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Report No: 5911/R1

**PROPOSED FACTORY,
WAREHOUSE & OFFICE FACILITY,
ASHBURY WORKS
ASHTON OLD ROAD, MANCHESTER**

FLOOD RISK ASSESSMENT

FEBRUARY 2015

Prepared By: John E Lees B.Sc., C.Eng., M.I.C.E., M.C.I.W.E.M.

Client:

**Little Greene Paint Company
Wood Street
Manchester
M11 2FB**



PROJECT QUALITY CONTROL DATA SHEET

Site Name:	Proposed Factory, Warehouse & Office Facility, Ashbury Works, Ashton Old Road, Manchester
Report Title:	Flood Risk Assessment
Report Number:	5911/R1

Revision	Date	Status
-	February 2015	To Support Planning Application

Client: Little Greene Paint Company Ltd
Wood Street
Manchester
M11 2FB

Client Contact: Mohammed Naheed

Prepared By: John E Lees B.Sc., C.Eng., M.I.C.E., M.C.I.W.E.M.

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Bradshaw Gass & Hope LLP Drg. No. 2139.01.F203 Rev J

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Lees Roxburgh Drg. No. 5911/01-01

1.0 INTRODUCTION

- 1.1 Lees Roxburgh have been instructed by Bradshaw Gass and Hope on behalf of the Little Greene Paint Company Ltd to carry out a Flood Risk Assessment (FRA) for the proposed redevelopment of land for a new factory, warehouse and office facility at Ashton Old Road, Manchester.
- 1.2 This report has been prepared to accompany a detailed planning application.
- 1.3 The site lies within an area designated on EA Flood mapping as Flood Risk Zone 1 and therefore comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year ($< 0.1\%$).
- 1.4 *The National Planning Policy Framework (NPPF)* and the accompanying *Planning Practice* set out the requirement for addressing flood risk to development sites.

In accordance with the NPPF at over 1 hectare in area the site is required to be the subject of an FRA.

- 1.5 In accordance with the NPPF, developers are required to provide an assessment which addresses the following;
- The potential for the proposed development to be affected by flooding either from the development proposal or external sources.
 - The potential for the proposed development to increase the flood risk elsewhere.
 - That mitigation measures introduced to deal with any risks identified can be successfully managed.
 - That the site can be developed and occupied safely.

The NPPF indicates that an assessment of flood risk should be proportionate to the risk and appropriate to the scale, nature and location of the development. This report reflects the requirements of the NPPF in this regard.

2.0 SITE DETAILS

2.1 Location

- 2.1.1 The site is centred on National Grid references SJ 8797SW and is approximately 1.29 hectares in area. **(Appendix 1)**.
- 2.1.2 The site is located in the Ardwick area of Manchester, some 3km to the east of the city centre.

2.2 Surrounding Area

- 2.2.1 The site is situated within an area of mixed industrial, commercial and residential development. The area has seen significant regeneration over the past decade consistent with its location close to Manchester City Centre on a major arterial route out of Manchester.

To the north, the site fronts onto the A635, Ashton Old Road, the main route from Manchester to Ashton-under-Lyne. Pottery Lane forms the east boundary of the site.

A large commercial premises lies immediately to the west with Rolls Royce to the opposite side of Pottery Lane to the east. To the north of Rolls Royce fronting onto Ashton Old Road are various smaller commercial premises.

To the rear of the site is a Network Rail Operating Centre with a railway line and Ashbury Station beyond.

There are residential apartments to the opposite side of Ashton Old Road.

- 2.2.2 Ashton Old Road and Pottery Lane, both dual carriageways, form a major signalised junction immediately to the north east corner of the site.
- 2.2.3 Pottery Lane passes under the main railway line at the rail station some 100m beyond the southern site boundary.

2.3 The Site

- 2.3.1 The site is currently clear of development and comprises rough ground with scrubby vegetation with areas of some hard surfacing.

Boundaries to the site are defined by Pottery Lane, Ashton Old Road and the boundary with the premises to the west but that to the south west corner and along the south boundary is currently not defined.

- 2.3.2 The site was formerly occupied by a goods depot with housing in the north east corner.

2.4 Access and Egress

2.4.1 Access to the site is currently achieved via Kay Street and Wolverton Street to the rear from which access to the Rail Operating Centre is also achieved.

2.4.2 It is proposed that the new factory will be similarly served.

2.5 Levels

2.5.1 The site and the surrounding area are substantially flat.

2.5.2 Reference should be made to the topographical survey (**Appendix 2**) but levels can be summarised as follows;

- North west corner... 54.5m AOD
- North east corner... 55m AOD
- South west corner... 54.2m AOD
- South east corner... 54.4m AOD

2.6 Existing Drainage

2.6.1 There are no watercourses within the vicinity of the site.

2.6.2 Manhole covers within the surrounding roads provide evidence of extensive public systems and these are referred to under Section 3.3.2.

2.6.3 Reference is also made to the survey which identifies manholes and gullies.

2.7 Development Proposals

2.7.1 The development proposals comprise a factory and warehouse with offices and associated access, parking and turning provision for operational purposes (**Appendix 4**).

3.0 FLOOD RISK

3.1 Environment Agency Flood Map

3.1.1 Reference to the Environment Agency Flood Map (**Figure. 1**) indicates that the existing site is situated within a Flood Zone 1 Area of flood risk. This is land defined within the NPPF as land assessed as having a less than 1 in 1000 annual probability of flooding (<0.1% in any year). All uses of land are appropriate in this zone.

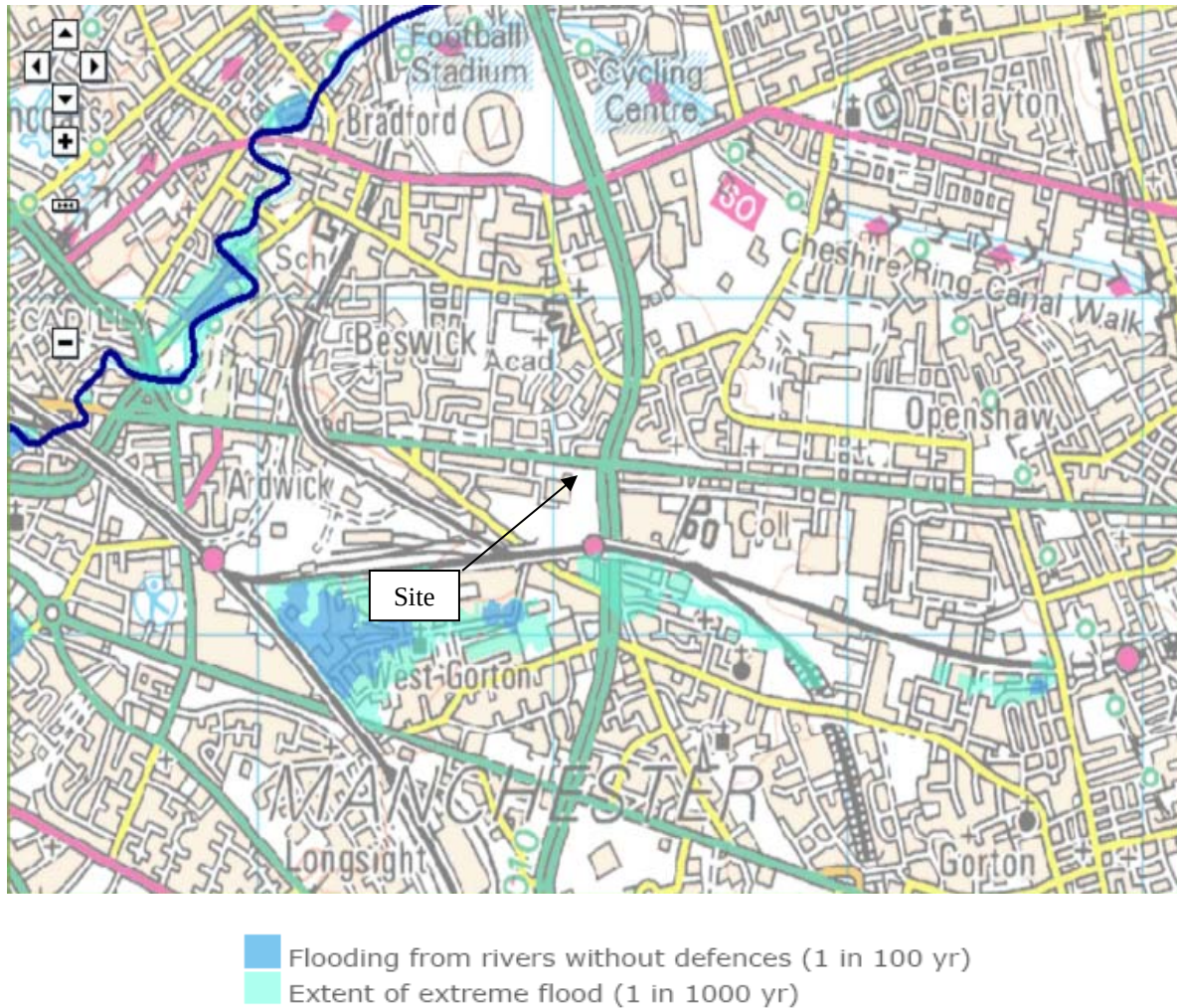


Figure 1: Environment Agency Flood Mapping

3.2 Sequential and Exception Tests

- 3.2.1 The proposed development is situated within a Flood Zone 1 Risk Area. On this basis, the Sequential and Exception Tests all as described in the NPPF are not applicable.

3.3 Sources of Flood Risk

3.3.1 Local Watercourse Systems and Water Bodies

- 3.3.1.1 There are no watercourse systems or water bodies in the area of the site.

3.3.2 Existing Sewers and Drainage

- 3.3.2.1 Copies of United Utilities public sewer records have been obtained and identify the presence of adopted drainage infrastructure in the area of the site. These records have been incorporated in **Appendix 3A**.

- 3.3.2.2 Reference to the public sewer records indicates the following;

- 600mm dia combined sewer system in Ashton Old Road.
- 750mm dia combined system to the opposite side of Pottery Lane.
- Abandoned system within the site.
- 300mm dia connection from the site into the combined sewer in Pottery Lane.

The depth of this system within the site at MH1406 is recorded as 3m.

3.3.3 **Land Drainage and Groundwater**

3.3.3.1 Given the nature of the site and development proposed, it is considered that land drainage and groundwater issues will not present a risk of flooding to the proposed development.

3.3.4 **Comment**

3.3.4.1 On the basis of the assessment of the potential sources of flood risk described above, it is concluded that the risk of flooding to be considered can be confined to;

- Development Drainage Proposals

4.0 SURFACE WATER RUNOFF

4.1 Requirements for Surface Water Drainage of the Site

4.1.1 The NPPF recommends that surface water generated by the development site, should, as far as is practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development.

4.1.2 Proposals should ensure that volumes and peak flow rates of surface water leaving the developed site are no greater than those prior to development, reducing surface water run off where possible and taking climate change into consideration.

4.2 Site Area

4.2.1 The area proposed for development comprises 1.29 hectares.

4.3 Existing Site Run Off

4.3.1 Whilst the site is now clear of development, it was formerly occupied by a goods depot and housing and therefore substantially covered in impermeable area.

Following demolition, areas of hardcore remain.

A predevelopment impermeable area of approximately 0.52 hectare (40%) has therefore been assessed.

- 4.3.2 On this basis, an existing 1 in 2 year runoff rate has been assessed as 72 litres/sec.

4.4 Surface Water Run Off from the Developed Site

- 4.4.1 The proposed scheme is incorporated in **Appendix 4**. The proposed impermeable area associated with the development proposal is approximately 0.9 hectare (70%).
- 4.4.2 On this basis, it is proposed that surface water flows generated by the development will be limited to those predevelopment as set out in 4.3.2 above.

4.5 Comment

- 4.5.1 Ground conditions are likely to preclude a ground percolation based drainage solution.
- 4.5.2 The only available positive outfall point for surface water (and foul) is the combined sewer system which specifically serves the site.
- 4.5.3 It is therefore proposed to connect the surface water drainage system direct into this sewer system, thus capturing and controlling surface water discharge from the development.

The new drainage system will remain private.

5.0 FLOOD MITIGATION MEASURES

- 5.1 Consultations with United Utilities have previously confirmed that the site has the right of connection to the public sewer without any restrictions on the quantity of flow for both foul and surface water. The legislation in this regard remains unchanged.

However, it is proposed that flows from the development will mimic those predevelopment with runoff rates restricted to predevelopment rates.

Some surface water attenuation will therefore be required in mitigation. This will be provided within the below ground drainage system with provision for overtopping into a swale system, subject to no linkage from the latter back into the public sewer, and all subject to detailed design.

- 5.2 The drainage scheme will be designed to current Building Regulation Standards and will remain private.
- 5.3 The drainage strategy for the development has been prepared accordingly and is incorporated in **Appendix 5**.

6.0 CONCLUSIONS

6.1 The FRA has identified that the site lies in an area of Zone 1 Flood Risk and concluded that the risk of flooding to the development arising from external sources can be discounted.

6.2 Flows from the proposed development will exceed those predevelopment and on this basis some mitigation measures in the form of surface water attenuation will be required.

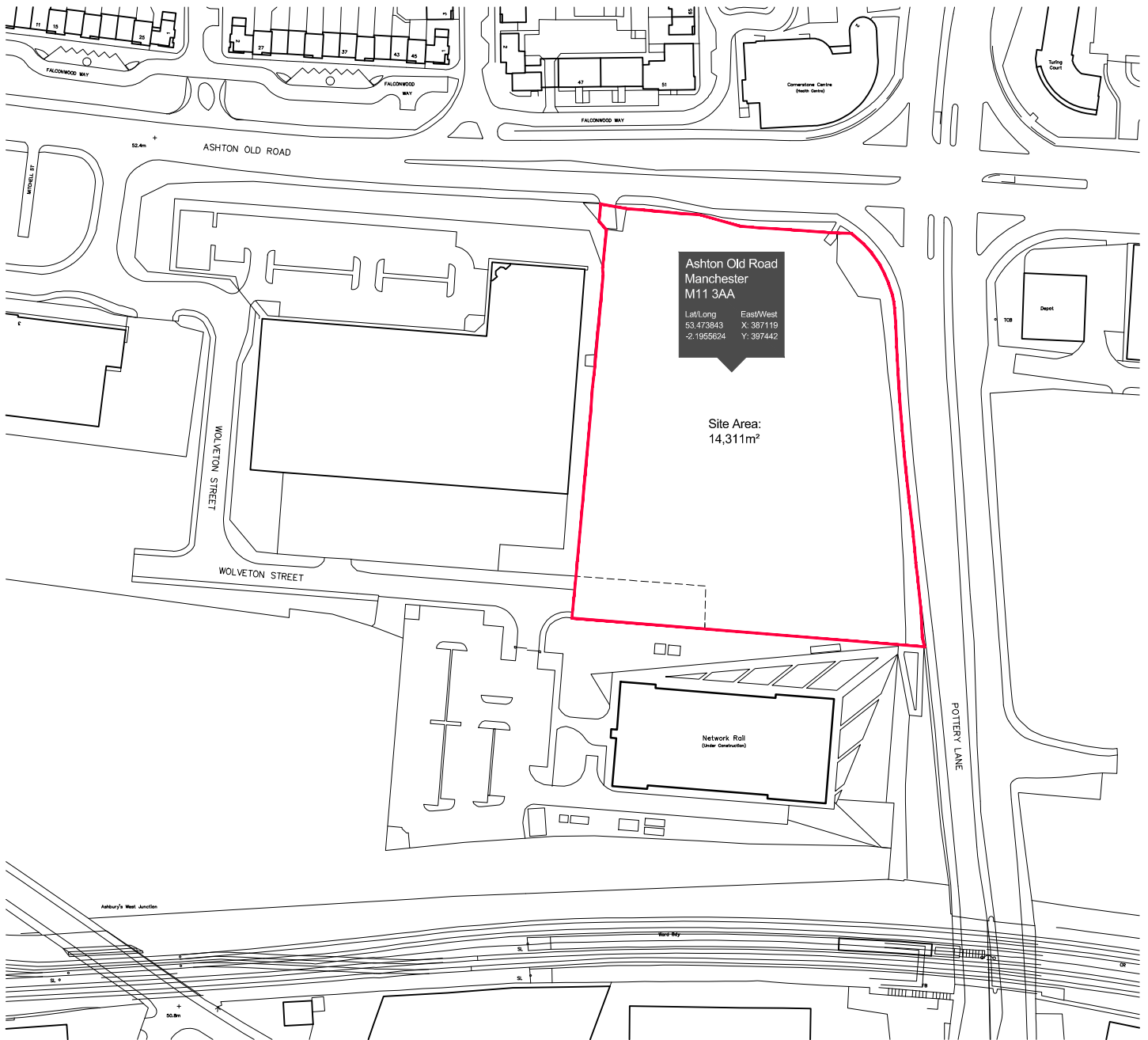
The drainage will be designed to current Building Regulation standards and responsibility for the drainage system onsite will remain with the facility owner/operator.

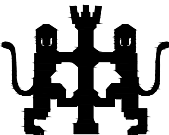
6.3 It is concluded that this FRA has demonstrated in accordance with the NPPF that the development is not at risk of flooding from external sources, will not increase flood risk associated with the development and its environment and is therefore appropriate.



APPENDIX 1

SITE LOCATION PLAN

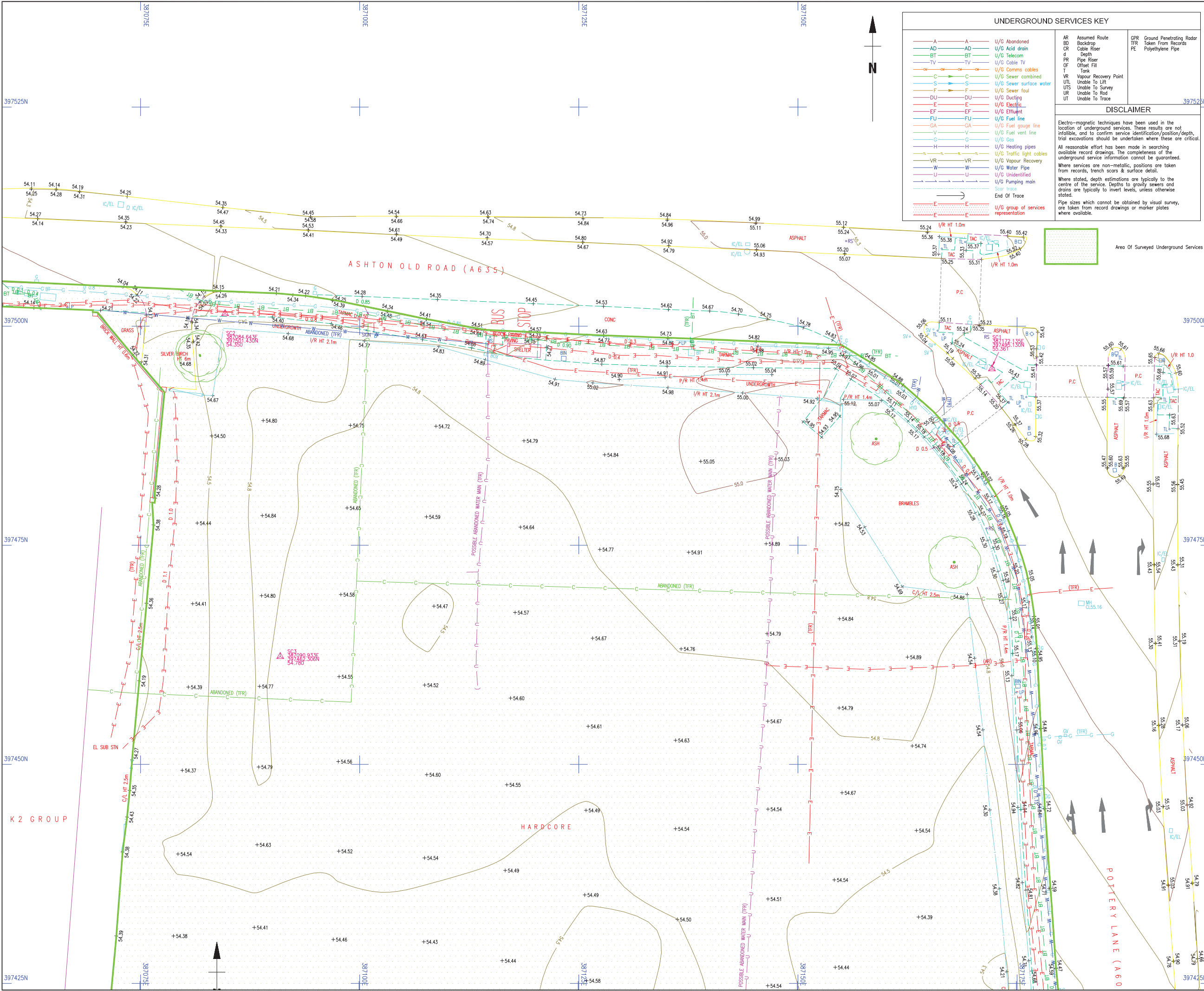


client		project		NEW FACTORY & OFFICE FACILITY		A4		
 Architects Consulting Engineers Quantity Surveyors Bradshaw Gass & Hope LLP	19 Silverwell Street Bolton BL1 1PR T: 01204 525321 F: 01204 525488 email@bghbolton.co.uk	scale	drawing			SITE LOCATION PLAN		
		1:2000	drawn		JEP	date	02.11.14	
		drawing no		revision		appd.		
		2139.01.201				dept. ARCHITECTURAL		
						 R I B A		
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APPENDIX 2

TOPOGRAPHICAL SURVEY



Survey Notes
Grid: Local plane metric related to National at SC1.
Levels: Related to OSGM02 GPS Datum.

Notes

Topographical Survey Legend

BUILDINGS AND WALLS	GENERAL INFORMATION
Building Open-sided Ruin Passage Wall with Height Retaining Wall	Petrol Pump Basement Light Footbridge Dish Type Channel Slat Type Channel Grate Type Channel Tactile Paving Crash Barrier Columns Street Light Car Vacuum Street Valve Air Valve Through Chimney Telephone Cell Box
FENCE STYLES AND DESCRIPTIONS Close Boarded Corrugated Iron Concrete Panel C/P Handrail Miscellaneous Iron Railings Lattice Miscellaneous PAL Post & Chain Post & Rail Post & Barbed Wire Wire mesh Gate Fence line style	OVERHEAD FEATURES Electricity Pylon Electricity Telephone WATER FEATURES Canal Stream Ditch Weir Culvert Grip (Lund Drain) Spring RELIEF AND VEGETATION Hedge Edge of wood/Bushes Stump Individual Tree Slopes with Height Greater than 1m Cliff Face Marsh Reeds
ROADS Kerbs Edge of Surfacing Pedestrian Crossing Track Footpath	LEVEL AND HEIGHT INFORMATION Standard Spot Height Precision Spot Height Bed Level Water Level Suffill Level Threshold Level Cover Level Lower Level Pipe Suffill Level Finished Floor Level Window Sill Level Eave Level Ridge Level Roof Hip Level Top of Canopy Level Underside of Canopy Level Window Head Level Springing Level Arch Level Cable Level Top of Wall Level Underside of Beam Level General Height
STREET FURNITURE British Beacon Bus Stop Ballard Cable Eye Closed Circuit TV Drain Electricity Pole Flood Light Flag Staff Lamp Post Letter Box Name Plate (street) Moorling Ring Misc Post or Mooring Post Service Marker Misc Stone Parking Meter Reflector Post Reading Eye Road Sign Speed Camera Information Sign Stop Traffic Light Telegraph Pole Traffic Light Push Button Post Traffic Light Control Control Box British Telecom Box Electricity Box Gas Box	SURVEY INFORMATION SIGNS Permanent Ground Marker O.S. Trig Station O.S. Bench Mark GEOTECHNICAL INFORMATION Borehole Trial Pit Monitor Pit Probe Hole Window Sample

Rev. **Date** **Description**

A	11/09/12	Underground services added
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MALCOLM HUGHES
LAND SURVEYORS
Chartered Land Surveyors
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M33 7HF, Tel: 0161 905 1265
www.malcolmhughes.co.uk
survey@mhls.co.uk

Accreditations

RICS RICS THE SURVEY ASSOCIATION FS 14128 Registered

Client
BRADSHAW GASS AND HOPE LLP
19 SILVERWELL STREET,
BOLTON, BL1, 1PR

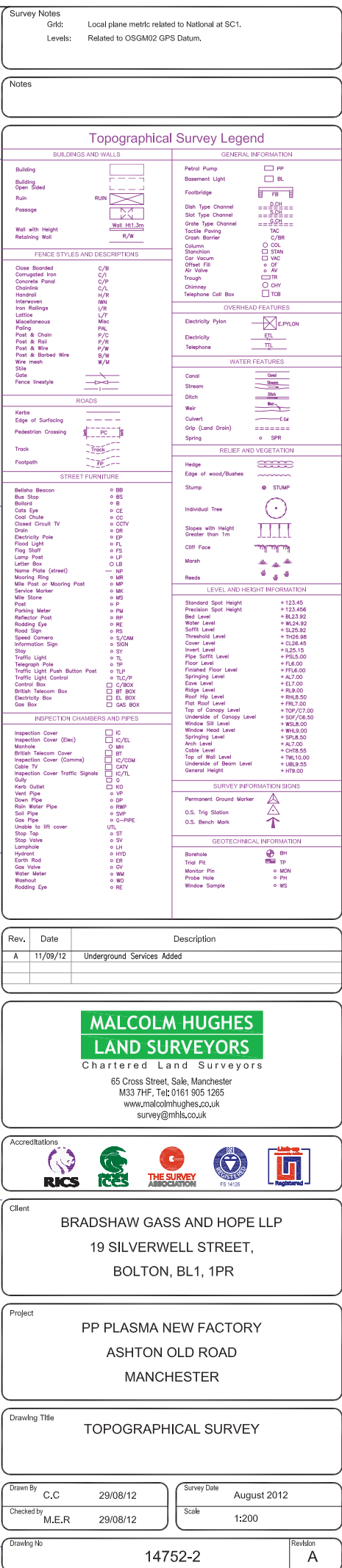
Project
PP PLASMA NEW FACTORY
ASHTON OLD ROAD
MANCHESTER

Drawing Title
TOPOGRAPHICAL SURVEY

Drawn By **Checked by** **Survey Date** **Scale** **Revision**

C.C	M.E.R	29/08/12	29/08/12	August 2012	1:200	A
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Drawing No **14752-1**





APPENDIX 3

UNITED UTILITIES



APPENDIX 3A

Public Sewer Records

**Lees Roxburgh Limited
The Genesis Centre
Science Park South
Birchwood
Warrington
WA3 7BH**

FAO: KAREN BLAYDON

United Utilities Water Limited

Property Searches
Ground Floor Grasmere House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

DX 715568 Warrington

Telephone 0870 751 0101

Fax Number 0870 7510102

Property.searches@uuplc.co.uk

Your Ref: 5911

Our Ref: 14/ 1070568

Date: 4/12/2014

Dear Sirs

Location: ASHBURY WORKS ASHTON OLD ROAD MANCHESTER M11 3AA

I acknowledge with thanks your request dated 03/12/14 for information on the location of our services.

Please find enclosed plans showing the approximate position of our apparatus known to be in the vicinity of this site.

I attach General Condition Information sheets, which details contact numbers for additional services (i.e. new supplies, connections, diversions) which we are unable to deal with at this office. In addition you should ensure they are made available to anyone carrying out any works which may affect our apparatus.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please telephone us on 0870 7510101.

Yours Faithfully,



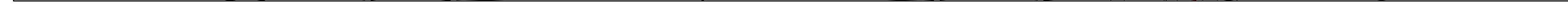
Sue McManus
Operations Manager
Property Searches

TERMS AND CONDITIONS - WASTERWATER & WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

1. This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
2. This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
3. In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
4. The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
5. The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
6. This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
7. No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
8. If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
9. This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

 Sewer Overflow

Foul Surface Combined Overflow

SQ Square

The position of underground apparatus shown on this plan is approximate only and is

United Utilities Water Limited 2014. The plan is based upon the Ordnance Survey Map with the

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Sheet 1 of 1

SEWER RECORDS

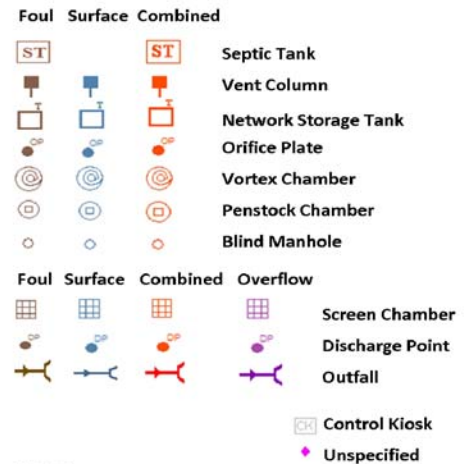
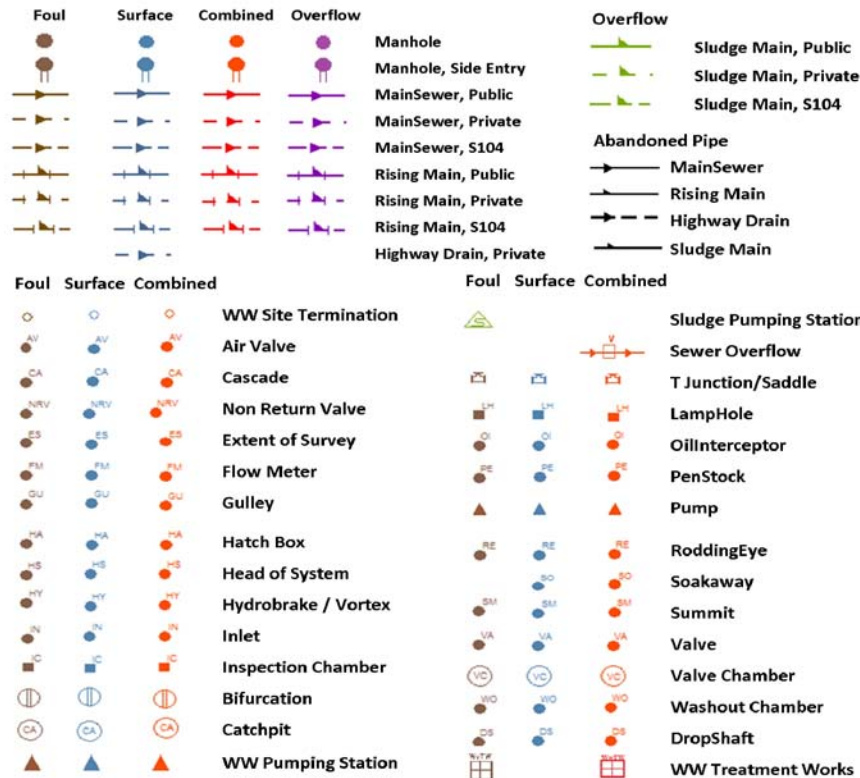
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41 Nodes

800

800

WASTE WATER SYMBOLOGY



Legend	
MANHOLE FUNCTION	SEWER SHAPE
FO Foul	CI Circular
SW Surface Water	EG Egg
CO Combined	OV Oval
OV Overflow	FT Flat Top
	RE Rectangular
	SQ Square
	TR Trapezoidal
	AR Arch
	BA Barrel
	HO HorseShoe
	UN Unspecified
SEWER MATERIAL	
AC Asbestos Cement	DI Ductile Iron
BR Brick	VC Vitrified Clay
CO Concrete	PP Polypropylene
CSB Concrete Segment	PF Pitched Fibre
CSU Concrete Segment	MA Masonry, Coursed
CC Concrete Box Culverted	MA Masonry, Random
PSC Plastic / Steel	RP Reinforced Plastic
GR Glass Reinforced	CI Cast Iron
GRP Glass Reinforced	SI Spun Iron
PVC Polyvinyl Chloride	ST Steel
PE Polyethylene	U Unspecified

CLEAN WATER SYMBOLOGY

PIPE WORK



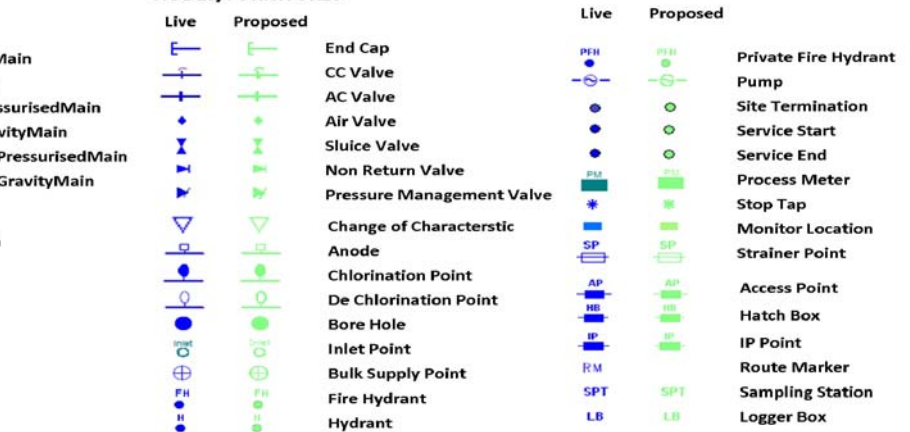
ABANDONED PIPE



PROPERTY TYPES



NODES/FURNITURES



Legend	
MATERIAL TYPES	LINING TYPES
AC ASBESTOS CEMENT	CL CEMENT LINING
CI CAST IRON	TB TAR OR BITUMEN
CU COPPER	ERL EPOXY RESIN
CO CONCRETE	
DI DUCTILE IRON	INSERTION TYPES
GI GALVANISED IRON	DD DIE DRAWN
GR GREY IRON	DR DIRECTIONAL DRILLING
OT OTHERS	MO MOLING
PB LEAD	PI PIPELINE
PV UPVC	SL SLIP LINED
SI SPUN IRON	
ST STEEL	
UN UNKNOWN	
PE POLYETHYLENE	



APPENDIX 3B

Email of 10th September 2012

RE: Proposed Development at Ashton Old Road, Manchester 5527/5.1

Planning Liaison [Planning.Liaison@uuplc.co.uk]

Sent: 10 September 2012 10:14**To:** Lees Roxburgh

John,

Section 106 of the Water Industry Act gives you have the right to connect to the nearest sewer without any restriction on flow rates, for wastewater associated with buildings. If there are no planning conditions within your planning consent associated with the draining of the site, then you are entitled to discharge to the public sewer without any restrictions on the quantity of flow for both the foul and surface water from this development, as there is no highway drainage associated with this development.

Regards

Neil

From: Lees Roxburgh [mailto:office@leesroxburgh.co.uk]**Sent:** 05 September 2012 09:52**To:** Planning Liaison**Subject:** RE: Proposed Development at Ashton Old Road, Manchester 5527/5.1

Neil

This is a standard response to a specific question as to where we propose to connect and on what basis...ref my email of 29.08.12.

Can I take it you have no objection to our proposal then?

John

LEES ROXBURGH Ltd, The Genesis Centre, Science Park South, Birchwood, Warrington, WA3 7BHTel: 01925 812 898, Fax: 01925 838 864, Email: office@leesroxburgh.co.uk, Web Site: www.leesroxburgh.co.uk

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the addressee. If you are not the addressee please note that any unauthorised distribution, copying or use of this communication or the information in it is prohibited. If you have received this communication in error please telephone us immediately.

From: Planning Liaison [Planning.Liaison@uuplc.co.uk]**Sent:** 03 September 2012 14:38**To:** Lees Roxburgh**Subject:** RE: Proposed Development at Ashton Old Road, Manchester 5527/5.1

John,

Please find attached FRA for Ashton Old Road

Regards

Neil

From: Lees Roxburgh [mailto:office@leesroxburgh.co.uk]**Sent:** 29 August 2012 10:13**To:** Planning Liaison**Subject:** Proposed Development at Ashton Old Road, Manchester 5527/5.1

We are undertaking an FRA on the site shown attached and have obtained copies of your public sewer records.

Your enquiry proforma is duly attached completed as far as we are able.

There are no public surface water sewers or watercourse in the vicinity of the site, so connection is proposed for both foul and surface water into the combined system.

In this regard we note an existing connection into the site.

The site was previously occupied by development (again reference made to existing connection) so the proposed impermeable area will not exceed that previously served by the system.

We therefore propose connection of foul and unrestricted surface water flows into your combined system via the existing connection.

Your prompt response to this enquiry would be very much appreciated.

Regards,

John Lees

LEES ROXBURGH Ltd, The Genesis Centre, Science Park South, Birchwood, Warrington, WA3 7BHTel: 01925 812 898, Fax: 01925 838 864, Email: office@leesroxburgh.co.uk, Web Site: www.leesroxburgh.co.uk

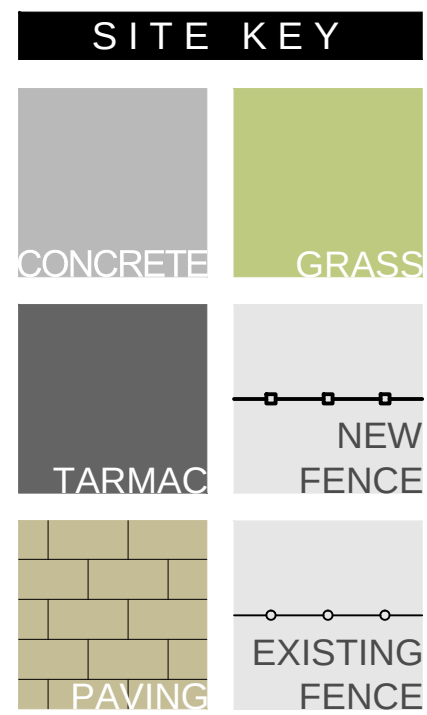
This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the addressee. If you are not the addressee



APPENDIX 4

DEVELOPMENT PROPOSALS

Bradshaw Gass & Hope LLP Drg No. 2139.01.F203 Rev J



1:500

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Consulting Engineers
Quantity Surveyors

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Bolton BL1 1PR
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F: 01204 525488
email@bghbolton.co.uk

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ept.	ARCHITECTURAL	



APPENDIX 5

DRAINAGE STRATEGY
Lees Roxburgh No. 5911/01-01



IF IN DOUBT - ASK

Notes

- KEY:-
- EXISTING PUBLIC COMBINED SEWER
 - EXISTING PUBLIC COMBINED SEWER TO BE ABANDONED
 - PROPOSED SURFACE SYSTEM WATER DRAIN
 - PROPOSED FOUL SYSTEM

INDICATIVE ONLY AND
SUBJECT TO DESIGN AND
LIASON WITH LPA & UU

Rev	REVISION	By	Date
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LITTLE GREENE PAINT COMPANY LTD.

ASHBURY WORKS
ASHTON OLD ROAD
MANCHESTER

DRAINAGE STRATEGY

LR LEES ROXBURGH
Consulting Engineers

THE GENESIS CENTRE, SCIENCE PARK SOUTH,
BIRCHWOOD, WARRINGTON, CHESHIRE, WA3 7BH.
Tel: 01925 812898 Fax: 01925 838864

Job No. 5911	Drawing No. 01-01	Revision. -
Scale 1:500 @ A2	Date FEBRUARY 2015	
Drawn By MG	Designed By JEL	Checked By JEL