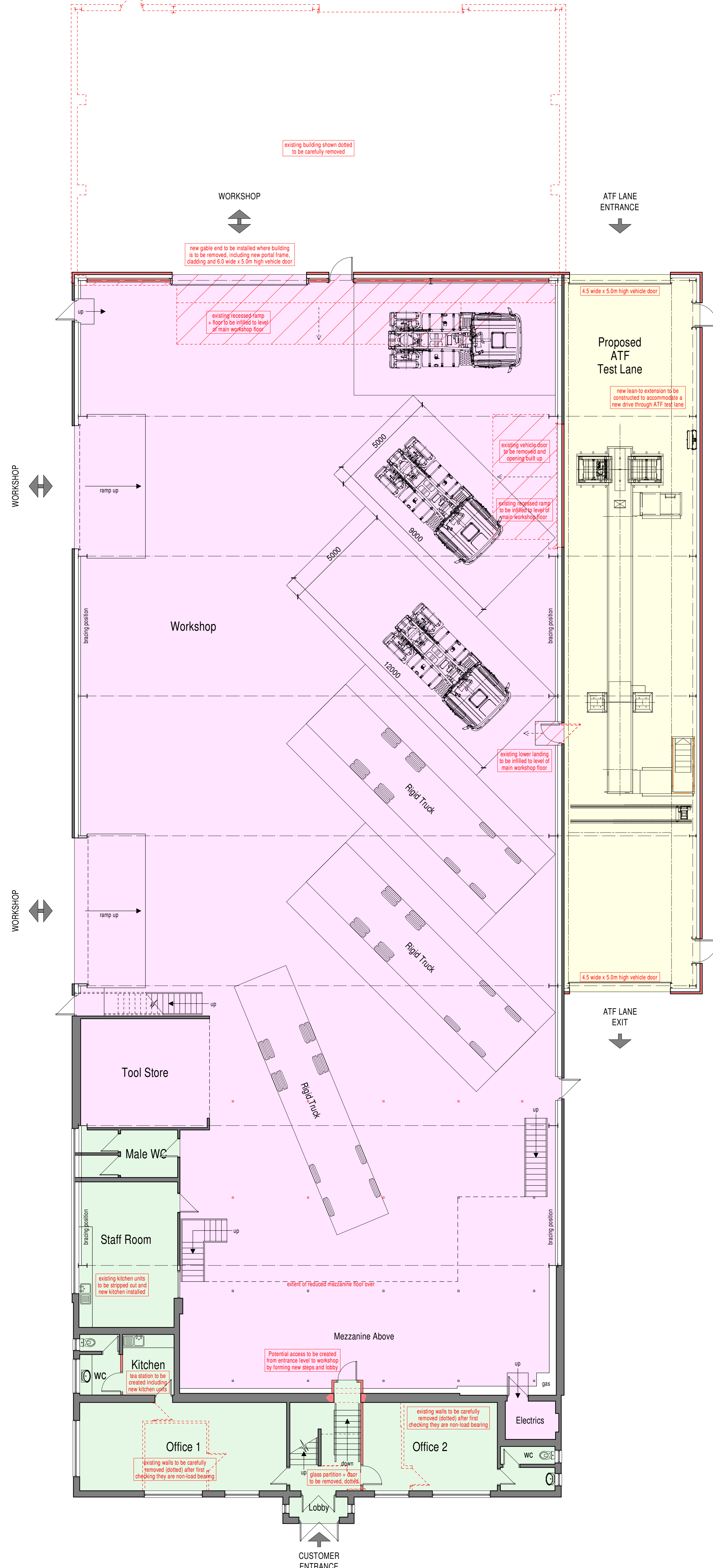
FLOOR FINISH
All to later detail and specification.

MATT WELL
If any matt wells are used they must be flush and easily traversable by wheel chair users.

DECORATION
All new plasterboard walls shall be lightly rub down with fine sand paper.
Wipe down with a lightly damp cloth.
Apply a mist coat over the walls to seal the plaster in a colour to match the finish.
2 coats of a top coat to be applied.
Existing walls to have any defective areas made good as required.
Lightly rub down with a fine sand paper.
Wipe down with a lightly damp cloth.
Walls to be painted in a Crown Easy Clean Tough and washable matt finish paint.
Starting boards and architraves shall be rubbed down and wiped down twice to receive primer coat, undercoat and 2 coats Dulux gloss paint.
All paint to be installed fully in accordance with the manufacturers instructions.
Walls within the workshop areas that are painted, shall be repainted in smooth matt spray paint. Paint to the same height as the existing which is to be checked on site at tender stage.
The existing steel frame is to remain as existing.

WHITEROCK SPLASHBACKS
Within all the toilets, provide whiterock splashbacks to all sinks. In addition, provide whiterock panel below all wash hand basins.

SUSPENDED CEILING
Within the ground and first floor office areas install new 600 x 600mm Armstrong Class B white tegular tiles set in a exposed T bar grid that is suitable for the ceiling tiles. Allow for Armstrong Dune tiles within tender. Final tile to be agreed with Client prior to works commencing on site. Client to note that additional costs may be occurred if alternative tile is chosen.
All suspensions are to withstand light fitting loads etc.
Height of new ceiling to be agreed.
Ensure that the void above the ceiling is no longer than 20m.
Where void is over 20m in length, provide Rockwool fire barrier.



Ground Floor Plan

STEELWORK FIRE PROTECTION
All new steel columns, rafters and eaves beams shall have min 60 minutes fire rating by painting the steelwork in Nulfire smart protection intumescent coating including primer, base coat and top seal.
White colour finish
Install fully in accordance with the manufacturers instructions.
Nulfire tel No. 07712 768541
Upon completion the installer must provide certification confirming that all products have been installed fully in accordance with the manufacturers instructions.
Certificate must be signed by the manufacturer.

STRUCTURAL STEEL FRAME
To be designed by Clients Structural Engineers with all details and calculations submitted to Building Control for a Approval prior to commencement on site.
For details of structural frame please refer to Engineers design details which shall take precedence over anything shown on this drawing.
All structural steelwork and fixings are to be C/E marked and in accordance with BS EN1090-1.
Steelwork to be grade S355 J.R U.N.O
Fabricated to BS 5950.
All steelwork to be blast cleaned in accordance with BS EN ISO 8501-1 before protective coating applied as below.
All internal steel to be coated with a single peak zinc phosphate primer as specified by engineer prior to delivery to site.
All bolts to be in accordance with BS 5950-2.

ATTN: WALL CLADDING

It is proposed that the ATX extension is unheated at this stage of the design.

If this changes, the U-values below will need to be changed.

Over the steelwork wall half be clad in Kingspan K1000W composite panels to be supplied.

Panel to have a XL Foile leathargem effekt powder coated external finish.

Colour grey to match the existing

Panel to be steel finished (Brite White Polyster).

The panels have an 88mm half Quadcore insulation (11mm overall thickness) CGF + HFC9 free LCB.

The U value of 0.23W/mK.

The external and internal faces of the panel to be Class 0 in accordance with the Building Regulations when tested to BS5829, Parts 6: 2008 and Part 7: 1997.

Manufacturer and Regulator: Kingspan Limited, horizontally laid wall cladding system for standard internal & external non-corrosive, inland environments also Loss Prevention Certificate for use in 1st Class Office EX-F15.

Galvanised sheeting rails to be supplied by Structural Engineering.

The West Elevation (side elevation) will be a 60 minutes fire rated wall.

Cladding to be fixed in accordance with the manufacturers instructions.

Steelwork to which the panel is fixed must be a proprietary fire wall air support.

All to be installed fully in accordance with manufacturers written instructions.

The cladding installer must provide for certification upon completion of the cladding installation.

ATF ROOF CLADDING SHEETS

It is proposed that the ATF extension is unheated at this stage of the design.

It is changes, the U-Values below will need to be changed.

Kingspan K1000R composite roof panels to be utilized.

Parvicel 1000, a 10mm thick closed cell urea, powder insulation using Kingspan XLS Forte multi-layer organic coating system, embossed with a traditional leather grain

Colour to match the existing roof, check on site

7mm solid to be finished with Bright White Polyester.

The panels will be 400mm thick, powder coated

(11mm overall thickness) CFC's HFC's have PCB's.

The u value of 0.47W/mK.

The external and internal faces of the panel to be Class D in accordance with the Building Regulations when tested to BS 6871 and BS 6870 and Part F 1987.

Manufacturer and reference: Kingspan Limited, roof cladding system for standard internal & external non-corrosive, inland environments also Loss Prevention Certification Board certified to LPS 1181 Grade EXT-B

Galvanized sheeting not to be designed by Structural Engineer.

All to be installed fully in accordance with manufacturers installation instructions.

ATF EXTENSION VEHICULAR DOOR

It is proposed that the ATF extension is unrelated at this stage of the design.

If these changes, the U-Values below will need to be changed.

The new vehicle door within the gate to be electrical operated insulated and powder coated sectional doors.

Doors should be made to the existing

Asca Ability 1042P door or similar with a standard speed motor (approx. 250mm/sec) to be used.

Doors to achieve a U-value of 2.00 W/m²K or better.

Install fully in accordance with manufacturers instructions.

Doors must be fitted with a readily available stop switch and sensors to prevent injury to people or vehicles who are stuck or trapped such as a pressure sensitive door edge which operates the pressure switch.

Doors shall be operated by push button located internally.

A provision for manual operation in the event of a power failure should also be incorporated.

WORKSHOP EXTERNAL PERSONNEL DOORS / ESCAPE DOORS
It is proposed that the ATF exemption is untreated at this stage of the design.

If this changes, the U-Values below will need to be changed.

The external personnel / escape doors shall be as follows.

Steel doors min 46mm thickness having honeycomb centre sandwiched by 2mm aluzinc sheet. Frame to be manufactured from 1.5mm cold rolled steel.

Finished in a black powder to match the existing.

Doors to have 'U' value of 1.6W/m²K or better.

Silicone mast seal shall be applied internally and externally around all openings.

The doors must be self-closing and immediately operable from the inside without the use of a key by way of a push pad.

Externally doors to be fitted with lever handles to allow access back into the premises when unlocked.

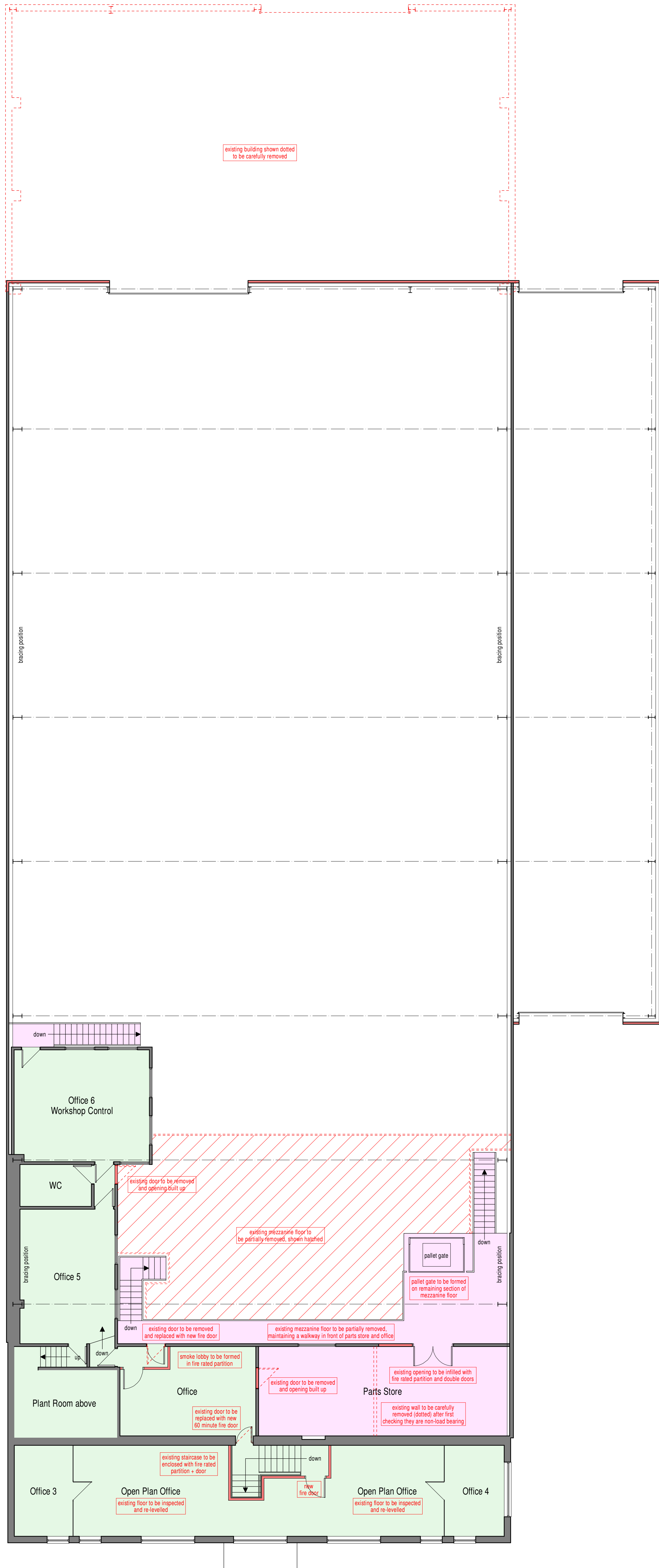
Door threshold to be between 5 and 15mm above external paving level with chamfered edge.

Form level landing outside each door and gently ramp down as agreed on site with the Building Inspector.

EXISTING MEZZANINE FLOOR
The existing mezzanine floor to be reduced in size as indicated on the floor plans.
Existing frame and floor system to be altered to suit.

FIRST FLOOR PARTS AREA PALLET GATE
Reuse and reposition the existing first floor pallet gate.

ATF EXTENSION GROUND FLOOR AND FOUNDATIONS
The proposed ATF extension shall have a non insulated reinforced concrete slab with a smooth finish.
All to later detail and specification by the Clients Structural Engineer.
The foundations for the the proposed extension shall be to later detail and specification by the Clients Structural Engineer to suit site conditions.



First Floor Plan

ELECTRICAL INSTALLATION
All electrical works are to be in accordance with the requirements of current Building Regulations Approved Document P and BS 7671. Where the regulations require works are to be undertaken by Certified person(s). All installations shall be provided with a NICEIC Completion Certificate.
Power points, switches and controls etc. shall be sited in accordance with Part M current Building Regulations, i.e. between height of 450mm and 1200mm above the floor. It is recommended that the position of all new electrics should be agreed and confirmed in writing between the Client and Electrical Contractor prior to work commencing on site.

LIGHTING CONTROLS (non domestic)
(Applies to all new and/or extended and/or substantially altered installations).

All in accordance with Building Regulations 2021 Approved Document L Volume 2 and should follow the guidance in the Building Research Establishment's Digest 498.

Provide localised controls manual or safe automatic controls (usually within 6m of a working area) that will enable lighting to be extinguished during adequate levels of daylight or when spaces are unoccupied and where display areas are not been used.

FIXED INTERNAL LIGHTING (non domestic)
(Applies to all new and/or extended and/or substantially altered installations) All in accordance with Building Regulations 2021 Approved Document L Volume 2 and should be designed based on CIBSE's SLL Lighting Handbook or similar guide.
Provide general lighting in office and storage areas that have an average efficacy of not less than 95 luminaire lumens per circuit watt.
Display lighting to have an average efficacy of not less than 80 luminaire lumens per circuit watt.

FIRE DETECTION (warning and fighting)

The existing fire alarm system to be inspected by the Client's nominated sub contractor to determine if the existing system is suitable and capable of being altered to suit the new layout.

If found not suitable, then replace with new.

Fire alarm systems must be designed by a BAFE or LPC Approved Engineer and be 'suitable for purpose' with all fittings to comply with BS 5839 Part 1 2017, with cabling to BS 6387.

All cable ties, fixings and fastenings to be fire resistant to BS 7671.

The system shall be installed and maintained by a suitably qualified contractor. All installation, commissioning and acceptance certificates must be signed by the installer with copies forwarded to the L.A. Building Inspector.

Where a Toleret for the Less Able is provided, both visual and audible indicators (distinguishable from the emergency call alarm) shall be fitted.

EMERGENCY LIGHTING
System to be designed by a suitably qualified person shall be installed to conform to BS 5266 Part 1; 2016 consisting of self contained units trickle charged from the mains supply with 3hr integral battery backup which is to operate upon failure of the mains lighting.
All installation, commissioning and acceptance certificates must be signed by the installer with copies forwarded to the Client and L.A. Building Inspector.
The emergency lighting installation shall comply with BS EN 1838:2013, ICEL Standards and the Fire Officers requirements with independent means of testing.

PLUMBING (wastes)
The whole new installation shall accord with BS EN 12056-2:2000 and CP304. All wastes shall have 75mm deep seal traps and be taken to SVP or back inlet gully with sizes as follows:

To sink unit, weather, unfrail provide 40mm diameter up to 3.0m length, over 3.0m length increase to 50mm diameter. To wash basin, provide 32mm diameter up to 1.7m length, over 1.7m increase 40mm diameter.

100mm diameter pvc soil pipe shall be provided to terminate in balloon cage via weathering collar above roof, minimum 900mm above any opening window, situated within 3.0m horizontally.

All exposed pipes within the property shall be suitably boxed in with removable covers to allow for future access for rodding. The internal SVP shall be wrapped with 100mm insulation quilt and be fitted with a sealable rodding access point in a suitable position.

DRAINS
All polypropylene or polyethylene pipes shall be manufactured to ES EN 1401-1:2019 and BS 4660:2000
All vitrified clay flexible jointed pipes shall be manufactured to BS EN 295-1:2013
100mm diameter (or otherwise specified) with flexible jointing collars, and generally laid between 1 in 30 + 1 in 80 gradients.

Bed and backfill in accordance with manufacturer's instructions. Where drains pass through walls they shall be laid in short pipes and protected by lintels over.

Any drains installed under a floor slab is required to be surrounded in 200mm thick 20N grade concrete and shall have 'flexcell' board positioned at each pipe joint.

When drains are laid together foul shall run lower than storm.

Provide back inlet gullies (airtight internally) or 100mm SVP's to receive foul wastes.

Storm drains may have trapped gullies to collect rainwater

Fit rodding eyes to head of branches as indicated.

Installation members shall be pre-cast concrete units laid on and surrounded with 100mm thickness of concrete.

Fix suitable galvanised cover and frame (internal covers to be screwed down airtight).

The load classification of cover and frame to suit actual site conditions / loadings.

In masonry chambers form 150mm high benching to channel.

Make new connections to the existing drains in the direction of flow. The drainage layout indicated is a suggested idea and the final layout shall be subject to the approval of the Engineer.

Drainage covers shall be cast in situ concrete and invert levels must be checked and agreed on site with the L.A. Building Inspector prior to work commencing on site.

All drainage invert and cover levels must be checked and verified by the Contractor on site prior to commencement.

Redundant drains shall be stopped up with concrete or removed and ground re-instated.

NEW FIRE DOORS.
All doors must be of standard manufacture and warranted with a BWF CERTIFICATE certification - a copy of which may be required on completion.

Doors must be fitted with a real wood veneer finish. Standard painted fire resisting door set 30 or 60 FD rated as shown having auto overhead closer and minimum one - half pairs, 800°C fitted.

Doors to be fitted with intumescent strip / cold smoke seals (2mm) and related frames and fire stopped to walls. Gap to door frame not to exceed 3mm except at threshold where up to 10mm is permitted.

Vision panels (VP) shall be EN 16600s Pyroshield Safety Clear glass to BS EN 12170.

2000x600mm minimum strip of hardwood beads.

All doors requiring vision panels and which are accessible by wheelchair bound persons shall have twin or single hinge viewing panels.

NOTE: - ensure that any door which needs to be opened manually does not open a force exceeding 20N applied to the leading edge to open by force selecting and adjusting the correct closer.

CONSTRUCTION (design & management) REGULATIONS 2015: Under the Construction Design and Management Regulations 2015 (CDM), domestic and commercial clients have additional duties to supply information about the project and to ensure health and safety issues are considered during the design through the appointment of a Principal Designer.

GENERAL NOTE 1.
All materials and workmanship to be in accordance with the current Building Regulations, BS8000 and all other relevant British Standards and Codes of Practice.
All materials must be installed in full accordance with manufacturers written instructions.

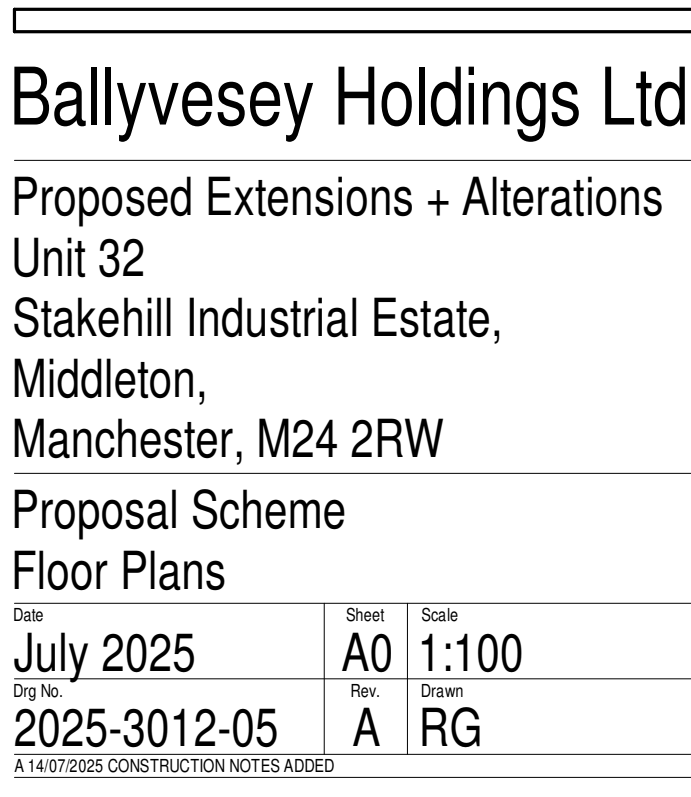
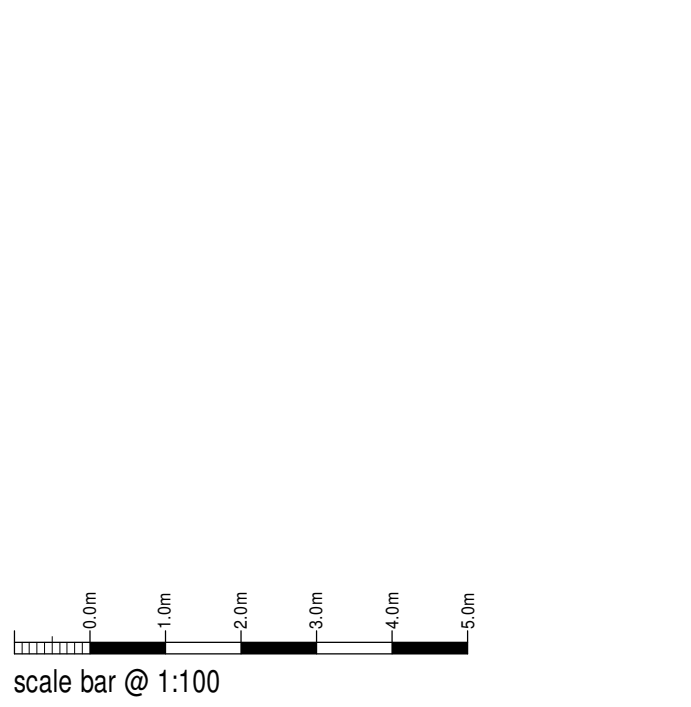
GENERAL NOTE 2.
If it is found on site that additional works are required then these are to be discussed and agreed between the Principle Contractor, Client and the L.A.B.I and confirmed in writing. Principle Contractor to advise Client in writing of any cost implications prior to undertaking the works.

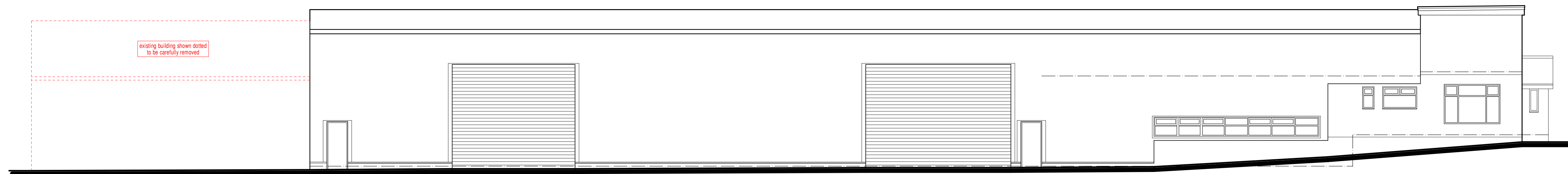
COLOUR SCHEME (Other than Private Residential Dwellings)
colour schemes shall be chosen to reflect the requirements of the Building Regulations Part M Section 3 and BS 6300. Persons with impaired vision should be able to readily see open or closed doors and their leading edges, also steps. This can be achieved by the careful choice of contrasting colours and or materials.

IMPORTANT NOTE (technical compliance)
If the design, construction and / or materials are changed from the specification noted herein, then it is possible that compliance with the Building Regulations and for any 'Architects Certificate' will not be met.
Additional changes and revised calculations may then be required. The person/s making the changes will be responsible for providing the technical support information where necessary.
Also note that any substitution of materials may have a significant impact on thermal performance and SAP outcome. Any changes to blockwork, insulation within floors, walls, roof, exposed soffits, windows and doors should be advised in writing and new SAP reports issued to establish compliance position. Additional fees may be requested by SAP assessor, as a result of the above.

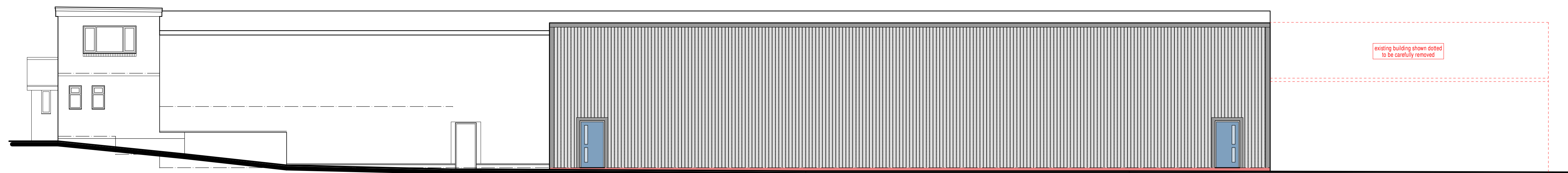
WASTE (removal of)
Remove all refuse and rubble from the premises accumulated during the course of the works and transfer to tip including all charges. All fixtures and fittings and structures disturbed during the course of the works to be made good and left in working order.

EQUIPMENT
All equipment shall be to Clients specification and is excluded from the proposal.
Once details are available, they will be costed by Ample Power accordingly.

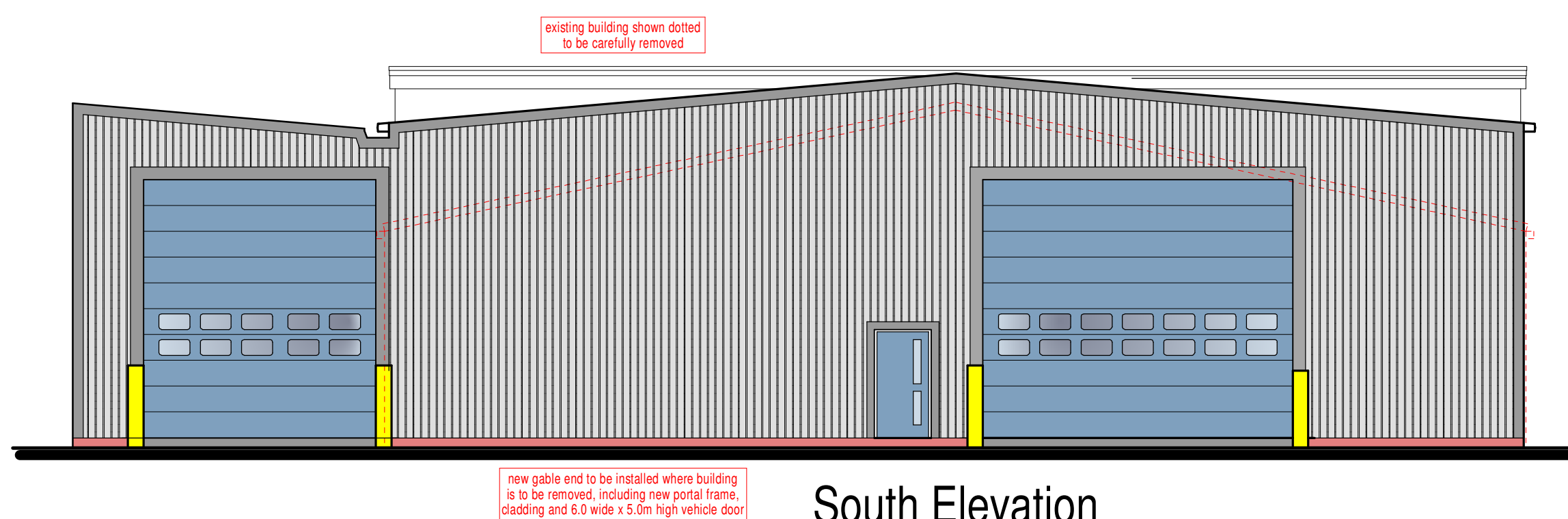




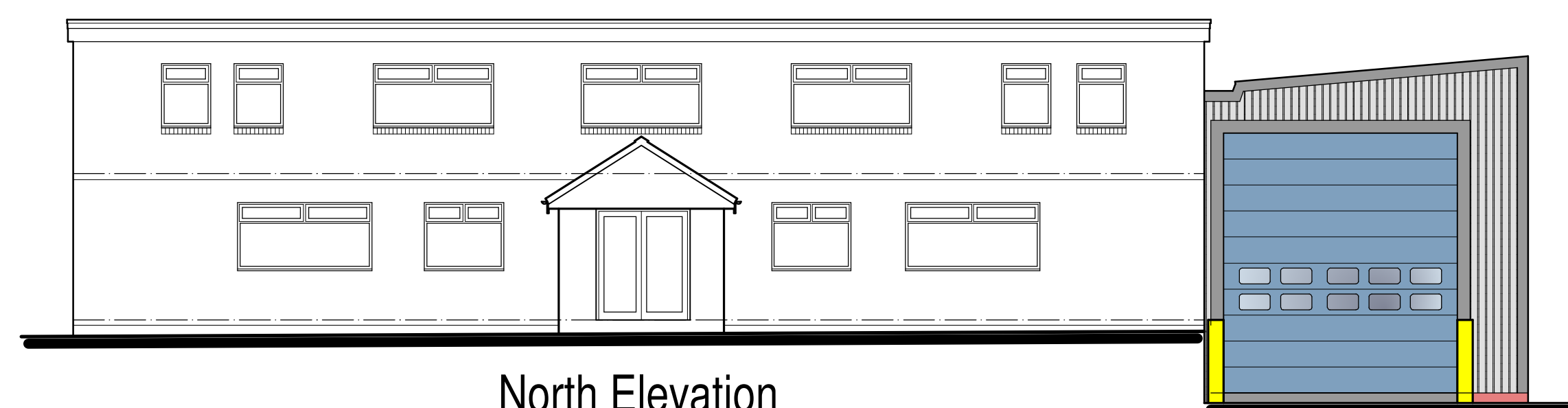
East Elevation



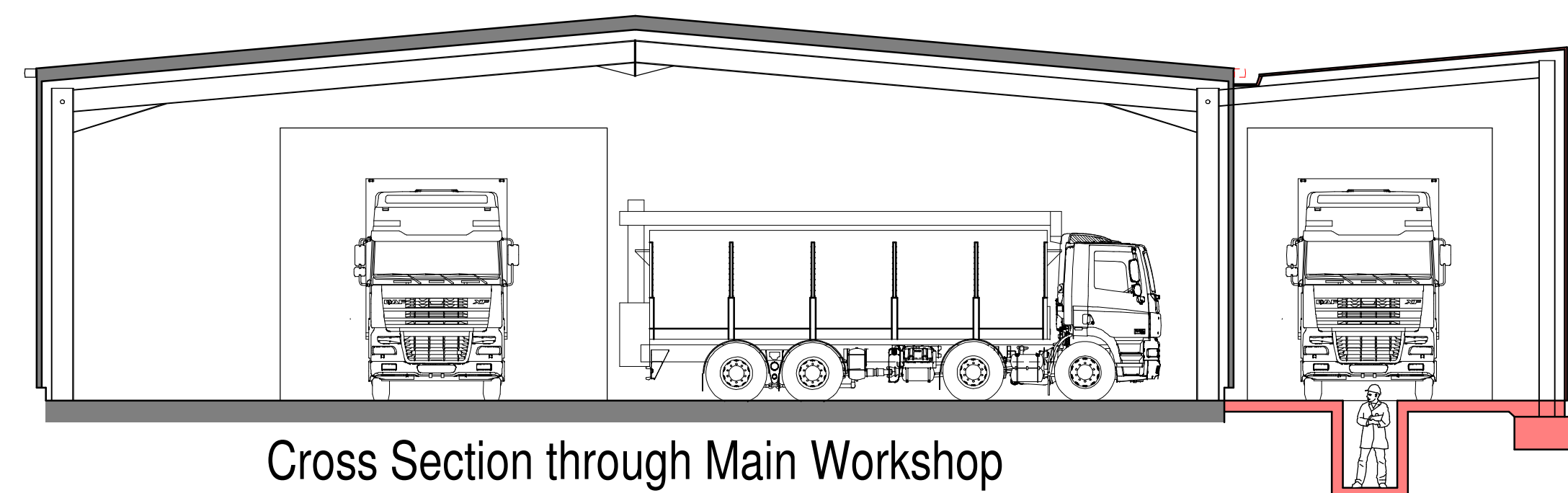
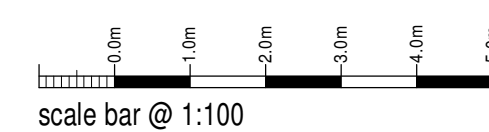
West Elevation



South Elevation



North Elevation



Cross Section through Main Workshop

Ballyvesey Holdings Ltd

Proposed Extensions + Alterations
Unit 32
Stakehill Industrial Estate,
Middleton,
Manchester, M24 2RW

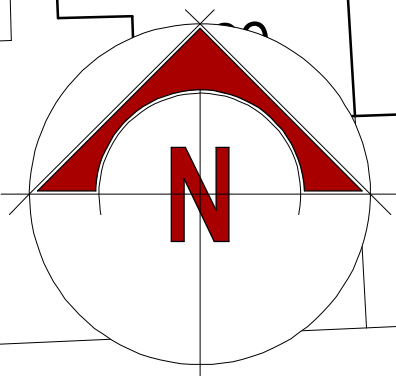
Proposal Scheme
Section and Elevations

Date	July 2025	Sheet	A1	Scale	1:100
Dwg No	2025-3012-06	Rev.	-	Drawn	RG



10 Cawdry Buildings, Fountain Street, Leek, ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonsLtd.co.uk
Web: www.sammonsLtd.co.uk

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All dimensions must be checked prior to commencement.



43

55

126.8m

Bentley Avenue

ATF
EXIT

LB

Planting

Staff/Visitor Parking

existing tarmac finish
to be retained

Yard
Entrance

new tree planting to shield new
yard from dwellings opposite

Planting

new palisade fence to be installed
to enclose truck compound

new concrete yard to be laid
over hatched area

existing office (dotted) to be demolished
including floor

existing workshop (dotted) to be demolished
with concrete floor maintained as yard
finish

Truck Compound

existing tarmac/concrete finish to be retained

existing temporary building (dotted)
to be dismantled and stored on site
for client re-use on other site, but
concrete floor to be maintained and
utilised as yard finish

existing tarmac finish
to be retained

Offices

Workshop

ATF

33

existing gantry (dotted)
to be removed

existing building shown dotted
to be carefully removed

Yard

existing tarmac finish to be retained

existing fence and retaining structure to be replaced
with new palisade fence over steel post and concrete panel
or concrete lego block retaining wall

yard to be regraded using
deposition materials to a
slope of 1 in 20 and finished
with concrete slab

Showroom

existing lightweight building to
be utilised as truck showroom
(no alterations proposed)

1 in 12 concrete ramp to be
formed between existing
and proposed sites with
concrete lego block
retaining walls

Truck
Wash

Truck Parking

Yard

WEST PENNINE TRUCKS LTD

Yard

Serial number: 313509
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0 5 10
m
scale bar @ 1:200

Ballyvesey Holdings Ltd

Proposed Extensions + Alterations
Unit 32
Stakehill Industrial Estate,
Middleton,
Manchester, M24 2RW

Proposal Scheme
Site Plan

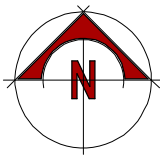
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Dwg No.	2025-3012-08	Rev.	-	Drawn	RG

A:

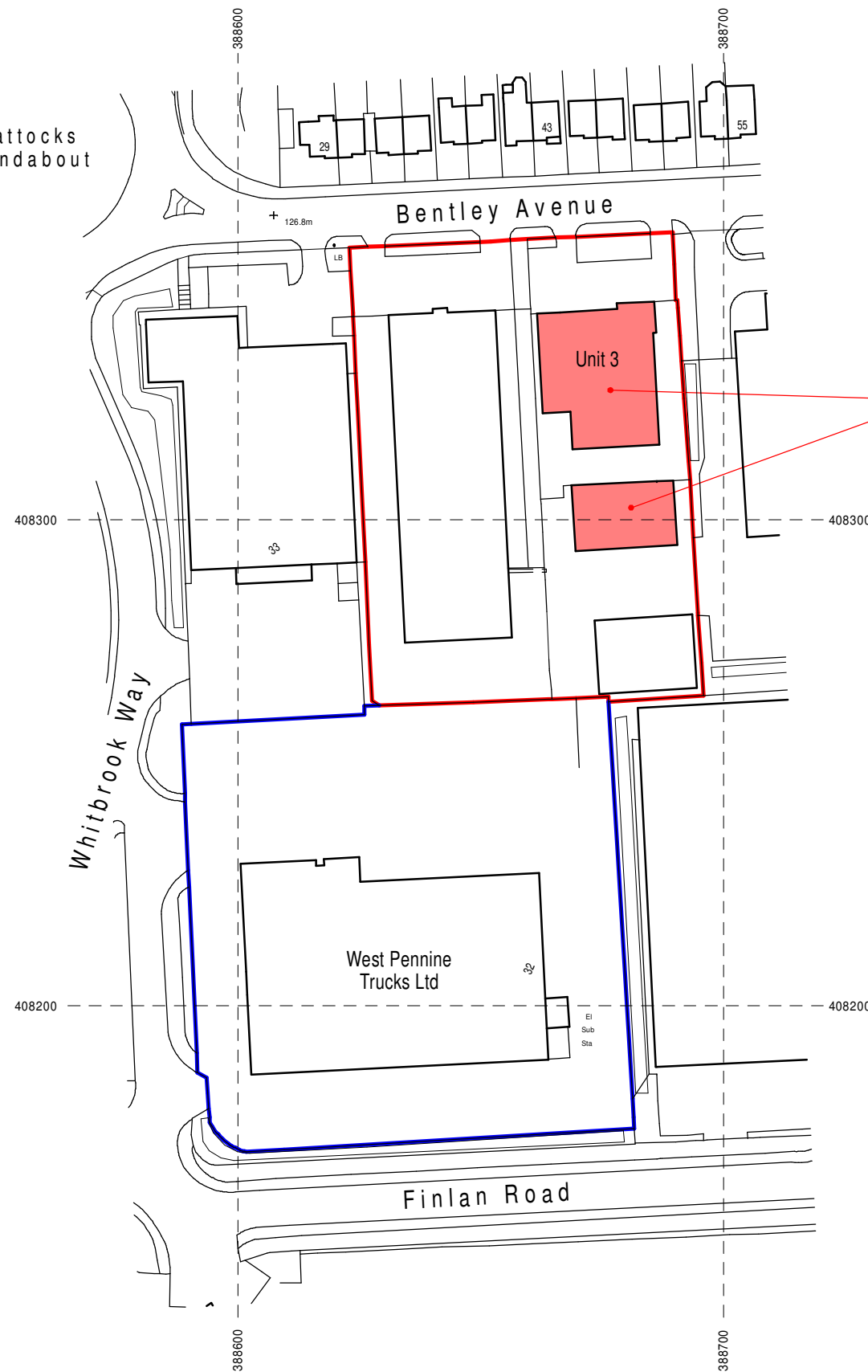


10 Cawdry Buildings, Fountain Street, Leek, ST13 6JP
Telephone: 01538 386002
E-mail: info@sammons Ltd.co.uk
Web: www.sammons Ltd.co.uk

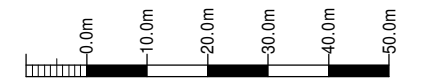
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Slattocks
Roundabout



BUILDINGS TO BE
DEMOLISHED



scale bar @ 1:1250

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Montgomery Transport Ltd

Proposed Demolition of Buildings,
Unit 3, Stakehill Industrial Estate,
Middleton,
Manchester,
M24 2GP.

Demolition Proposal Location Plan

Date	Sheet	Scale
September 2025	A3	1:1250
Dwg No.	Rev.	Drawn
2025-3012-10	-	RG

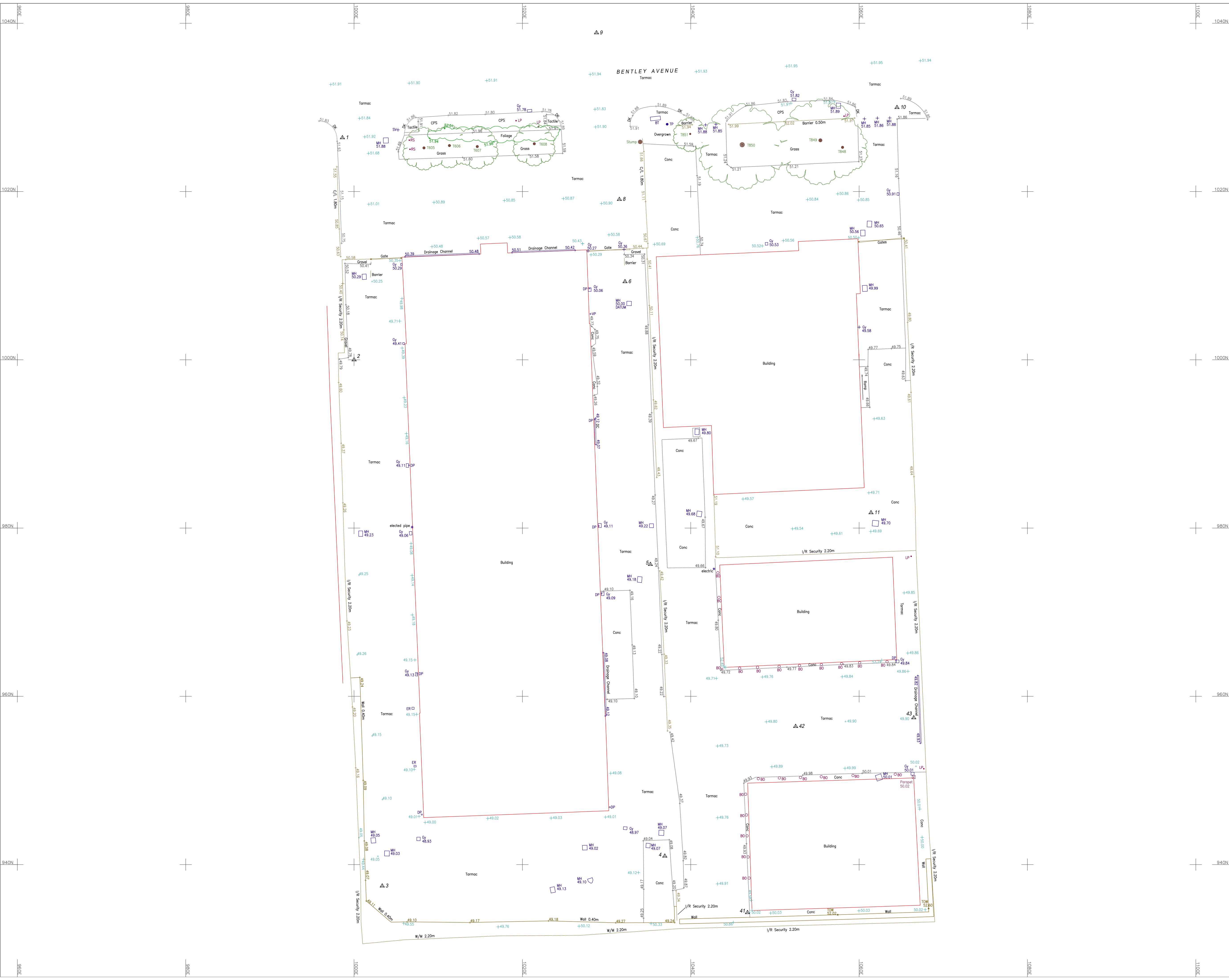
A-



10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonsltd.co.uk
Web: www.sammonsltd.co.uk

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All dimensions must be checked prior to commencement.

Appendix B – Topographical Survey



Important Information:

We advise that an arborologist be appointed to correctly determine the species and condition of all trees surveyed prior to any design work.

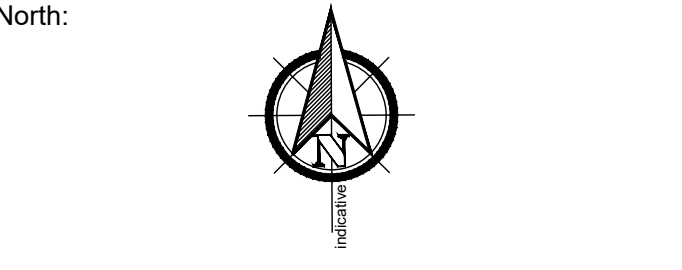
All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Survey Legend

FENCES			
BARRIED WIRE FENCE	BW	Trees	
CORRUGATED HIGH FENCE	CH		
CLOSE BOARD FENCE	CB		
CHESTNUT PALING FENCE	CIP	Hedges	
IRON RAILING FENCE	IRF		
POST AND RAIL FENCE	PR		
POST AND RAIL FENCE	PRC		
POST AND WIRE FENCE	PWF		
CHAIN LINK FENCE	CL		
LARCH LAP FENCE	LA		
INTERWOVEN FENCE	IWF		
WIRE MESH FENCE	WM		
ABBREVIATIONS			
BOLLARD	B	MANHOLE	MA
BRITISH TELECOM IC	BT	NOTICE BOARD	NB
CONCRETE PAVING SLABS	CPS	PARKING METER	PM
COVER LEVEL	CL	ROAD NAME PLATE	RNP
DROP MARK	DM	ROAD SIGN	RS
ELECTRIC INSPECTION COVER	EC	RODDING EYE	RE
ELECTRICITY POLE	EP	RETAINING WALL	RW
FIRE HYDRANT	FM	RAINWATER PIPE	RWP
FLOWER BED	FB	STOP VALVE	SV
FOOTPATH	FP	TELEGRAPH POLE	TP
GAS VALVE	GV	TELEPHONE CALL BOX	TCS
GULLY	GU	TRAFFIC LIGHT	TL
INSPECTION COVER	IC	UNABLE TO LIFT	UTL
PIPE INVERT LEVEL	IL	UNKNOWN	U/A
SEWER OUTLET	SO	VENT PIPE	VP
MAN HOLE	MH	WATER METER	WM
THRESHOLD	TH	DIAMETER	Ø

Tree Schedule

Point	Spread	Bole	Height	Species
T605	5,0	0,30	10,0	Acacia
T606	5,0	0,30	10,0	Acacia
T607	5,0	0,30	10,0	Tree Unknown
T608	5,0	0,30	10,0	Tree Unknown
T848	6,0	0,30	14,0	Silver Birch
T849	10,0	0,40	14,0	Tree Unknown
T850	10,0	0,55	14,0	Tree Unknown
T851	4,0	0,20	10,0	Fir



Grid: Local Grid

Levelling: Datum based on manhole as shown. Value used 50.00m

Drawing Title: Topographical Survey

Site Address: Unit 32 Stakehill Industrial Estate Manchester M24 2RW

Client: Montgomery Transport Ltd

Surveyor	MG	Drawn By	HF	Verified By	AF	Date	06.08.25
CM No:	CM/25943/T	Rev:					
Scale:	1:200m @ A1	Date:	August 2025				

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Surrey, GU6 8TB
T: 01483 429385
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W: www.cadmap.co.uk

www.worksafe.co.uk

Accredited Contractor

Accredited Contractor

1020N

1010N

1000N

990N

980N

970N

960N

950N

940N

1000E

1010E

1020E

1030E

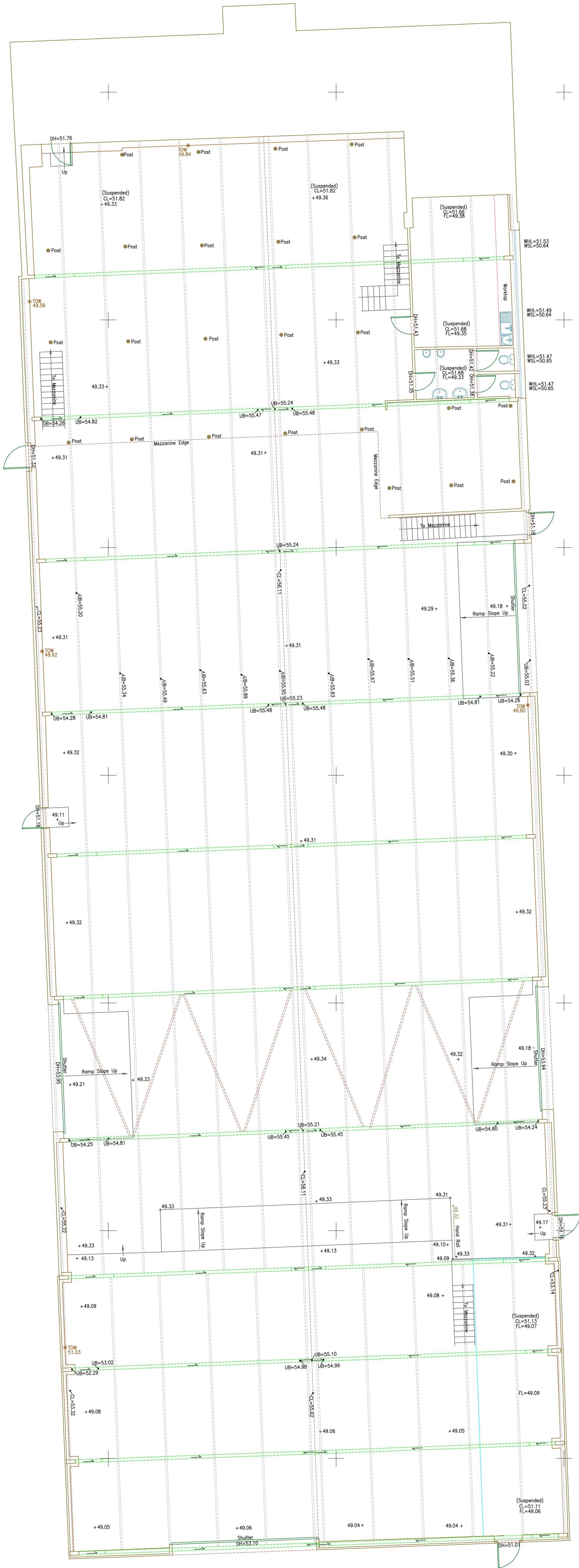
1040E

1050E

1060E

1070E

1080E



Important Information:
All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Survey Legend

WSL= Window Sill Level
WHL= Window Head Level
CL= Ceiling Level
UB= Under Beam
FL= Floor Level
DH= Door Head

North:



Grid: Local Grid
Levelling: Datum based on manhole as shown. Value used 50.00m

Drawing Title:
Floor Plan

Site Address:
Unit 32
Stakehill Industrial Estate
Manchester
M24 2RW

Client:
Montgomery Transport Ltd

Surveyor	MG	Drawn By	WB	Verified By	AF	Date	06.08.25
CM No:	CM25943/P	Rev:					
Scale:	1:100m @ A1	Date:	August 2025				



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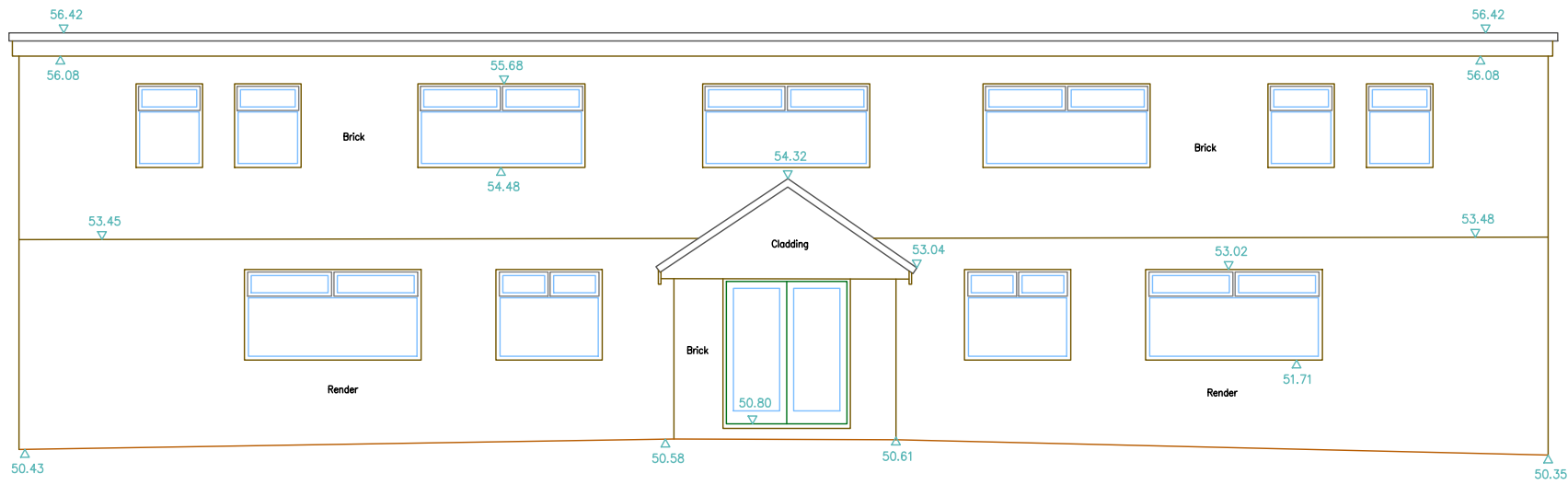
HAS
Accredited Contractor



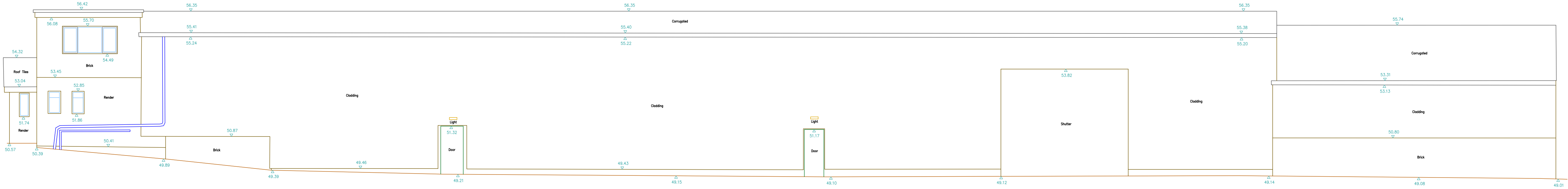
THE SURVEY
ASSOCIATION



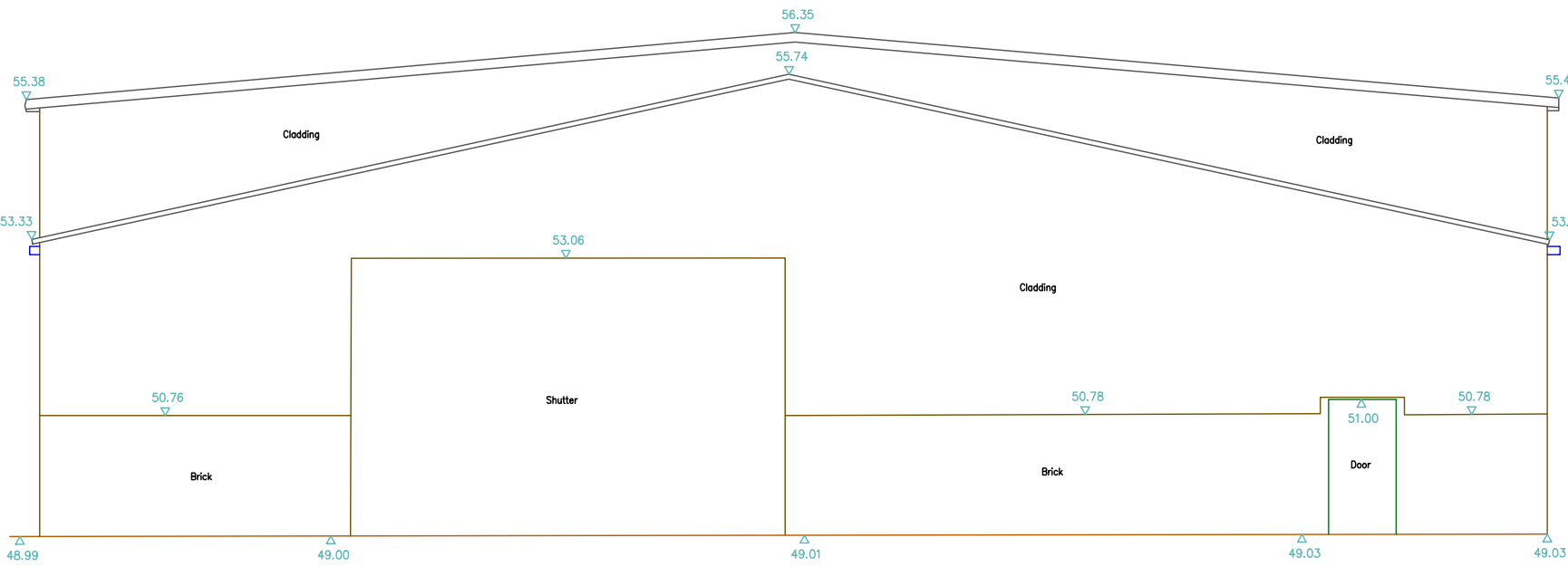
Constructionline



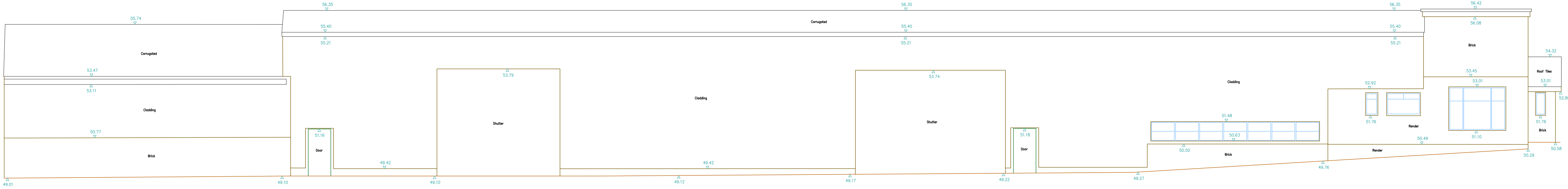
North Elevation
Datum 47.00m



East Elevation
Datum 47.00m



South Elevation
Datum 47.00m



West Elevation
Datum 47.00m

Important Information:

All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

North:



Grid: Local Grid
Levelling: Datum based on manhole as shown. Value used 50.00m

Drawing Title:
Elevations

Site Address:
Unit 32
Stakehill Industrial Estate
Manchester
M24 2RW

Client:
Montgomery Transport Ltd

Surveyor	MG	Drawn By	WB	Verified By	AF	Date	06.08.25
CM No:	CM/25943/ELE			Rev:			
Scale:	1:100m @ A1			Date:		August 2025	

Appendix C – Exceedance Routes



Proposed Exceedance Route

Existing Exceedance Route

Notes

1. Do not scale this drawing.
2. This drawing is to be read in conjunction with all other project drawings and specifications.
3. All dimensions are in millimetres unless stated otherwise.
4. Should there be any conflict between the details indicated on this drawing and those indicated on other drawings the Project Engineer shall be informed prior to construction.
5. Until technical approval has been obtained from the relevant authority, it should be understood that all drawings issued are preliminary and not for construction. Should the contractor commence site work prior to such approval being given, it is entirely at their own risk.

-	-	-
Revision	Details	Date
 Newstead House, Pelham Road Nottingham, NG5 1AP Tel : 07753 168226 Web: www.nc29.co.uk Email : info@nc29.co.uk		
Project	Proposed Extension & Alterations Unit 32, Stakehill Industrial Estate	
Client	Ballyvesey Holdings Ltd	
Title	Exceedance Routes	
Drawn	CC	Checked CC
Date	October 2025	Scale 1:250
Number	1987/010	Status Preliminary