4AD Developments

Fenwick Street, Rochdale

Flood Risk Assessment

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Architects Consulting Engineers Quantity Surveyors

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This flood risk assessment has been prepared in accordance with the NPPF, Local Planning Policies and the NPPG. Any recommendations regarding levels are based on the relevant British Standards, the standing advice provided by the EA, or based on common practice.

Bradshaw Gass & Hope LLP do not guarantee that the advice in this report will ensure the availability of flood insurance either now or in the future.

1. Introduction

This flood risk assessment has been prepared by Bradshaw Gass & Hope LLP, on behalf of 4AD Developments, for a residential development at Fenwick Street, Rochdale (hereafter referred to as 'the Site').

This report provides a detailed overview of the proposed development and an assessment of it in relation to the flood risk, and how the proposals have been developed in relation to current flood map data and current planning policy and requirements, including:

- National Planning Policy Framework (August 2026) CC1 to CC3, F1 to F2 and F4 to F7;
- National Planning Practice Guidance ('Flood Risk and Coastal Change' section), released in March 2014 and updated in August 2022;
- Environment Agency and Department for Environment, Food and Rural Affairs guidance;
- Environment Agency and JBA Consulting via Landmark EnviroCheck data Service.

And local policies including:

- Greater Manchester Surface Water Management Plan (January 2012);
- Greater Manchester Flood Risk Management Framework (September 2018);
- Rochdale Adopted Core Strategy Policy G8 (October 2016).

Rochdale Borough Council needs to be satisfied that the proposed development design principles will address the risk of flooding to the Site, and that the proposals will not in turn increase the risk of flooding to neighbouring land and property.

This FRA has therefore been prepared to identify and evaluate the various possible sources of flood risk, to which the Site might be subjected, and identify any mitigation; protection; or compensation measures deemed necessary or feasible.

2. National and Local Guidance and Policies

2.1. National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

The NPPF (August 2026) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. This document is used to form this flood risk assessment, with particular attention to Policies CC1 to CC3 (Planning for Climate Change) and F1 to F2 and F4 to F7 (Planning and Flood Risk).

NPPF Paragraphs F1 to F2 and F4 to F7 provide guidance for planning and flood risk, where plans should apply a sequential, risk-based approach to the location of development taking into account current and future impacts of climate change; to ensure that flood risk is not increased elsewhere due to the development; and to incorporate sustainable drainage systems.

NPPG, Paragraph 020 (Reference ID: 7-020-20220825), outlines that the objectives of this FRA 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; whether there is 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.

2.2. Rochdale Adopted Core Strategy (October 2016).

G8 - Managing water resources and flood risk, states:

a. *'Compliance with a 'sequential' approach to new development and flood risk, directing development away from areas of high risk, in accordance with the National Planning Policy Framework;*

b. *Full regard to and compliance with the advice of the Environment Agency (or equivalent agency) and the objectives and priorities for flood risk management set out in the Local Flood Risk Management Strategy, including any mitigation measures recommended for particular sites;*

c. *Full regard to the published evidence of local flood risk and its significance as included in Strategic Flood Risk Assessments, Surface Water Management Plans and other recognised sources of flood risk data and the production of additional Flood Risk Assessments (FRAs) as appropriate;*

d. *Incorporation of appropriate measures for the management of surface and flood water, including flood storage areas, Sustainable Urban Drainage Systems (SUDS) and the protection of 'overland flow paths';*

e. *Compliance with any Surface Water Management Plan or drainage strategies produced, such as for the identified critical drainage areas of Littleborough and Heywood;*

f. *The avoidance of culverting, and support the opening up of existing culverts wherever possible*

g. *The incorporation of measures for the conservation of water to minimise potable water consumption, including rainwater collection measures, which should be integral to the design of buildings and spaces;*

h. *Development that does not directly or indirectly lead to pollution of existing water resources such as watercourses and groundwater or the derogation of the quantity of groundwater;*

i. *The incorporation of measures to improve water quality; and*

j. *The taking of opportunities to improve the habitat value of watercourses and water bodies'.*

3. Site Setting and Description

3.1. Site Location

The Site is in a residential area of Rochdale, is approximately 1.2 km north-west of Rochdale town centre and train station, and as shown on the Site location plan in Appendix A, is bounded by No.5 Fenwick Street to the north-east, Fenwick Street to the north-west and the River Roch to the south-east and south-west.

The nearest postcode to the Site is OL12 6XE with the co-ordinates being - Easting: 389030, Northing: 413085.

3.2. Existing Site and Topography

The Site, in a pre-development state, currently consists of a detached garage to the south, with the remaining areas being formed of an overgrown structural slab (location of previously demolished building).

In terms of topography the Site has a general fall in a southerly direction, with the levels falling relatively steeply from the Site boundary to the River Roch.

3.3. Proposed Development

Refer to Appendix B for proposed plans, where they show the Site, in a post development state, to consist of the demolition of the existing garage, the removal of the existing structural slab, and the erection of 2 new residential dwellings.

The new dwellings will occupy the higher ground to the north of the Site, with parking, a bin store and patio/access areas on the lower ground to the south, and garden areas to the rear (east).

3.4. Waterbody / Rivers / Artificial Sources

The nearest waterbody, river or canal to the Site, is the River Roch which flows along the south-west and south-east boundary of the Site boundary. There are no other known canals or artificial sources near the Site.

3.5. Public Sewers and Drainage Networks

It is assumed that the nearest public sewers are in Fenwick Street to the north-west of the Site.

The Site is currently undeveloped and therefore no existing drainage networks will be within the development boundary.

3.6. Ground Conditions

The ground conditions for the Site can be determined via the British Geological Survey (BGS) website, where it shows the ground to be formed of Superficial Deposits of Alluvium (clay, silt, sand and gravel), over bedrock consisting of Pennine Lower Coal Measure Formation (mudstone and siltstone).

4. Sources of Flooding

In accordance with the NPPF, flood risk must be assessed for all sources of flooding. All possible sources of flooding, and a brief description of each, are as follows:

4.1. Fluvial Flooding

Fluvial flooding results from watercourses / rivers surcharging and flooding the surrounding areas.

4.2. Coastal Flooding

Coastal flooding results from high tides from the sea.

4.3. Pluvial Flooding

'Pluvial' flooding is that which results from rainfall generated overland flow before the run-off enters any watercourse, drain or sewer. It is more often linked to high intensity rainfall events (typically in excess of 30mm per hour). However, it can also result from lower intensity rainfall or melting snow where the ground is saturated, frozen, developed or has low permeability. This results in overland flow and ponding in depressions in the topography. In urban areas 'pluvial' flows are likely to follow the routes of highways and other surface connectivity to low spots where flooding can occur. In some cases, it can deviate from this route into adjacent developments via dropped kerbs (either for access to driveways or disability access).

4.4. Groundwater Flooding

Groundwater flooding is caused by the emergence of water from sub-surface permeable strata. Fluctuations in the groundwater table can cause flooding should the table rise above the existing ground level. Groundwater flooding events tend to have long durations, lasting days or weeks.

4.5. Flooding from Drains and Sewers

Flooding from drains and sewers is caused when the capacity of the drains and sewers is exceeded and will result in flooding from the manholes.

4.6. Canals, Reservoirs and Other Artificial Sources

Flooding from canals, reservoirs and artificial sources is caused when the capacity of the sources is exceeded, or if there is an infrastructure failure.

5. Sourced Data

Environment Agency data and information from other sources will be reviewed to identify sources of flooding at the Site.

5.1. Environment Agency Flood Maps for Planning

The Environment Agency (EA) fluvial flood zone map shown in Figure 1 indicates that the south-west area of the Site is in Flood Zone 2, with the proposed dwellings and remaining areas of the Site being in Flood Zone 1.

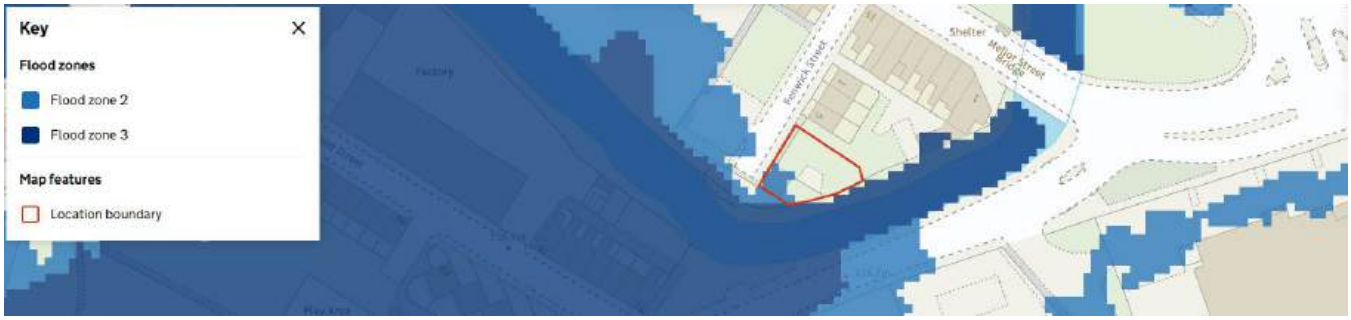


Figure 1 – EA Flood Zone Map

The EA fluvial flood extent map shown in Figure 2 indicates that the Site is potentially within the future climate change (2070-2125) fluvial flood extent area.



Figure 2 – EA Fluvial Flood Extent – Climate Change (2070 to 2125)

The EA pluvial flood probability map shown in Figure 3 indicates that the Site is outside the pluvial (surface water) flood extent area in the future climate change (2061 to 2125) 1 in 1000 annual likelihood event.



Figure 3 – EA Future Climate Change (2061 to 2125) Surface Water / Pluvial Flood Extent – 1 in 1000

5.2. Landmark EnviroCheck Flood Maps

Refer to Appendix C for Landmark EnviroCheck flood map data. The data shown on the maps have been sourced from studies by JBA Consulting and the Environment Agency (EA). The summary of each of the maps is as follows:

Flood Zone Map

The fluvial flood zone map also indicates that the south-west area of the Site is in Flood Zone 2, with the proposed dwellings and remaining areas of the Site being in Flood Zone 1.

The map also shows that there are flood defences along the River Roch to the south and east of the Site.

Fluvial Flood Maps

The EnviroCheck (EA) fluvial flood maps indicate that the Site will be **outside** the flood extent area in a 1% AEP (Annual Exceedance Probability) (1 in 100) and 0.1% (1 in 1000) undefended scenario.

The EnviroCheck (EA) fluvial flood maps indicate that the south-west areas of the Site will be **within** the flood extent area, with the remaining areas, including proposed dwellings, being **outside** the flood extent area in a 0.1% (1 in 1000) defended scenario.

The EnviroCheck (EA) fluvial flood maps indicate that the Site will be **outside** the flood extent area in a 3.33% AEP (1 in 30) and 1% AEP (1 in 100) defended scenario.

Surface Water / Pluvial Flood Maps

The EnviroCheck (EA/NRW) surface water flood map indicates that the Site is **outside** the surface water 0.20m to 1.20m flood depth extents.

Ground Water Flooding

The EnviroCheck / BGS flood data map indicates that there is potential for groundwater flooding to occur at surface at the Site.

The ESI groundwater flood map indicates that there is a moderate risk of groundwater flooding at the Site.

Canal Failure

The EnviroCheck (JBA) canal failure map indicates that the Site is not in canal coverage and is not in a canal failure area.

Historic Flood Map

The historic flood map indicates that there is no history of flooding at the Site from any source.

6. Probability of Flooding

6.1. Fluvial Flooding Probability: South-West Area – MEDIUM, New Dwellings - LOW

The EA fluvial flood zone maps indicate that the south-west area of the Site is in Flood Zone 2, with the proposed dwellings and remaining areas of the Site being in Flood Zone 1. The EA fluvial zone map also shows that there are flood defences along the River Roch to the south and east of the Site.

The EA fluvial flood extent map however indicates that the Site is potentially within the future climate change (2070-2125) fluvial flood extent area.

The EnviroCheck (EA) fluvial flood maps indicate that the Site will be **outside** the flood extent area in a 3.33% AEP (defended and undefended scenarios), 1% AEP (defended and undefended scenarios) and 0.1% AEP (defended scenario), with just the south-west areas of the Site being **within the 0.1% AEP (defended scenario)** only.

As there are flood defences along the River Roch, and all other flood maps, with the exception of the EA future climate change (2070-2125) potential flood extent map, showing flooding during the 0.1% AEP / 1 in 1000 annual likelihood event to the south-west areas only, the probability of flooding to the new residential dwellings located to the north is deemed to be low, with a medium probability of fluvial flooding at the new parking areas to the south-west.

6.2. Pluvial Flooding Probability: LOW

The EA pluvial flood probability map indicates that the Site is outside the pluvial (surface water) flood extent area in the future climate change (2061 to 2125) 1 in 1000 annual likelihood event.

The EnviroCheck (EA/NRW) surface water flood map indicates that the Site is **outside** the surface water 0.20m to 1.20m flood depth extents.

Therefore, based on the flood map data, the probability of pluvial flooding at the Site is deemed to be low.

6.3. Groundwater Flooding Probability: LOW

The EnviroCheck / BGS flood data map indicates that there is potential for groundwater flooding to occur at surface at the Site, and the ESI groundwater flood map indicates a moderate risk of groundwater flooding at the Site.

However, the new dwellings are located at the highest areas of the Site to the north, with the finished floor level being at least 600mm above the lowest level of the Site (see further sections of this report). Therefore, if groundwater flooding were to occur, flood water would not flow towards the Site, but will flow in a southerly direction and into the River Roch. Therefore, based on this assessment, the probability of groundwater flooding is deemed to be low.

6.4. Flooding from Drains and Sewers Probability: LOW

It is assumed that the nearest public sewers are in Fenwick Street to the north-west of the Site, and as the Site is currently undeveloped, no existing drainage networks will be within the development boundary.

There has been no history of flooding from the sewers, and if flooding were to occur, flood water would flow in a southerly direction within Fenwick Street (following topography) and into the River Roch. Therefore, based on this assessment the probability of flooding from drains and sewers is low.

6.5. Canals, Reservoirs and Other Artificial Sources Probability: LOW

The EnviroCheck (JBA) canal failure map indicates that the Site is not in canal coverage and is not in a canal failure area.

There are no other known artificial sources near the Site, and therefore, the probability of flooding is low.

7. Flood Risk and Vulnerability

The NPPF, Annex F sets out the flood risk for the Site by assessing the flood zones, flood risk vulnerability classification, and flood risk vulnerability and flood zone 'compatibility'.

7.1. Flood Zones

NPPF, Annex F, Table 1 indicates that the flood zones are:

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or • land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). 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. (Not separately distinguished from Zone 3a on the Flood Map)

The EA flood map data has identified that the south-west area of the Site is in Flood Zone 2, with the remaining areas, including the new residential dwellings, being in Flood Zone 1.

7.2. Flood Risk Vulnerability Classification

NPPF, Annex F, Table 2 states the flood risk vulnerability classifications as:

Flood Risk Vulnerability Classification
Essential Infrastructure Essential transport infrastructure (including mass evacuation routes) which should 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.
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.

This development is classed as **'More Vulnerable**' as the proposed development is for buildings used for dwelling houses.

7.3. Flood Risk Vulnerability and Flood Zone 'Compatibility'

Annex F, Table 3 of the NPPF identifies how the development is appropriate based on the flood zone to which the Site lies, and the flood risk vulnerability classification.

NPPF – Table 3 - Flood Risk Vulnerability and Flood Zone 'Compatibility'					
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	✓*

"†" In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

"*" In Flood Zone 3b (functional floodplain) essential infrastructure that has passed the Exception Test, and water-compatible uses, 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.

The development is deemed to be 'More Vulnerable', but as the dwellings are in Flood Zone 1 and south-west areas of the Site are in Flood Zone 2, Table 3 (Annex F) of the NPPF shows the Site is appropriate for development, with **no requirement for an exception test.**

8. The Sequential Test

8.1. The Guidance

Relevant sections of NPPF Policy F5 state:

'The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Where the test applies, development proposals should not be located in areas at risk of flooding where alternative sites, appropriate for the development, are reasonably available in areas with a lower risk of flooding. The area to which the test is applied should not be greater than the anticipated catchment of the development in terms of its likely occupiers or users'.

8.2. The Test

The flood maps identify fluvial flooding as the only source of flooding at the Site, confined to the low-lying parking areas in the south-west during the 0.1% AEP (1 in 1000 annual likelihood) event.

The maps indicate a low probability of flooding from all other sources. The Site slopes southwards, and the new dwellings occupy the northern area in Flood Zone 1, where the probability of flooding is low.

Locating the new dwellings in the north therefore directs them to the areas of lowest flood risk, meeting the NPPF requirements for the sequential test.

9. Safe Development over Lifetime

Relevant sections of NPPF Policy F7 state:

a. *'Where development is proposed in a location known to be at risk from any form of flooding, now or in the future, it should be refused unless:*

b. *Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons which justify a different arrangement;*

c. *The development will be safe throughout its lifetime taking account of the vulnerability of its users;*

d. *Any residual risk can be safely managed, and safe access and escape routes are included where appropriate, as part of an agreed emergency plan;*

e. *The development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; and*

f. *It can be demonstrated that flood risk will not be increased elsewhere'.*

Therefore, the design principles of the Site to ensure it is safe for its lifetime, will include:

- Suitable floor levels of the residential dwellings to meet EA requirements;
- Ensuring no flood flows are displaced to areas outside the Site area, thereby increasing flood risk;
- Safe egress from the new residential dwellings during a flood event;
- Ensuring surface water run-off from the residential dwelling area will not increase flood risk elsewhere.

9.1. Suitable Levels

The EA - Preparing a flood risk assessment: standing advice (10th April 2025) states:

'We recommend floor levels are set at least 600 millimetres (mm) above the estimated flood level. You will also need to use flood resistant materials up to at least 600mm above the estimated flood level.

You may be able to reduce this to 300mm if there is an important level of certainty about your estimated flood level. If there is a particularly high level of uncertainty it may need to be increased.

Flood water can put pressure on buildings, causing structural issues. If your design aims to keep out a depth of more than 600mm of water, you should get advice from a structural engineer.

If you cannot raise the floor levels in this way, you will also need to include extra flood resistance and resilience measures. These measures should protect the property to at least 600mm above the estimated flood level'.

The flood maps identify fluvial flooding as the only source of flooding at the Site, confined to the low-lying parking areas in the south-west during the 0.1% AEP (1 in 1000 annual likelihood) event.

The Site slopes southwards with new dwellings to the north being higher and outside the maximum flood extent area.

However, to ensure no flooding to the dwellings, and to adhere to the EA guidance, it is proposed that the finished floor levels are to be at least 600mm above the lowest level at the south-west boundary.

9.2. Flood Flows and Water Displacement

Levels of the ground at the low-lying parking areas to the south-west (flood extent area) are to remain as existing. The new dwellings are also outside the flood extent area up to the 0.1% AEP / 1 in 1000 annual likelihood event, and therefore, the proposed development at the Site:

- will not displace surface water to other areas outside the site boundary,
- will not increase the flood levels in areas outside the site boundary,
- will not increase flood risk to any areas outside the site boundary.

9.3. Safe Access and Egress

Access to and from the dwellings will be via new footpaths connecting their front entrances to Fenwick Street, north of the Site.

The flood maps show no flooding at the dwellings or along Fenwick Street immediately in front of and north of them.

No flooding from other sources is identified at the Site. On this basis, safe access to and from the dwellings is considered available during all flood and storm events.

9.4. Surface Water Flood Risk

The Site, in a pre-development state, currently consists of a detached garage to the south, with the remaining areas being formed of an overgrown structural slab (location of previously demolished building).

The Site is therefore currently hard-standing with the surface water run-off from all areas within the Site flowing in a southerly direction (following topography) and discharging into the River Roch.

The Site, in a post development state, will consist of the demolition of the existing detached garage and removal of the structural slab, with the erection of 2 dwellings with associated external hard-standing and garden areas.

The dwelling roof and proposed external hard-standing areas will be less than the pre-development garage and hard-standing areas (due to the introduction of gardens), and therefore the surface water run-off from the Site to the River Roch will be reduced.

Consequently, due to the reduction in area and surface water flows, the Site will not increase flood risk elsewhere.

10. Conclusion

The proposed development comprises two residential dwellings on the higher ground to the north of the Site. The assessment identifies a low probability of fluvial flooding at the dwellings and a medium probability at the low-lying parking areas to the south-west, where flooding is mapped during the 0.1% AEP (1 in 1000 annual likelihood) event.

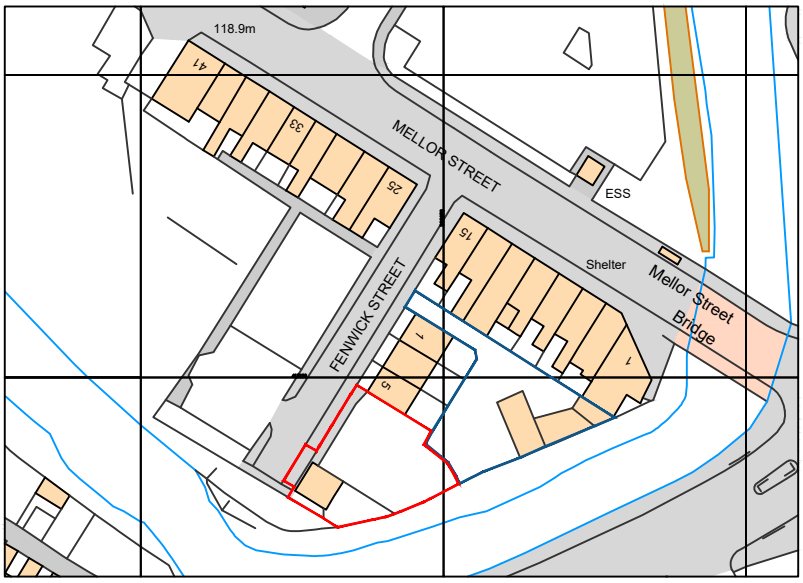
The report assesses the probability of flooding from other sources as low, while acknowledging mapped groundwater susceptibility and potential future fluvial flooding associated with climate change.

The proposed measures include finished floor levels at least 600mm above the lowest level at the south-west boundary, retention of existing ground levels within the mapped flood extent, and pedestrian access to Fenwick Street to the north.

The introduction of gardens is expected to reduce the roof and hard-standing area and associated surface water run-off to the River Roch. These measures are intended to protect the dwellings, provide safe access and egress, and avoid increasing flood risk elsewhere.

The report concludes that the layout directs the dwellings to the areas of lowest flood risk and will therefore be safe for its lifetime without increasing the flood risk elsewhere.

Appendix A Site Location Plan



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Site Boundary

Land Owned by Applicant

Existing Buildings

N

scale 1:1250 0 50m

Client: 4-AD	Project: FENWICK STREET, ROCHDALE	Drawing Name: LOCATION PLAN

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Date:	Scale @ A4:	Project Number:	Drawing Number:	Drawing Purpose:	Revision:
07/2026	1:1250	24-031	001	PLANNING	P02

Drawn:	Checked:	Status:	Project	Originator	Vol/Sys	Level	Type	Role	Number
HR			24031	TRI	G1	XX	DP	A	001

Appendix B Proposed Plans

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- CHECK ALL DIMENSIONS ON SITE.
- DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH & SAFETY PLAN. AND ALL RELEVANT RISK ASSESSMENTS AND THE FOLLOWING DRAWINGS:



SCHEDULE OF ACCOMMODATION

Type	Description	Area (m²)	Total
A	2 Bed 3 Person	70.0 2	2

Car parking : 2No.

BOUNDARY TREATMENT KEY

- 2100mm Brick Wall. Colour: To match existing
- 1800mm High Concrete Post & Panel Fence
- 750mm High Brick Wall with black railings
- 900mm High Black Metal Railings

LANDSCAPE KEY

- Tarmac
- Public Grass
- Private Grass
- Existing Tree Retained
- Bin Location
- Grey Paving (450x450 Paving)
- Timber Bike Store.

scale 1:100 0 5m

Rev	Date	By	Remarks
P02	01.09.26	HR	Amended to planning comments
P01	14.07.26	HR	First Issue

Client: 4-AD

Project Name: FENWICK STREET, ROCHDALE

Drawing Name: Proposed Site Plan

Drawing Purpose: PLANNING

TRI no.

Project Number:	Drawing Number:	Revision:
24-031	002	P02

CDE no.

Project	Origin	Vol/Sys	Level	Type	Role	Number
24031 - TRI - G1 - XX - DP - A - 002						

Status:	Scale @ A2:	Drawn:	Checked:	Date:
	1:100	HR		07/2026

TRIANGLE ARCHITECTS

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M15 4PY

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- CHECK ALL DIMENSIONS ON SITE.
- DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH & SAFETY PLAN. AND ALL RELEVANT RISK ASSESSMENTS AND THE FOLLOWING DRAWINGS:

SCHEDULE OF ACCOMMODATION

Type	Description	Area (m²)	Total
A	2 Bed 3 Person	70.0 2	2

Car parking : 2No.

BOUNDARY TREATMENT KEY

- 2100mm Brick Wall. Colour: To match existing
- 1800mm High Concrete Post & Panel Fence
- 750mm High Brick Wall with black railings
- 900mm High Black Metal Railings

LANDSCAPE KEY

- Tarmac
- Public Grass
- Private Grass
- Existing Tree Retained
- Bin Location
- Grey Paving (450x450 Paving)
- Timber Bike Store.



scale 1:100 0 5m

Rev	Date	By	Remarks
P02	01.09.26	HR	Amended to planning comments
P01	14.07.26	HR	First Issue

Client: 4-AD

Project Name: FENWICK STREET, ROCHDALE

Drawing Name: Proposed Site Roof Plan

Drawing Purpose: INFORMATION

TRI no.	Project Number:	Drawing Number:	Revision:
	24-031	003	P02

CDE no.	Project	Origin	Vol/Sys	Level	Type	Role	Number
	24031 - TRI - G1 - XX - DP - A - 003						

Status:	Scale @ A2:	Drawn:	Checked:	Date:
	1:100	HR		07/2026

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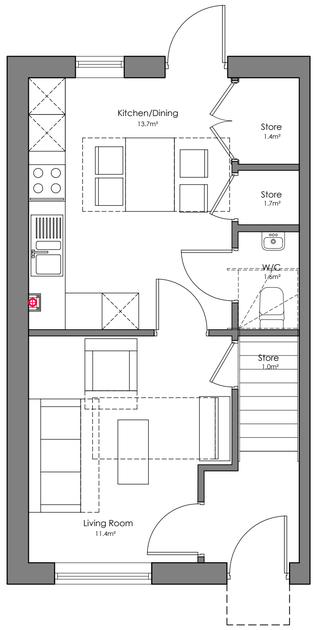
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Manchester
M15 4PY

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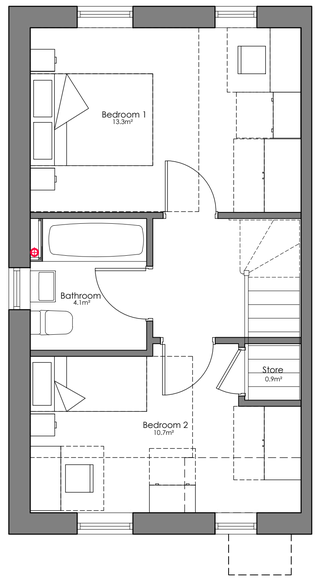
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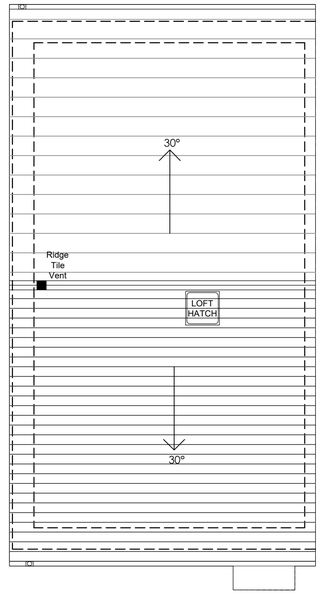
PROPOSED FLOOR PLANS & ELEVATIONS 1:50



Housetype A (2 Bedroom 3 Person):
Ground Floor Plan
Internal Area: 35.0m²
Total Area: 70.0m²



Housetype A (2 Bedroom 3 Person):
First Floor Plan
Internal Area: 35.0m²



Housetype A (2 Bedroom 3 Person):
Roof Plan



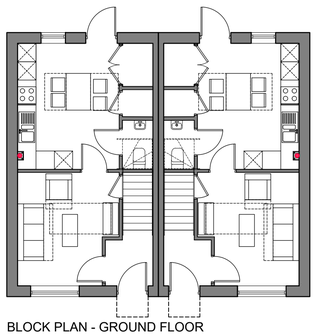
Front Elevation | Rear Elevation | Side Elevation

PROPOSED FACING MATERIALS

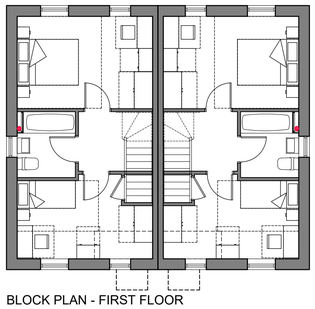
- Red Facing Brick
- Buff Artstone
- Brickwork Detail: Corbell with Dental Course
- Grey Roof Tiles
- Obscured Glass (Level 4)

uPVC windows/ French Door (White)
GRP Grey Canopy
Composite entrance door (Colour: Black)
Black Fascia & Soffits
Black Rainwater Goods

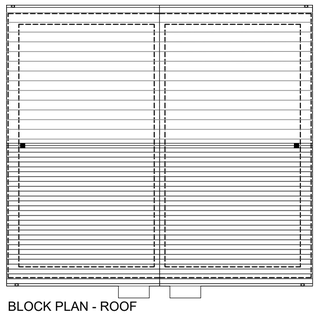
PROPOSED BLOCK FLOOR PLANS & ELEVATIONS 1:100



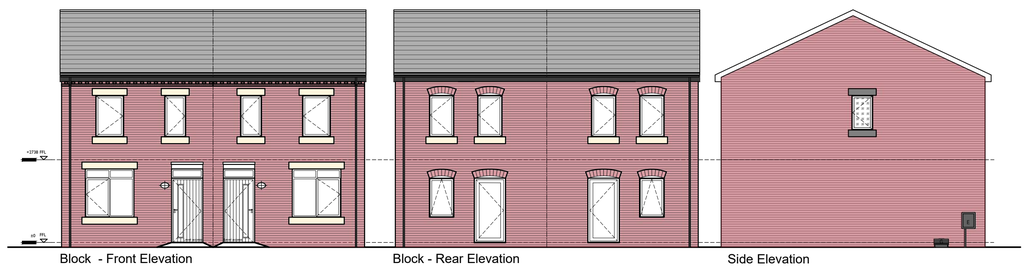
BLOCK PLAN - GROUND FLOOR



BLOCK PLAN - FIRST FLOOR



BLOCK PLAN - ROOF



Block - Front Elevation | Block - Rear Elevation | Side Elevation

PROPOSED STREET ELEVATION 1:100



Fenwick Street Front Elevation

scale 1:50 0 2.5m

scale 1:100 0 5m

Rev	Date	By	Remarks
P01	140726	HR	First Issue

Client: 4-AD

Project Name: FENWICK STREET, ROCHDALE

Drawing Name: Proposed Floor Plans & Elevations

Drawing Purpose: PLANNING

TRI no.

Project Number:	Drawing Number:	Revision:
24-031	004	P01

CDE no.

Project	Origin	Vol/Sys	Level	Type	Role	Number
24031 - TRI - G25 - XX - DE - A - 004						

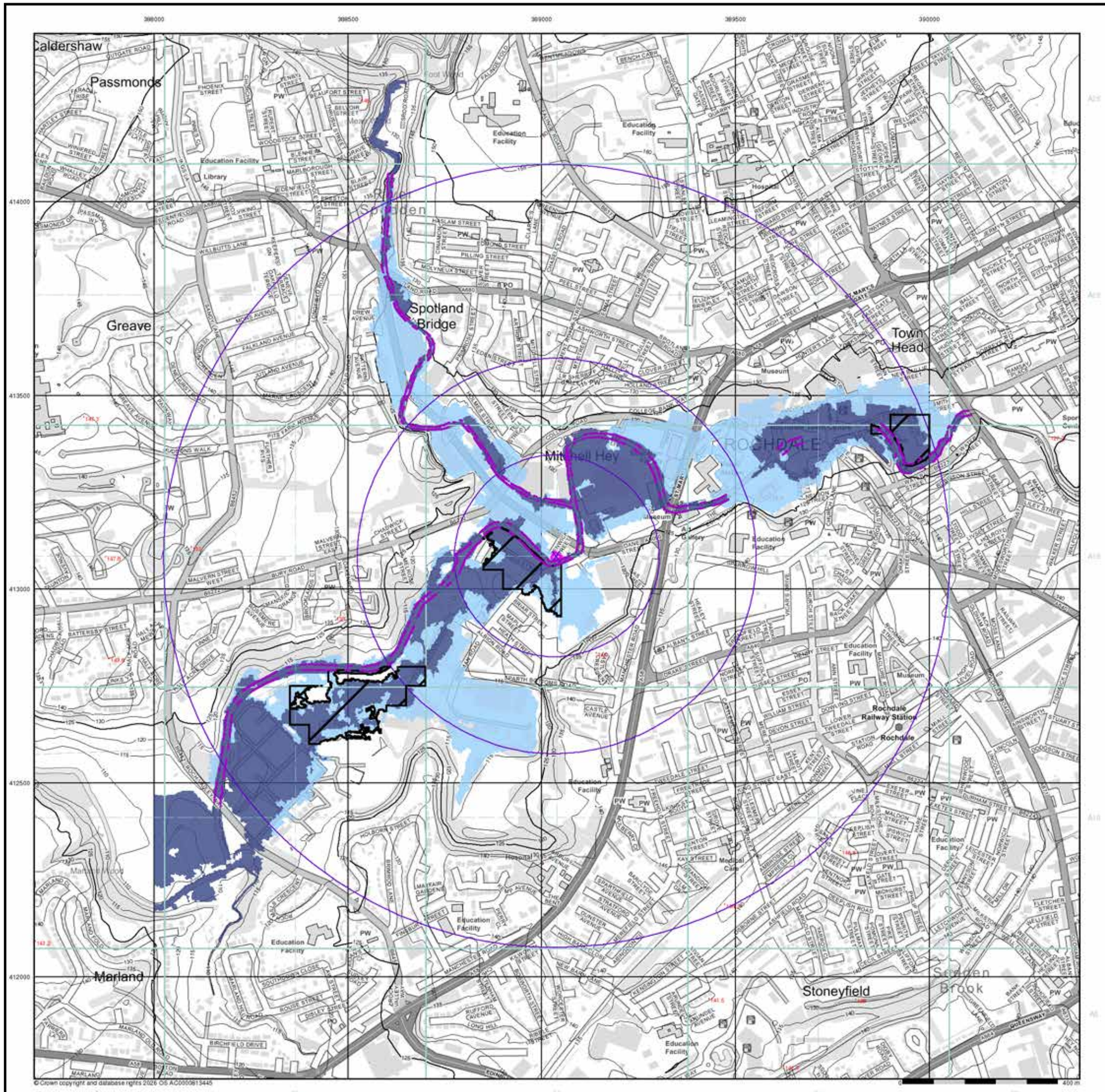
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	1:50/100	HR		07/2026

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Appendix C Landmark EnviroCheck Flood Maps



Envirocheck®

LANDMARK INFORMATION GROUP®

EA/NRW Flood Data Map (1:10,000)

General

- Specified Site
- Specified Buffers
- Bearing Reference Point

Flood Data

- EA NaFRA2 - Flood Zone 2
- EA NaFRA2 - Flood Zone 3
- TAN15 Defended Zones
- Reduction in Risk of Flooding from Rivers and Sea due to Defences
- Flood Water Storage Areas
- Flood Defences

Contours (height in metres)

Standard Contour 105 100 95

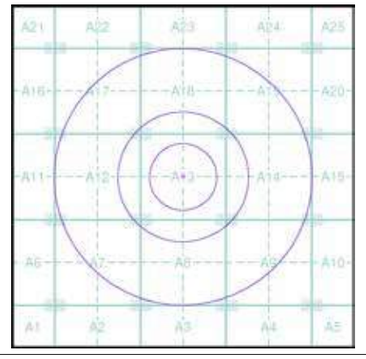
Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

EA/NRW Flood Data Map - Slice A



Order Details

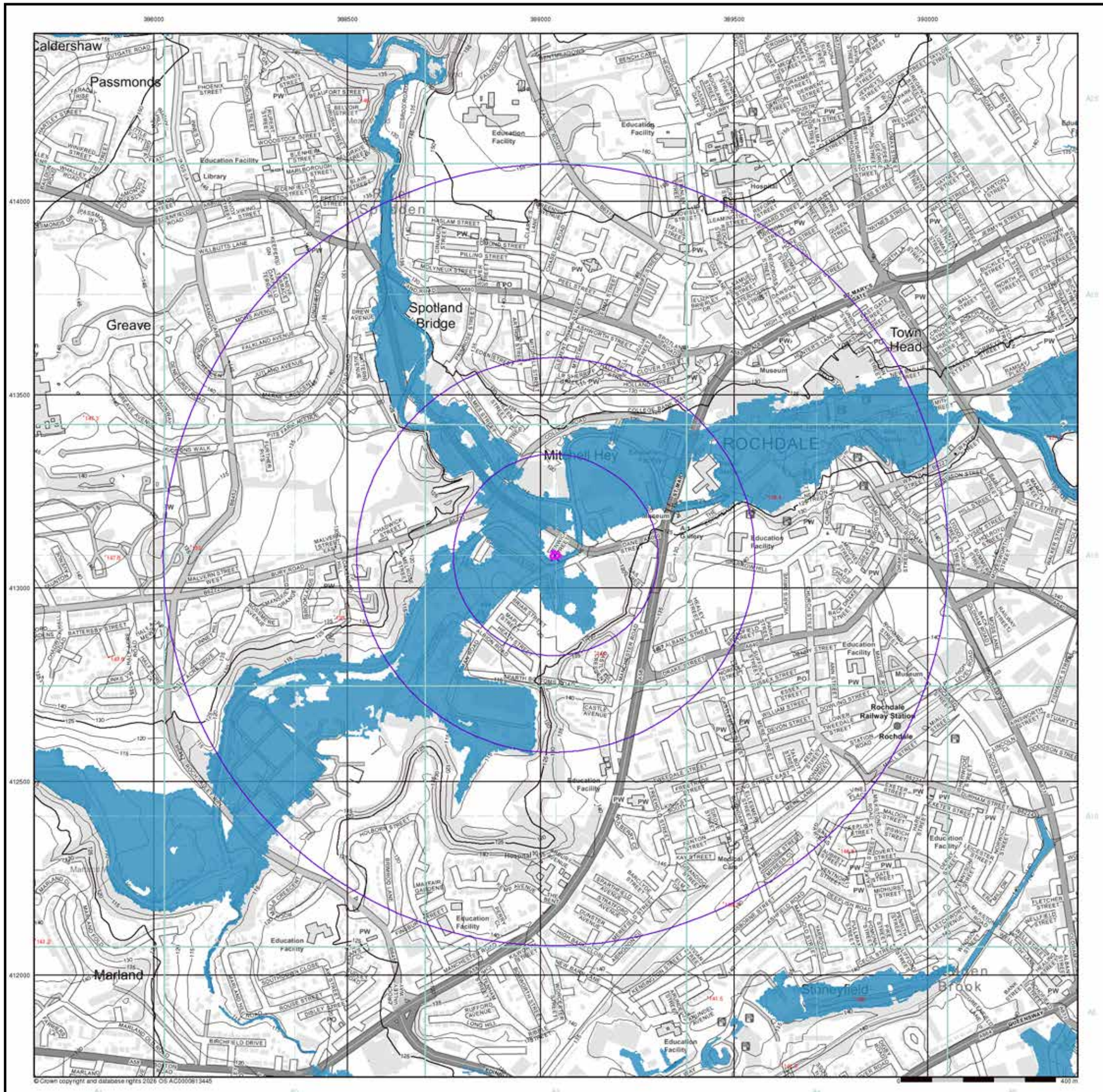
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Slice:	A
Site Area (Ha):	0.04
Search Buffer (m):	1000

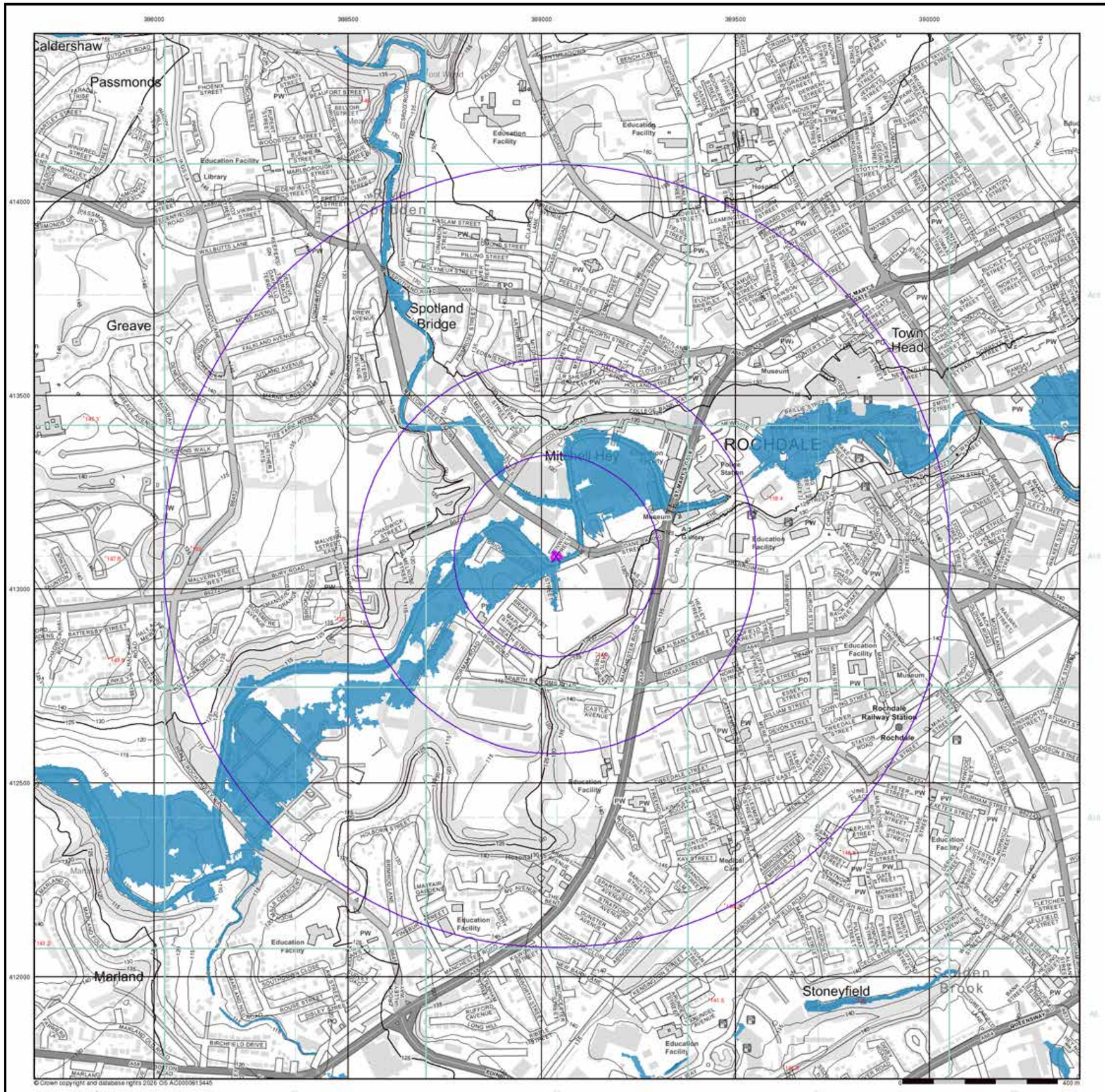
Site Details

5, Fenwick Street, Rochdale, OL12 6XE

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Fax: 0844 844 9951
Web: www.envirocheck.co.uk


388000
388500
389000
389500
390000
414000
413500
413000
412500
412000
Caldershaw
Passmonds
Education Facility
Library
Greave
Spotland Bridge
Education Facility
Education Facility
Hospital
Town Head
Museum
ROCHDALE
Mitchell Hey
Rochdale Railway Station
Rochdale
Education Facility
Medical Care
Marland
Stanley Field
Education Facility
Education Facility
Education Facility
Education Facility
Museum
Education Facility
Education Facility
Education Facility
Education Facility



Envirocheck

LANDMARK INFORMATION GROUP®

EA Undefended: 1% AEP (1 in 100) Rivers / 0.5% (1 in 200) Sea - Present Day (1:10,000)

General

- Specified Site
- Specified Buffers
- Bearing Reference Point

Flood Data

- EA Undefended: 1% AEP (1 in 100) Rivers / 0.5% (1 in 200) Sea - Present Day

Contours (height in metres)

Standard Contour — 105 — 100 — 95

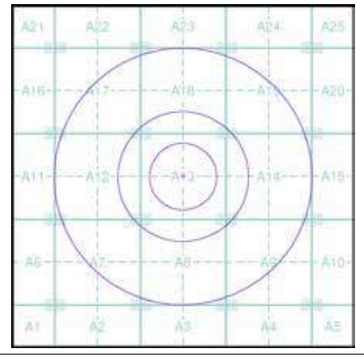
Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

EA Undefended 1% AEP Rivers / 0.5% AEP Sea Present Day Map - Slice A



Order Details

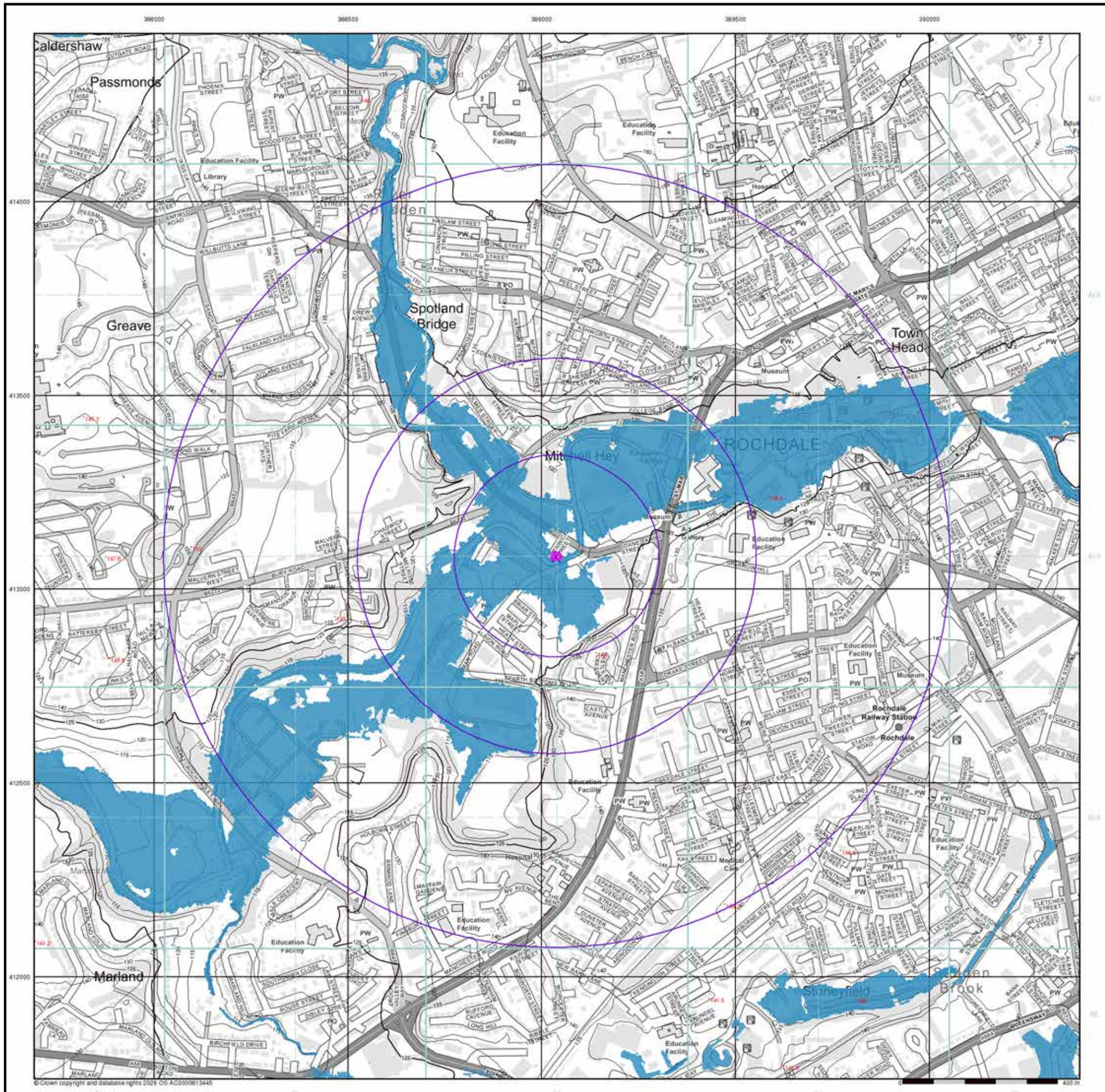
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National Grid Reference:	389040, 413080
Slice:	A
Site Area (Ha):	0.04
Search Buffer (m):	1000

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EA Defended: 0.1% AEP (1 in 1000) Rivers / Sea - Present Day (1:10,000)

General

- Specified Site
- Specified Buffers
- X Bearing Reference Point

Flood Data

- EA Defended: 0.1% AEP (1 in 1000) Rivers / Sea - Present Day

Contours (height in metres)

Standard Contour 105 100 95

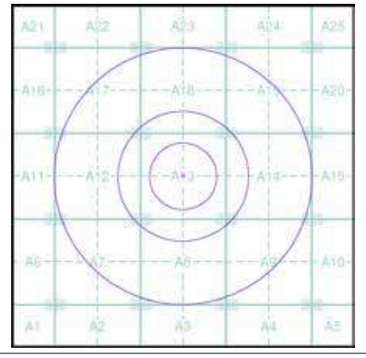
Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

EA Defended 0.1% AEP Rivers / Sea Present Day Map - Slice A



N

Order Details

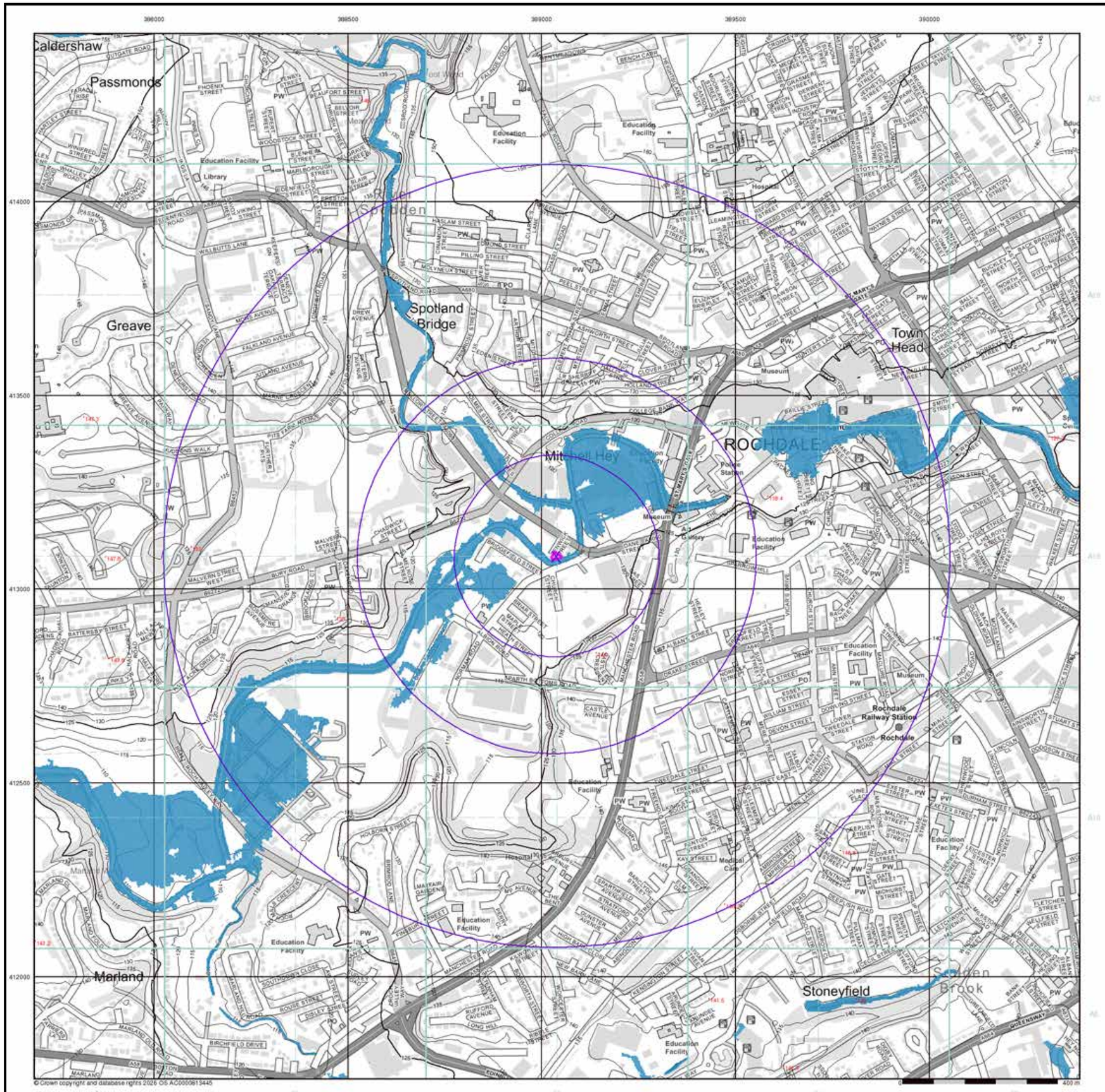
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Site Area (Ha):	0.04
Search Buffer (m):	1000

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EA Defended: 1% AEP (1 in 100) Rivers / 0.5% (1 in 200) Sea - Present Day (1:10,000)

General

- Specified Site
- Specified Buffers
- X Bearing Reference Point

Flood Data

- EA Defended: 1% AEP (1 in 100) Rivers / 0.5% (1 in 200) Sea - Present Day

Contours (height in metres)

Standard Contour 105 100 95

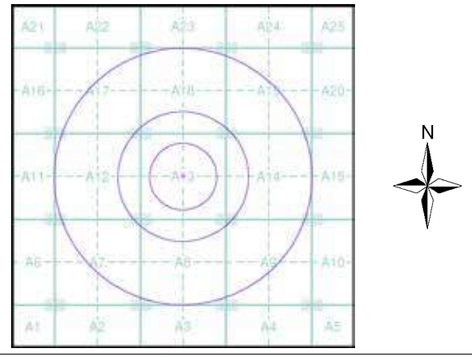
Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

EA Defended 1% AEP Rivers / 0.5% AEP Sea Present Day Map - Slice A



Order Details

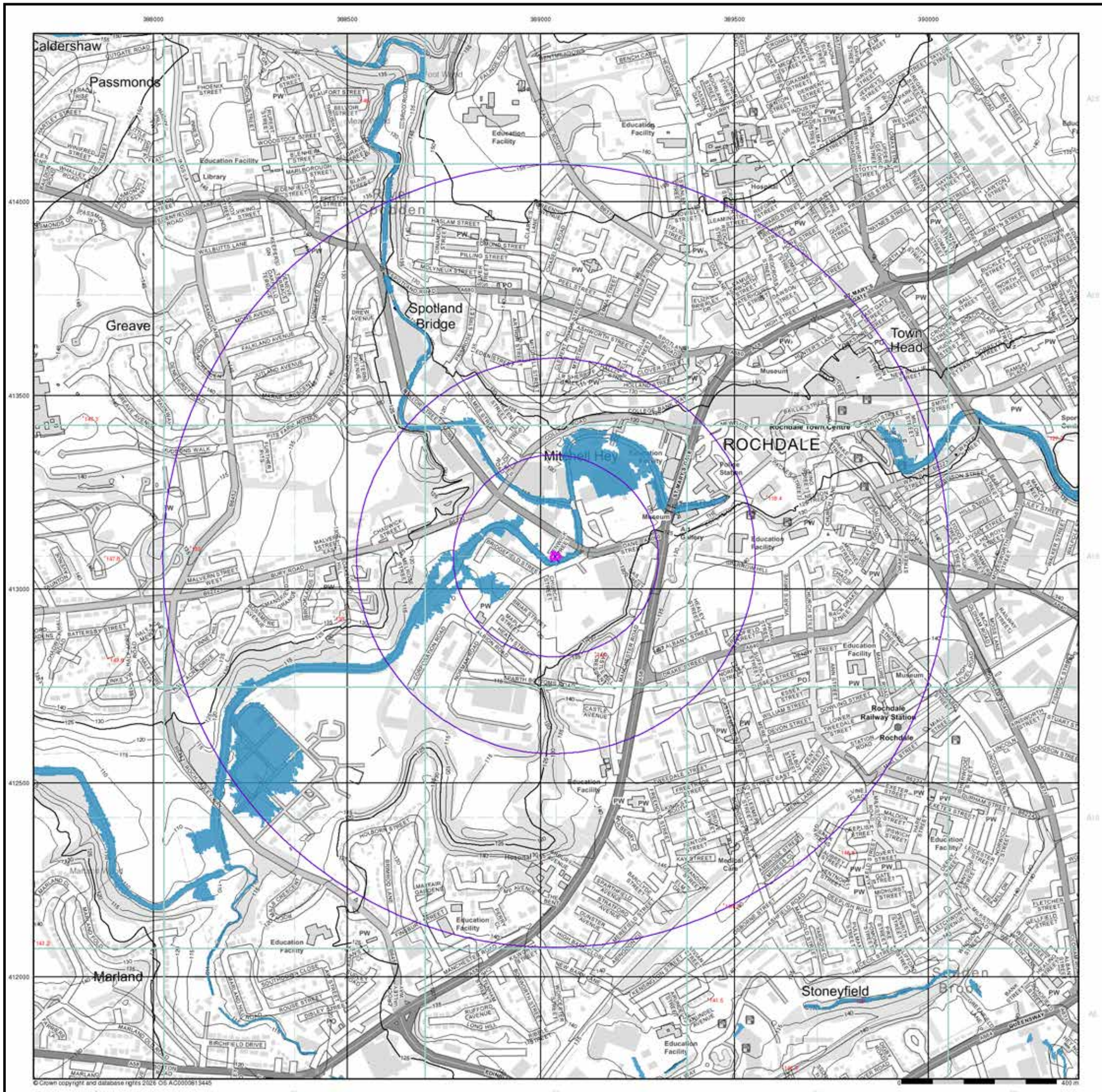
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National Grid Reference:	389040, 413080
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Site Area (Ha):	0.04
Search Buffer (m):	1000

Site Details

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EA Defended: 3.3% AEP (1 in 30) Rivers / Sea - Present Day (1:10,000)

General

- Specified Site
- Specified Buffers
- X Bearing Reference Point

Flood Data

- EA Defended: 3.3% AEP (1 in 30) Rivers / Sea - Present Day

Contours (height in metres)

Standard Contour — 105 — 100 — 95

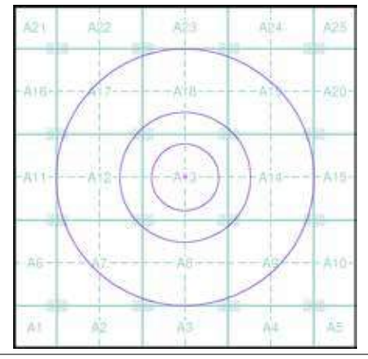
Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

EA Defended 3.3% AEP Rivers / Sea Present Day Map - Slice A



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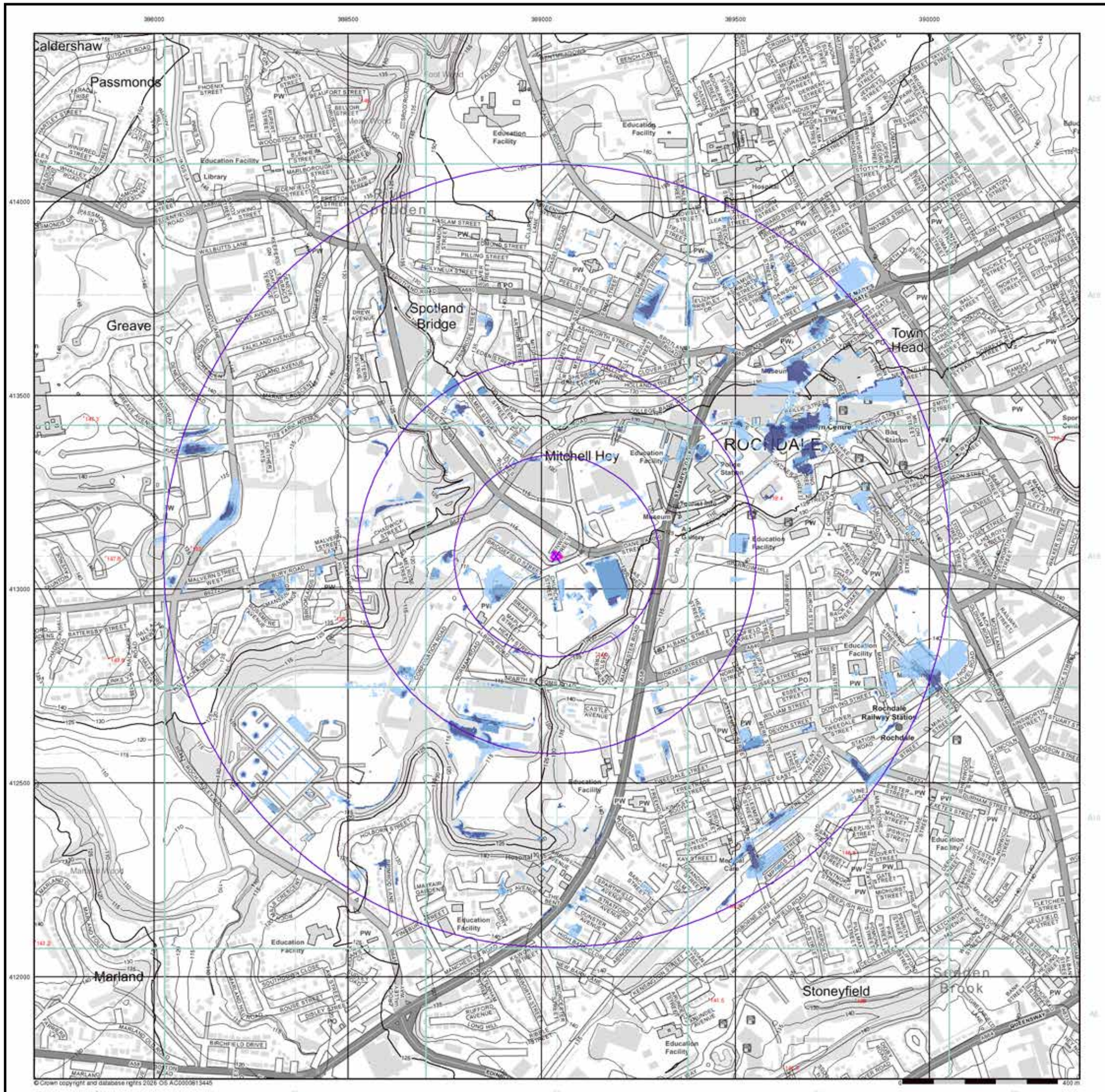
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National Grid Reference:	389040, 413080
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Site Area (Ha):	0.04
Search Buffer (m):	1000

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EA Surface Water 0.2 m Depth - NaFRA2 (1:10,000)

General

- Specified Site
- Specified Buffers
- X Bearing Reference Point

EA Risk of Flooding from Surface Water - 0.2m Depth (Present Day)

- High Risk
- Medium Risk
- Low Risk

Contours (height in metres)

Standard Contour 105 100 95

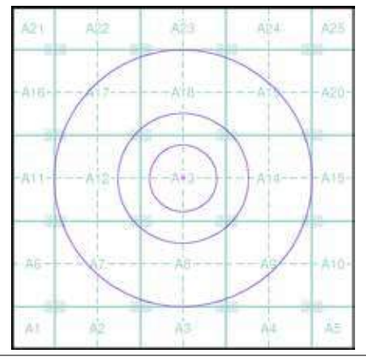
Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

EA Surface Water 0.2 m Depth - NaFRA2 Map - Slice A



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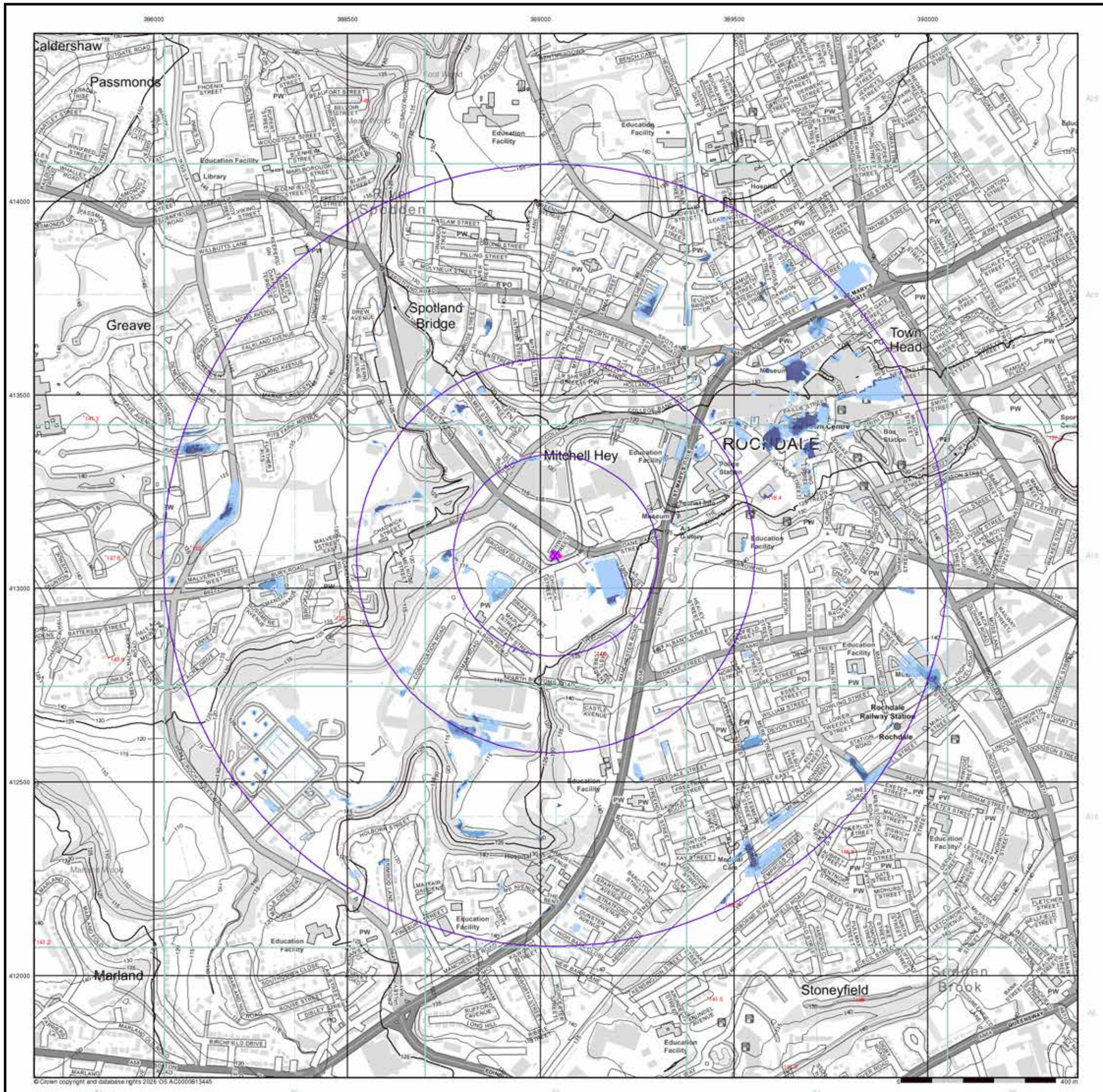
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Customer Ref:	1388 - Fenwick Street
National Grid Reference:	389040, 413080
Slice:	A
Site Area (Ha):	0.04
Search Buffer (m):	1000

Site Details

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EA Surface Water 0.3 m Depth - NaFRA2 (1:10,000)

General

- Specified Site
- Specified Buffers
- X Bearing Reference Point

EA Risk of Flooding from Surface Water - 0.3m Depth (Present Day)

- High Risk
- Medium Risk
- Low Risk

Contours (height in metres)

Standard Contour 105 100 95

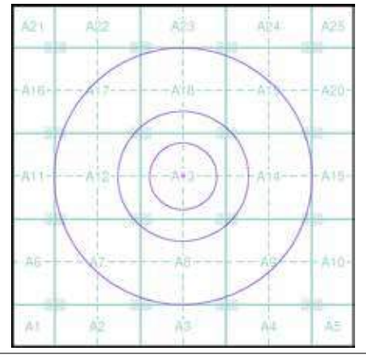
Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

EA Surface Water 0.3 m Depth - NaFRA2 Map - Slice A



N

Order Details

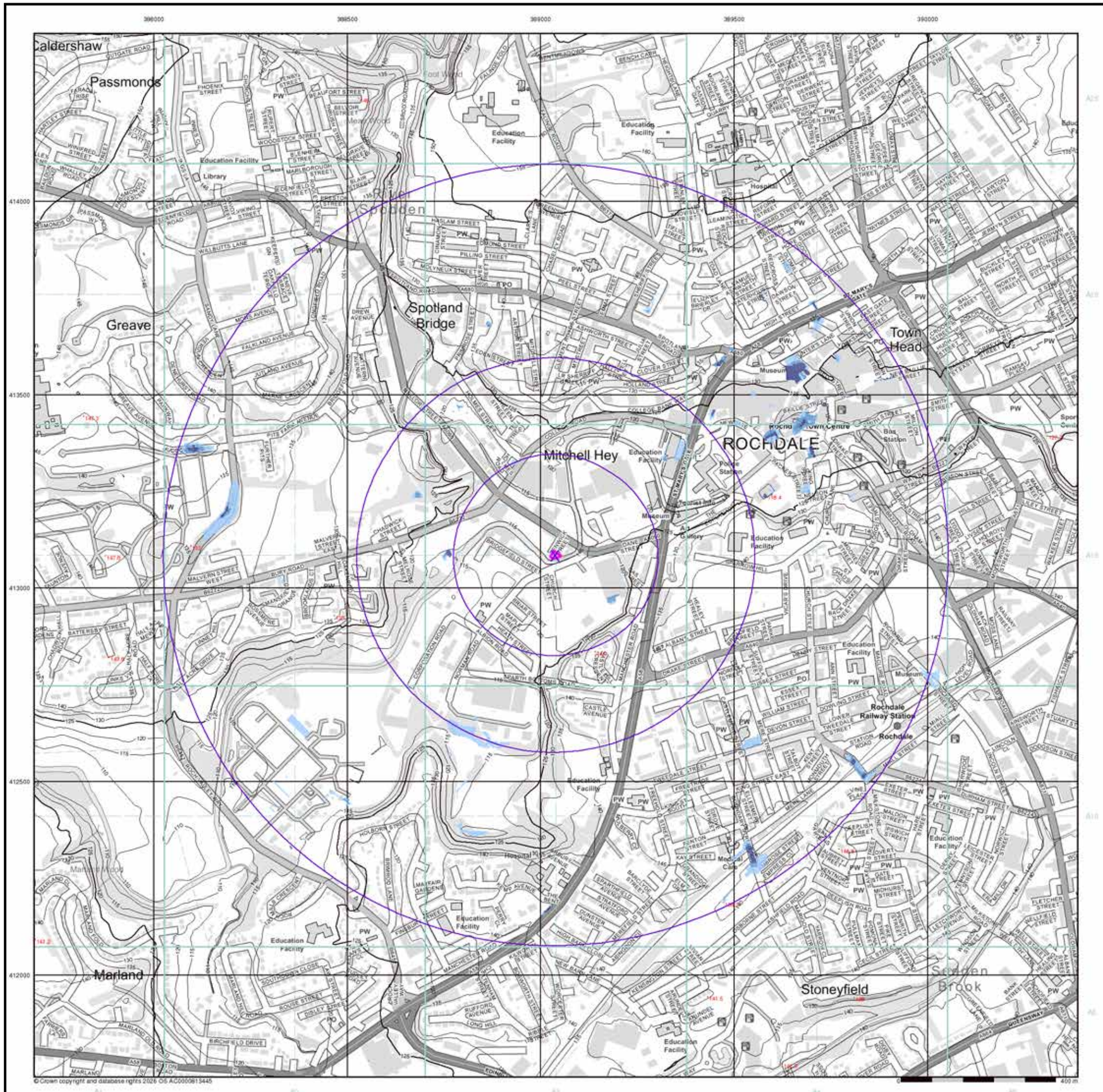
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National Grid Reference:	389040, 413080
Slice:	A
Site Area (Ha):	0.04
Search Buffer (m):	1000

Site Details

5, Fenwick Street, Rochdale, OL12 6XE

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Web: www.envirocheck.co.uk



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EA Surface Water 0.6 m Depth - NaFRA2 (1:10,000)

General

- Specified Site
- Specified Buffers
- X Bearing Reference Point

EA Risk of Flooding from Surface Water - 0.6m Depth (Present Day)

- High Risk
- Medium Risk
- Low Risk

Contours (height in metres)

Standard Contour 105 100 95

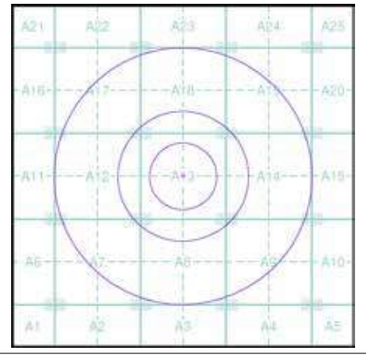
Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

EA Surface Water 0.6 m Depth - NaFRA2 Map - Slice A



N

Order Details

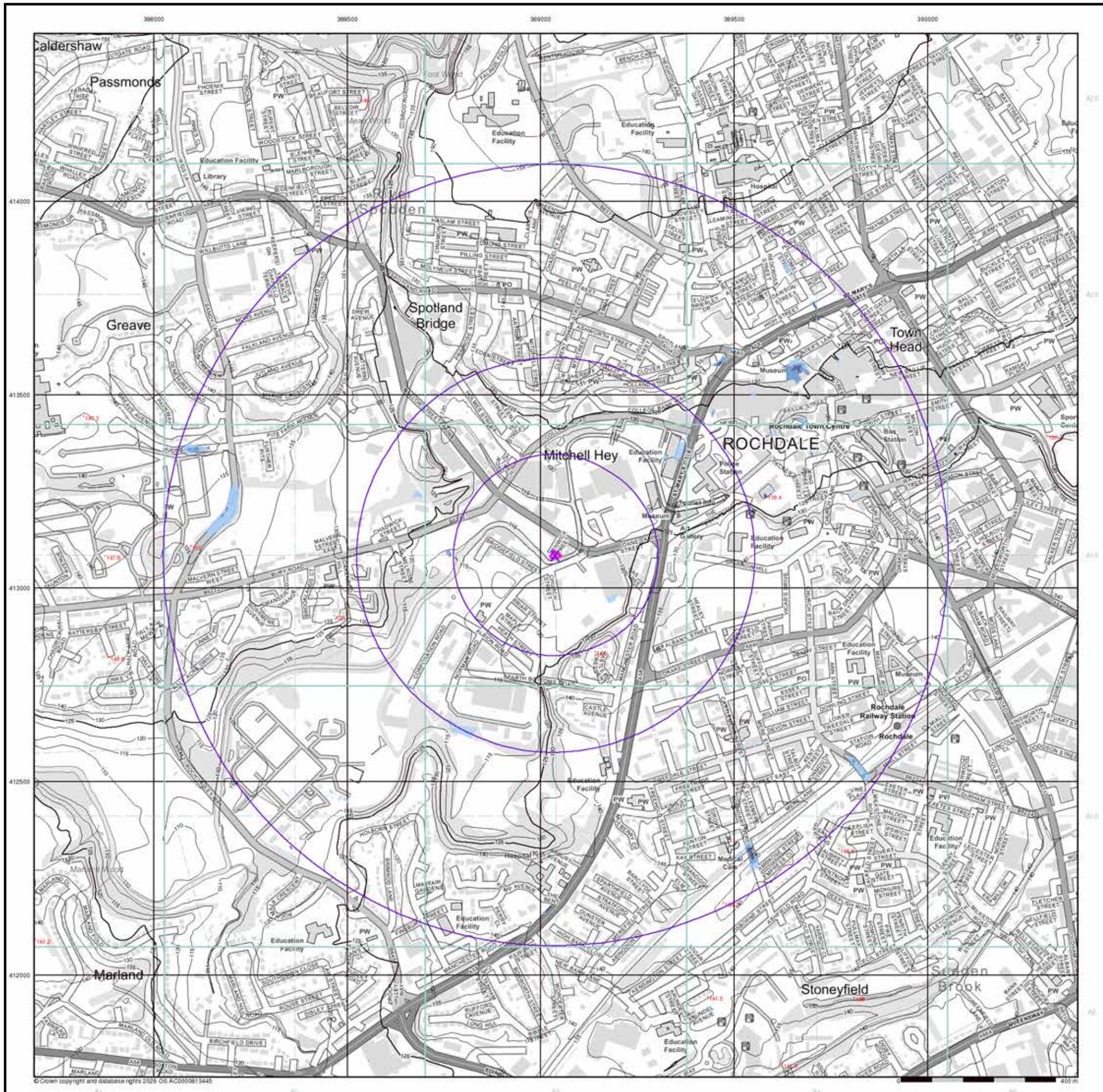
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Customer Ref:	1388 - Fenwick Street
National Grid Reference:	389040, 413080
Slice:	A
Site Area (Ha):	0.04
Search Buffer (m):	1000

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EA Surface Water 0.9 m Depth - NaFRA2 (1:10,000)

General

- Specified Site
- Specified Buffers
- X Bearing Reference Point

EA Risk of Flooding from Surface Water - 0.9m Depth (Present Day)

- High Risk
- Medium Risk
- Low Risk

Contours (height in metres)

Standard Contour 105 100 95

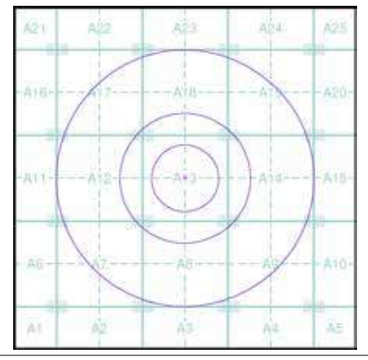
Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

EA Surface Water 0.9 m Depth - NaFRA2 Map - Slice A



Order Details

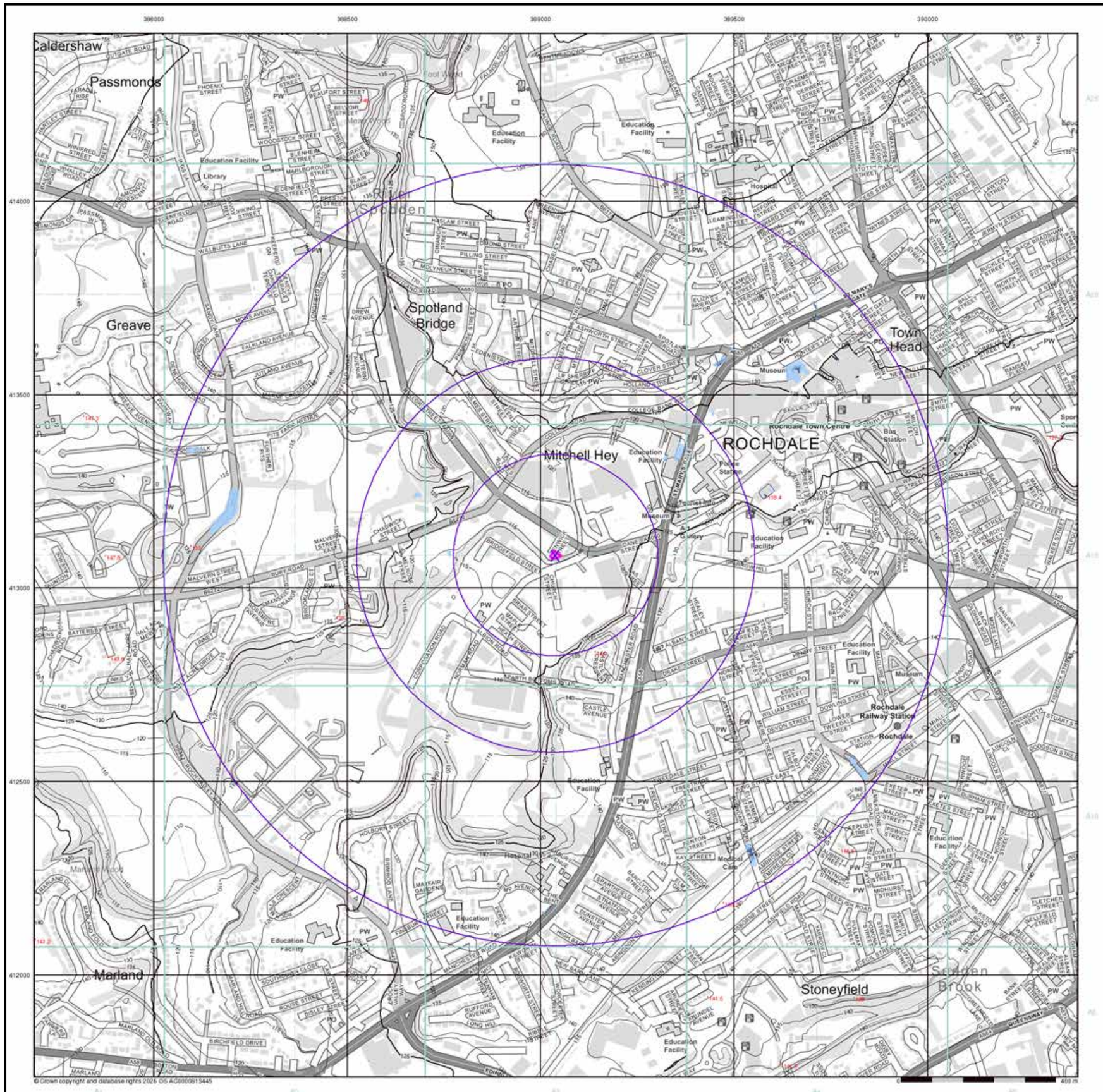
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Customer Ref:	1388 - Fenwick Street
National Grid Reference:	389040, 413080
Slice:	A
Site Area (Ha):	0.04
Search Buffer (m):	1000

Site Details

5, Fenwick Street, Rochdale, OL12 6XE

Landmark INFORMATION GROUP

Tel: 0330 036 6618
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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EA Surface Water 1.2 m Depth - NaFRA2 (1:10,000)

General

- Specified Site
- Specified Buffers
- X Bearing Reference Point

EA Risk of Flooding from Surface Water - 1.2m Depth (Present Day)

- High Risk
- Medium Risk
- Low Risk

Contours (height in metres)

Standard Contour 105 100 95

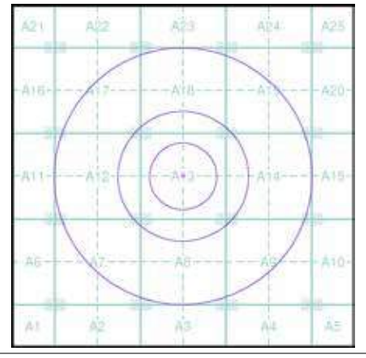
Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

EA Surface Water 1.2 m Depth - NaFRA2 Map - Slice A



Order Details

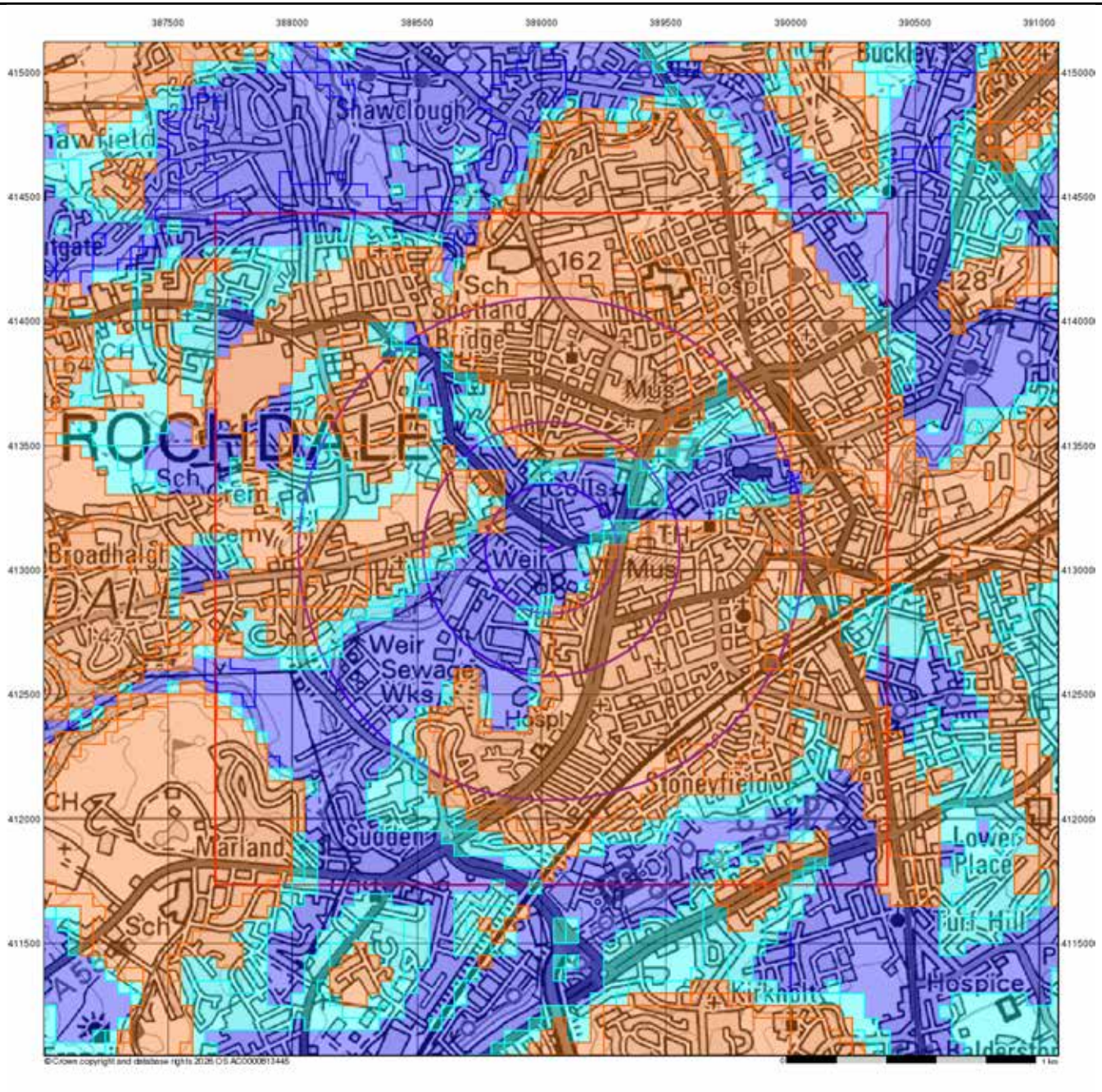
Order Number:	414513100_1_1
Customer Ref:	1388 - Fenwick Street
National Grid Reference:	389040, 413080
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Site Area (Ha):	0.04
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BGS Flood Data (1:50,000)

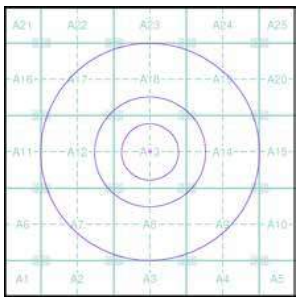
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

BGS Groundwater Flooding Susceptibility

- Potential for Groundwater Flooding to Occur at Surface
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Limited Potential for Groundwater Flooding to Occur

BGS Flood Data Map - Slice A



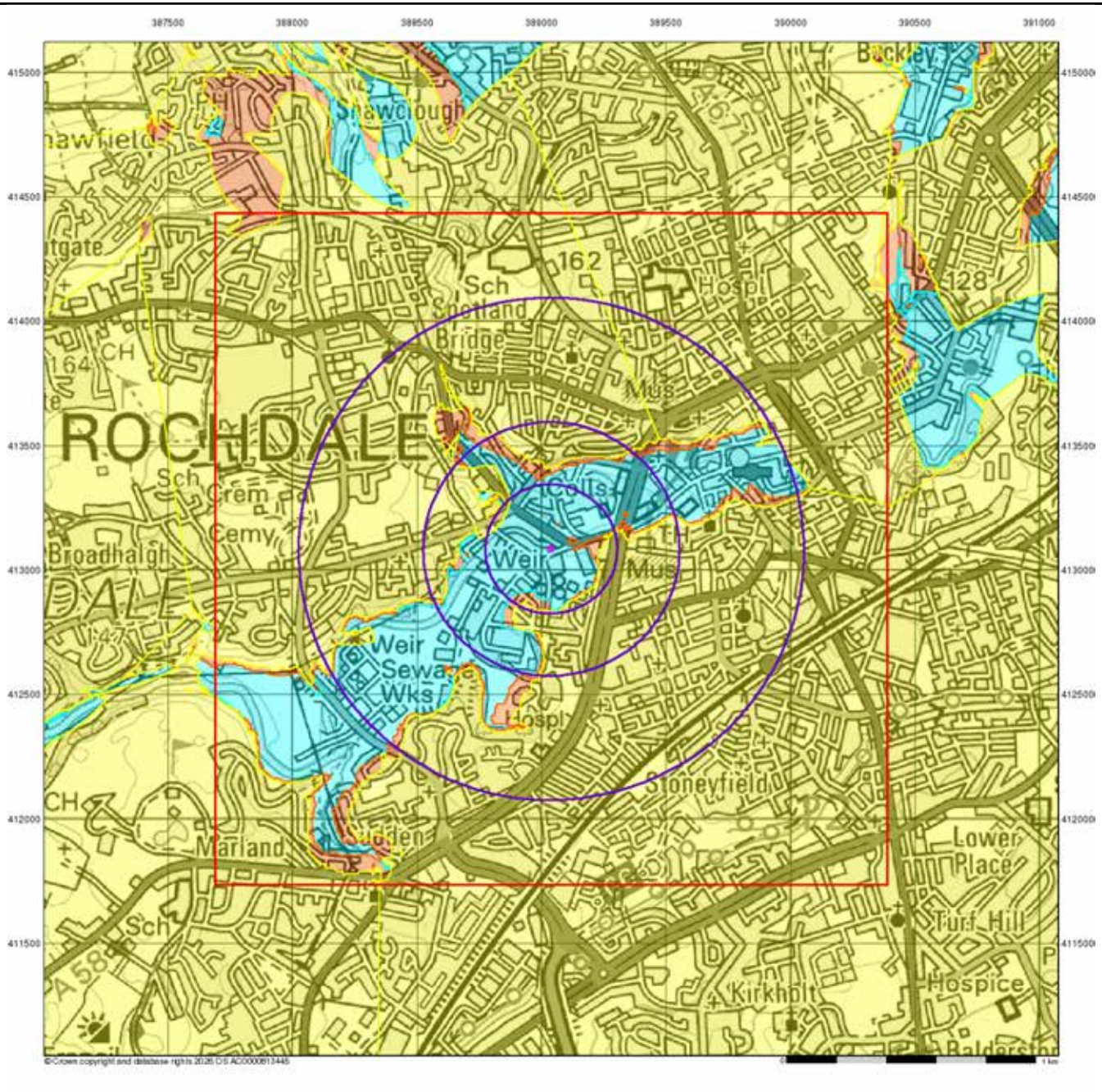
Order Details

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National Grid Reference:	389040, 413080
Slice:	A
Site Area (Ha):	0.04
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GeoSmart Information Groundwater Flood Map (1:50,000)

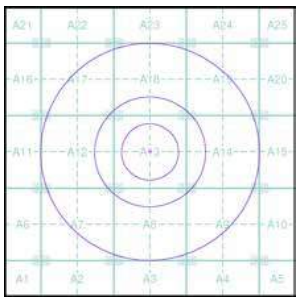
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice

GeoSmart Information Groundwater Flooding Risk

- High Risk
- Moderate Risk
- Low Risk
- Negligible Risk

GeoSmart Information Groundwater Flood Map - Slice A



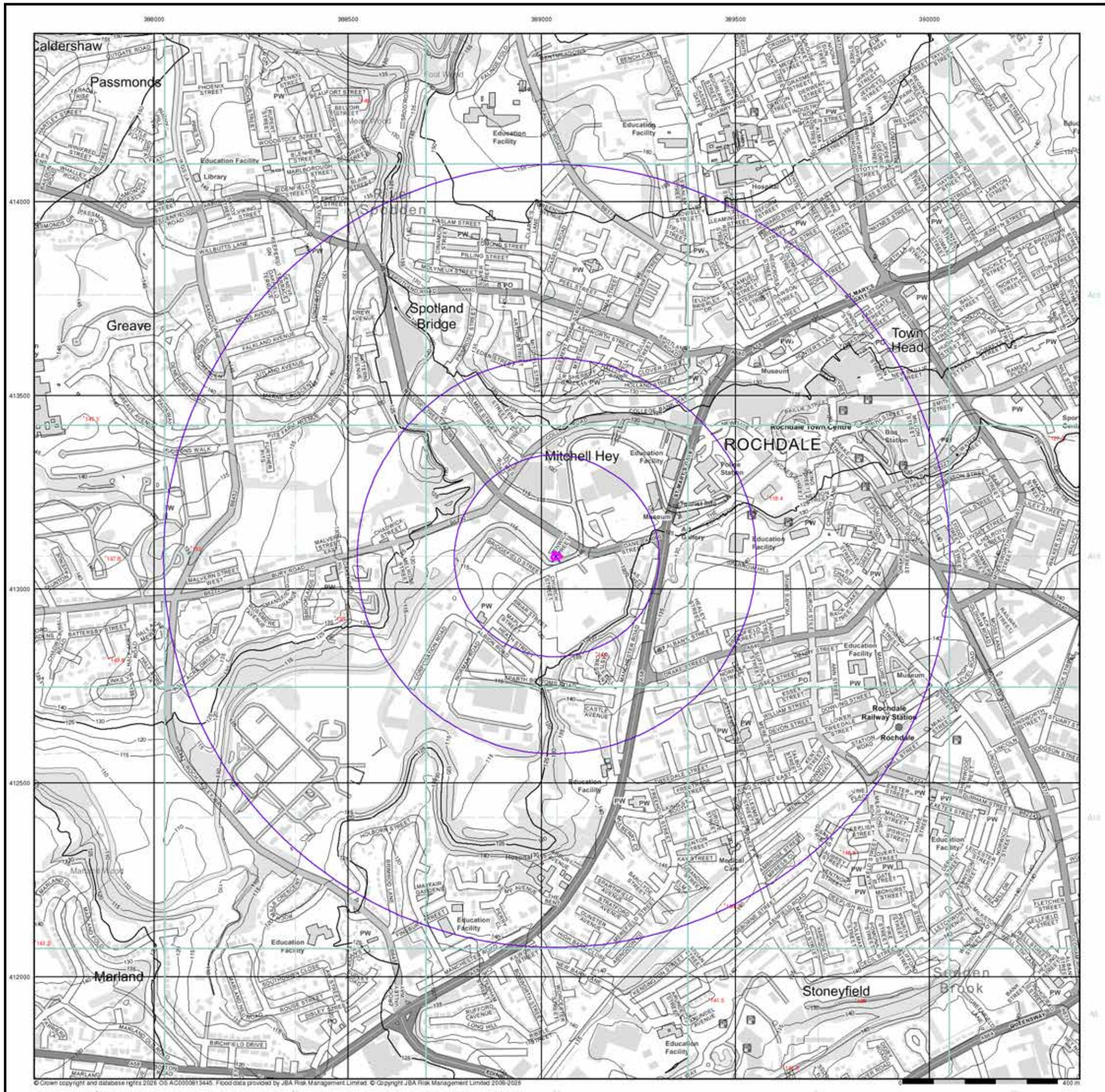
Order Details

Order Number:	414513100_1_1
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National Grid Reference:	389040, 413080
Slice:	A
Site Area (Ha):	0.04
Search Buffer (m):	1000

Site Details

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JBA Canal Failure Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

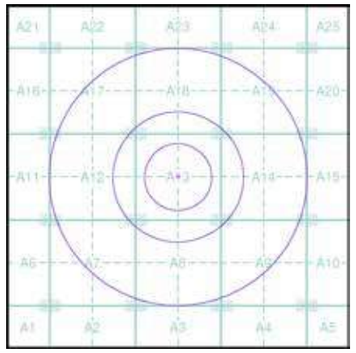
Flood Data

- Canal Failure
- Coverage

Contours (height in metres)

- Standard Contour (105, 100, 95)
- Master Contour
- Spot Height (167.8)
- MLW — Mean Low Water
- MHW — Mean High Water

JBA Canal Failure Flood Map - Slice A



N

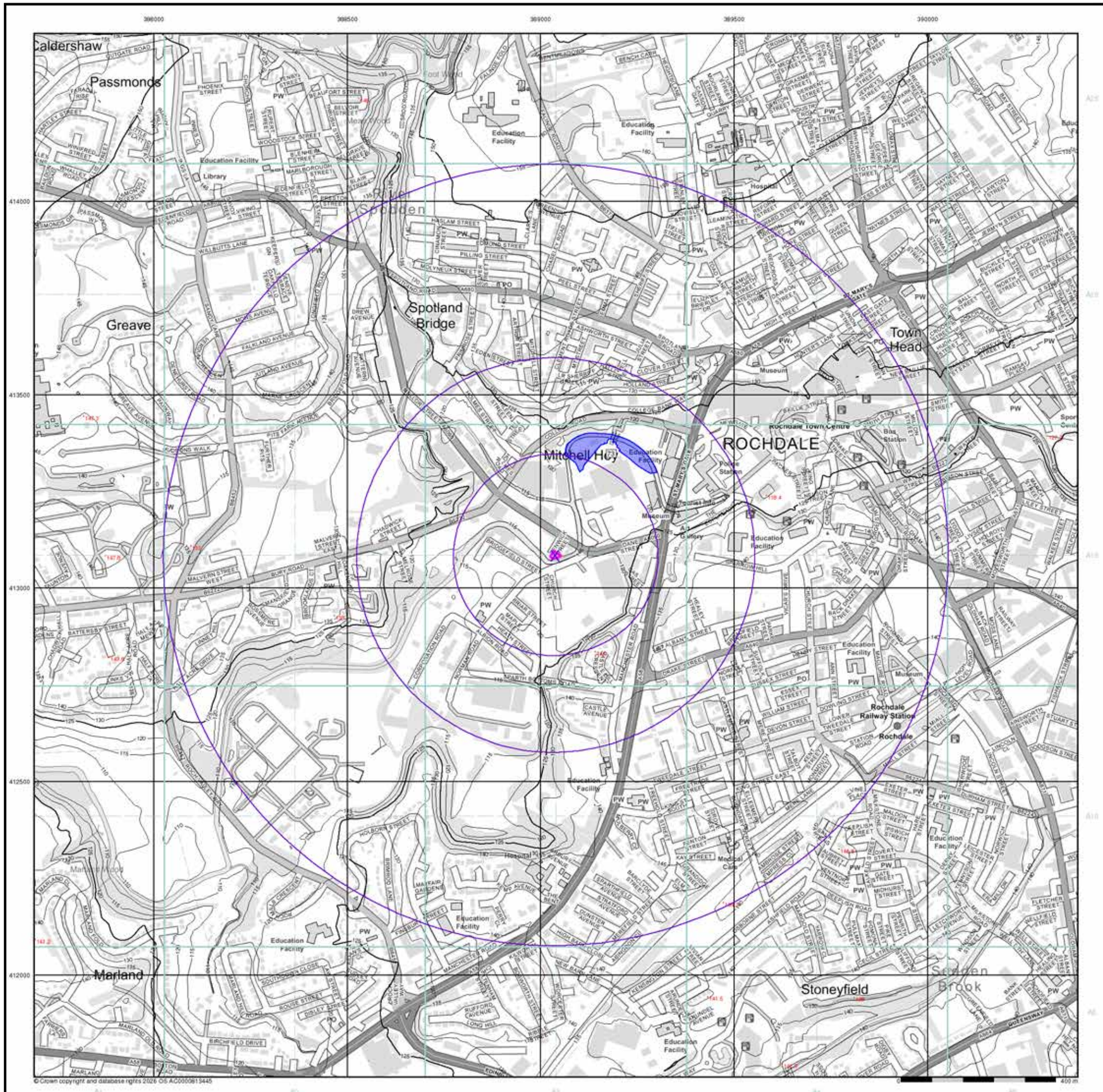
Order Details

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EA/NRW Historic Flood Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

Historic Flood Events Data

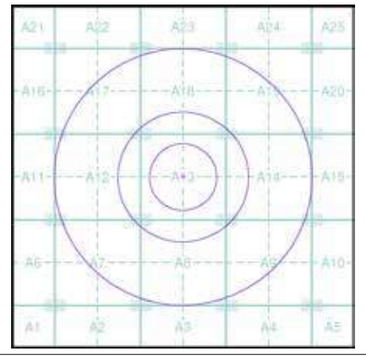
- Channel Capacity Exceeded (no raised defences)
- Channel Capacity Exceeded /Surface Water
- Groundwater/High Water Table
- Local Drainage/Surface Water
- Mechanical Failure
- Obstruction/Blockage - Bridge
- Obstruction/Blockage - Channel
- Historical Flood Liabilities
- Obstruction/Blockage - Culvert
- Obstruction/Blockage - Debris Screen
- Operational Failure/ Breach of Defence
- Other
- Overtopping of Defences
- Surface Water
- Unknown

Contours (height in metres)

Standard Contour 105
Master Contour 100 95
Spot Height 167.8

MLW Mean Low Water
MHW Mean High Water

EA/NRW Historic Flood Map - Slice A



Order Details

Order Number:	414513100_1_1
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