

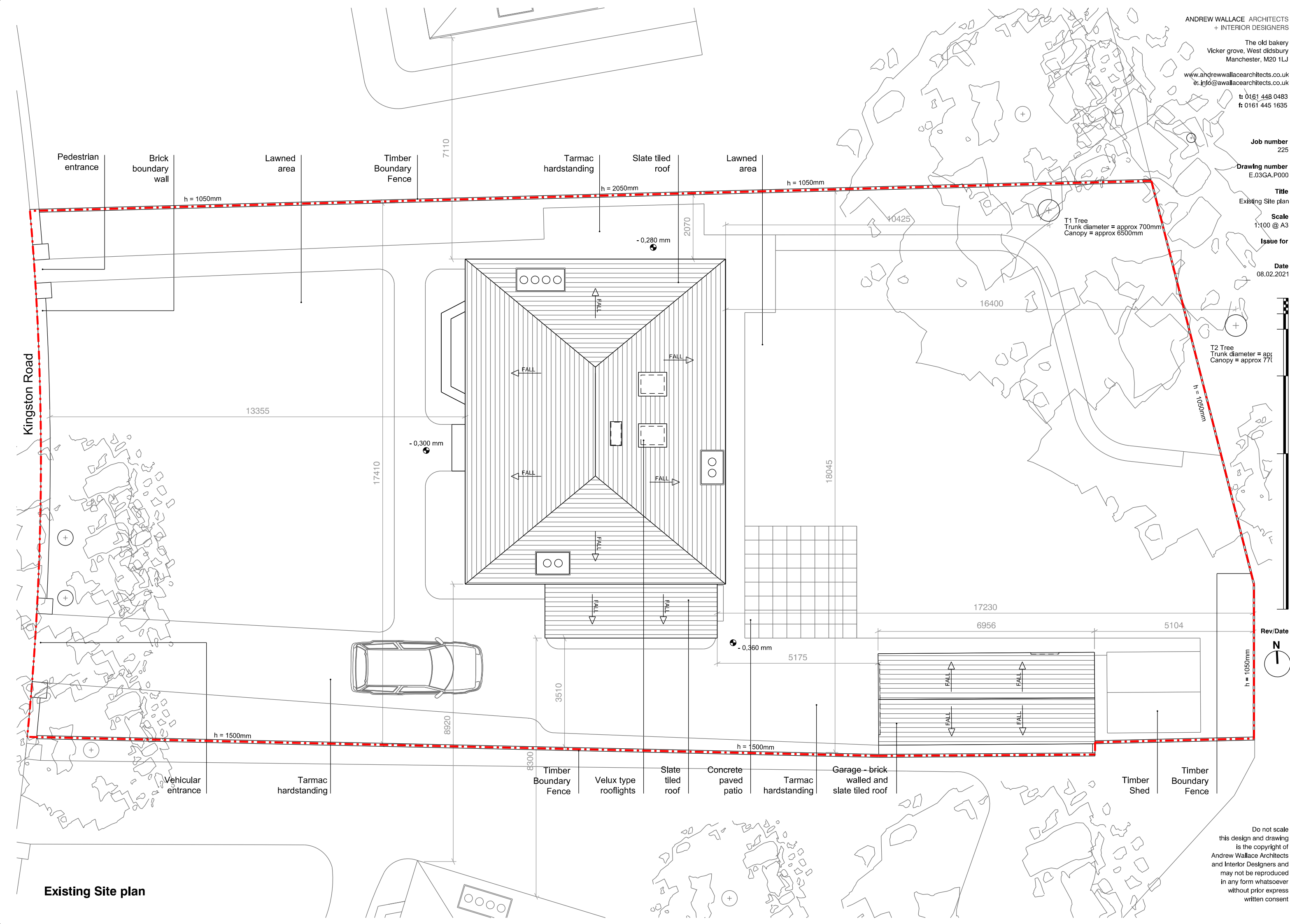
17.2 Appendix 2 – Development Plans

T1 Tree
Trunk diameter = approx 700mm
Canopy = approx 6500mm

T2 Tree
Trunk diameter = approx 100cm
Canopy = approx 770m²

Rev/Date

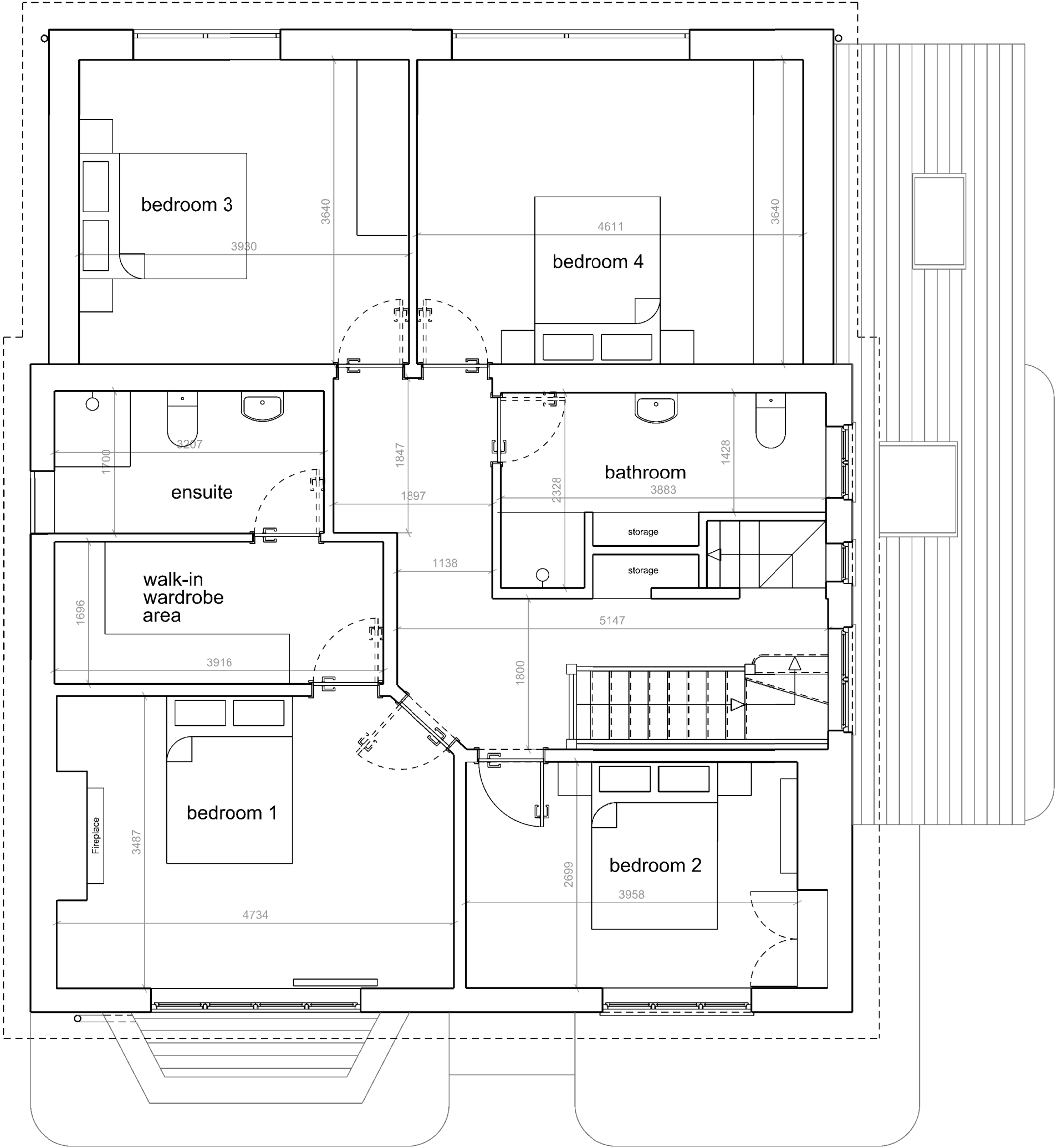
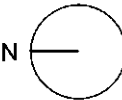
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Proposed Site Plan



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Proposed First Floor Plan

Job number
225

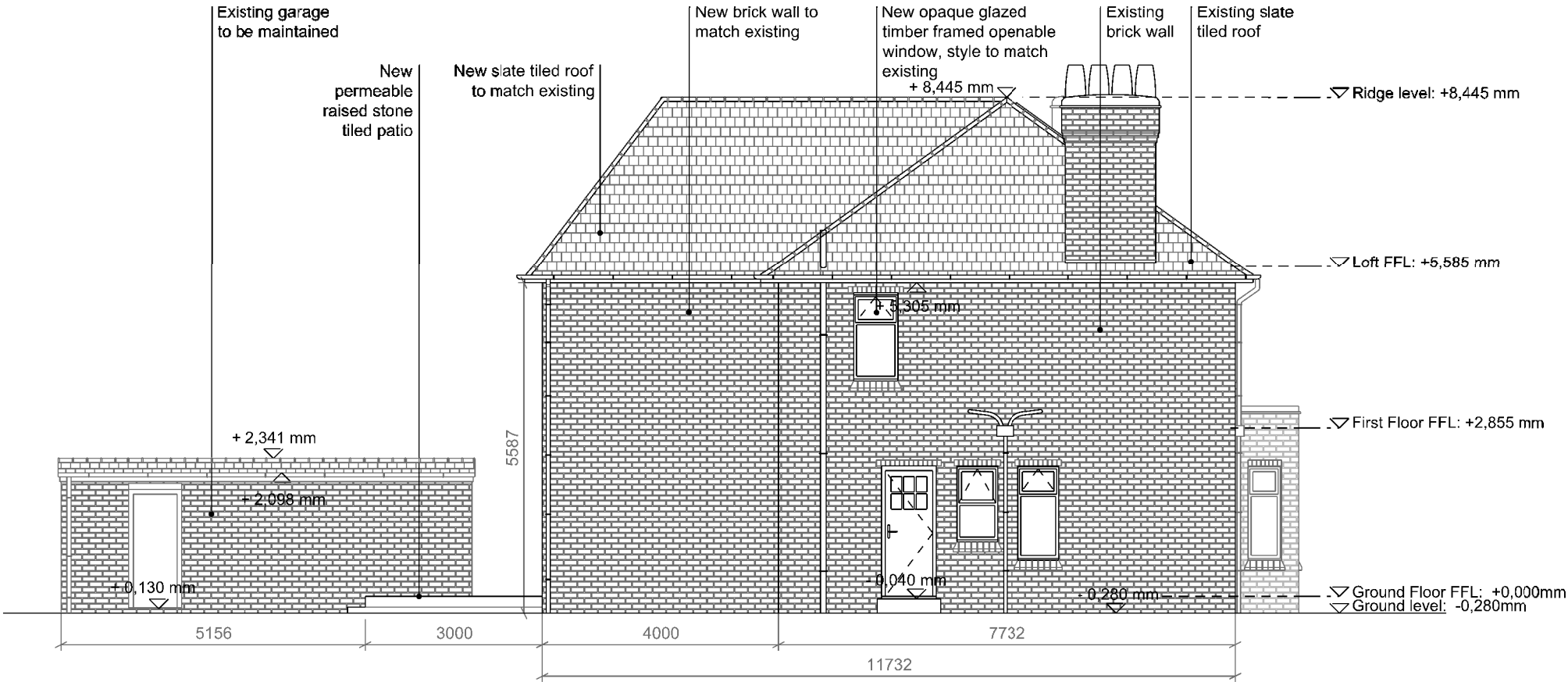
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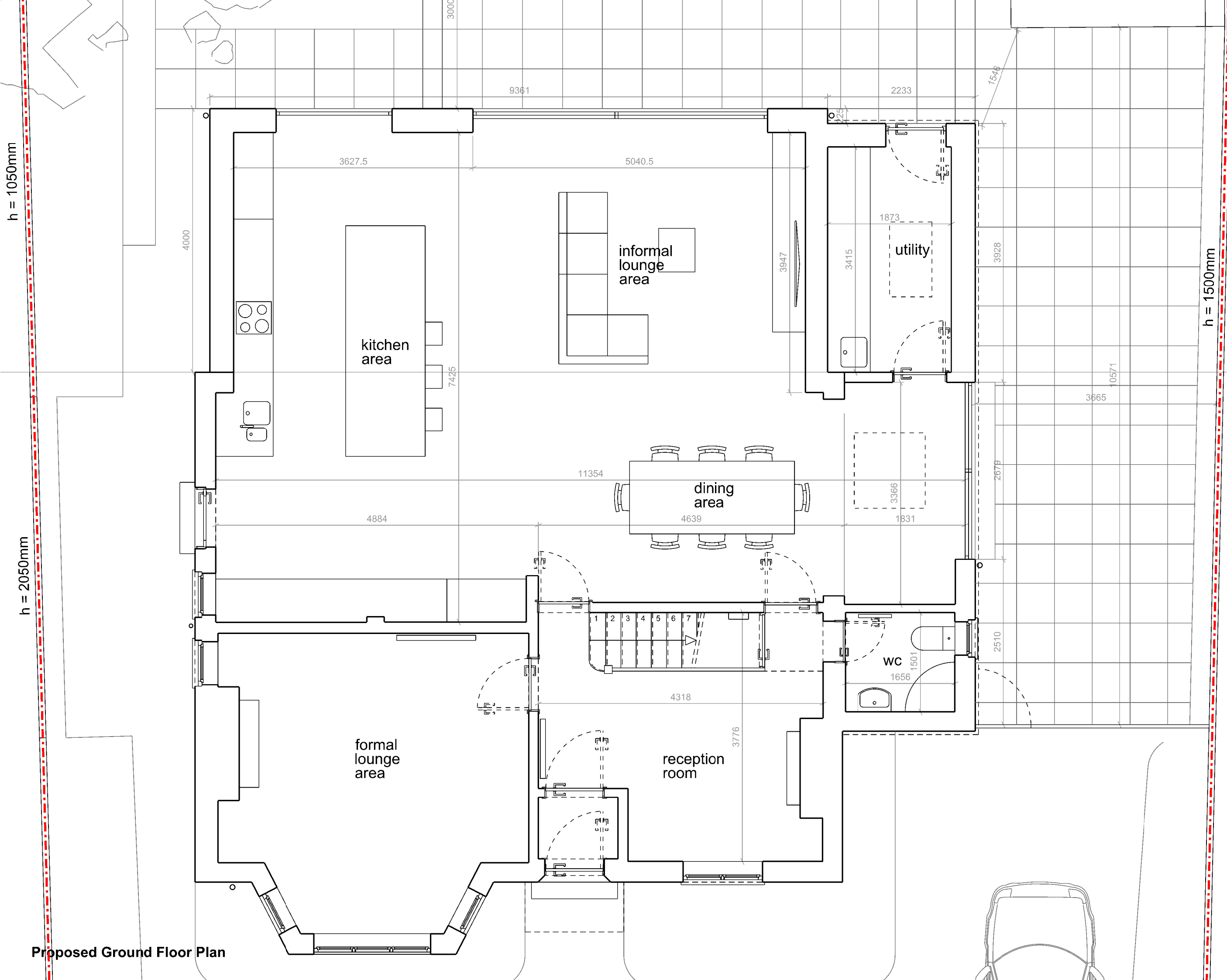
Issue for

Date
30.03.21



Rev/Date

Proposed North Elevation



Proposed Ground Floor Plan

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225

Drawing number
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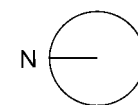
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Proposed Ground Floor Plan

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Issue for

Date
30.03.21

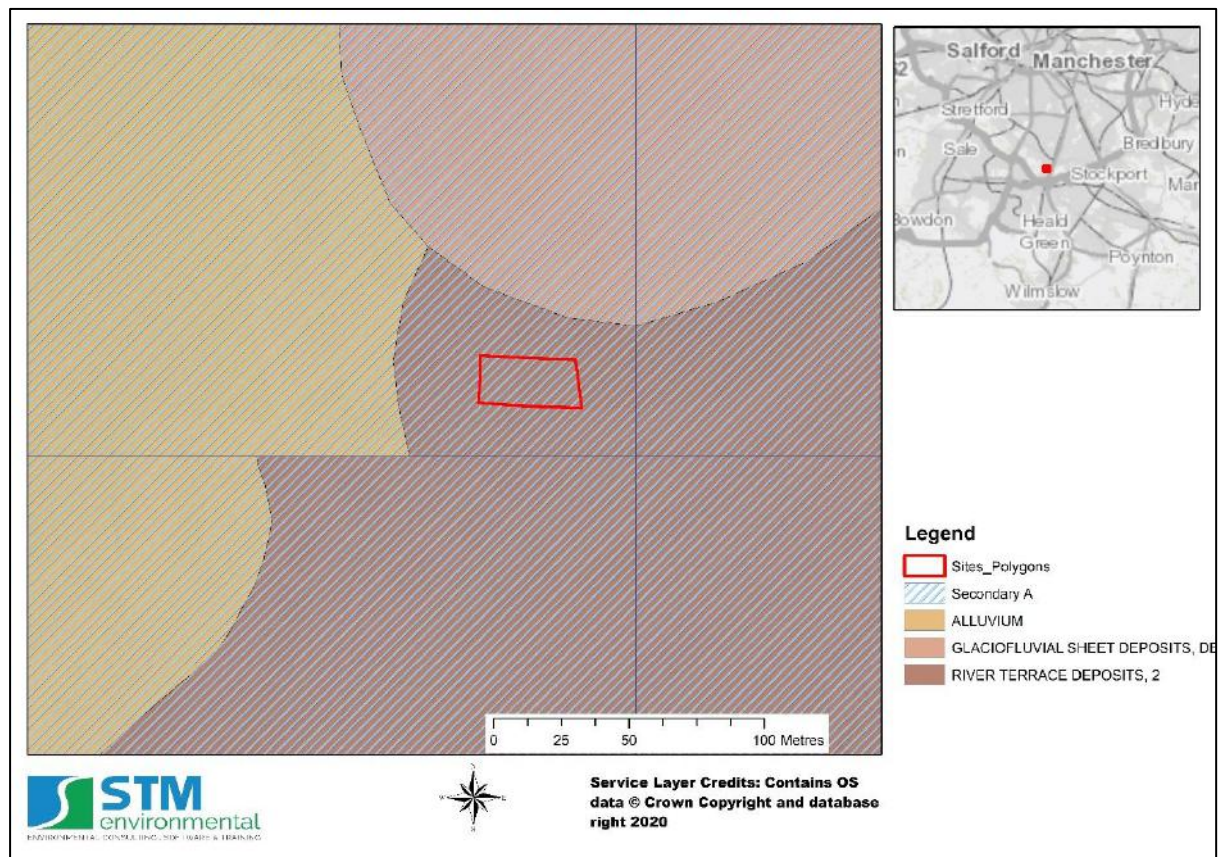
Rev/Date



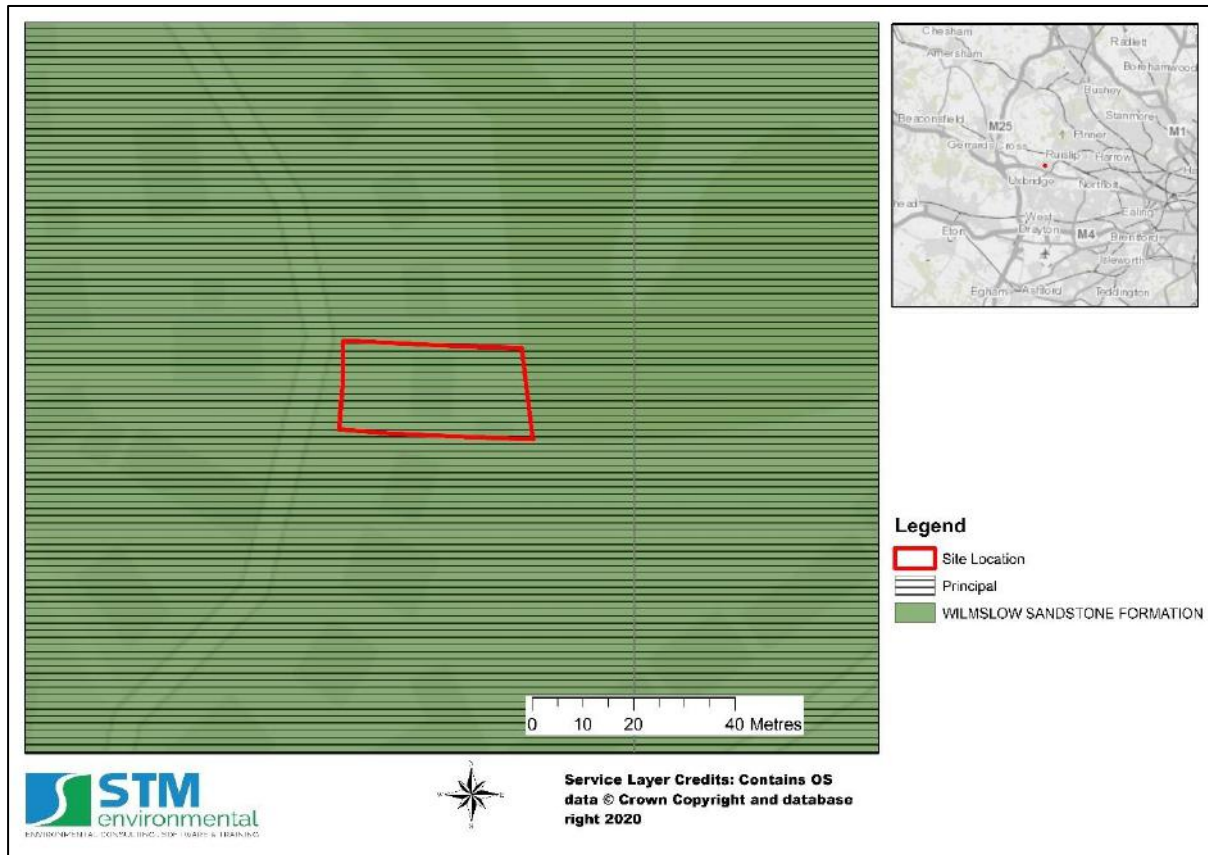
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17.3 Appendix 3 – Environmental Characteristics

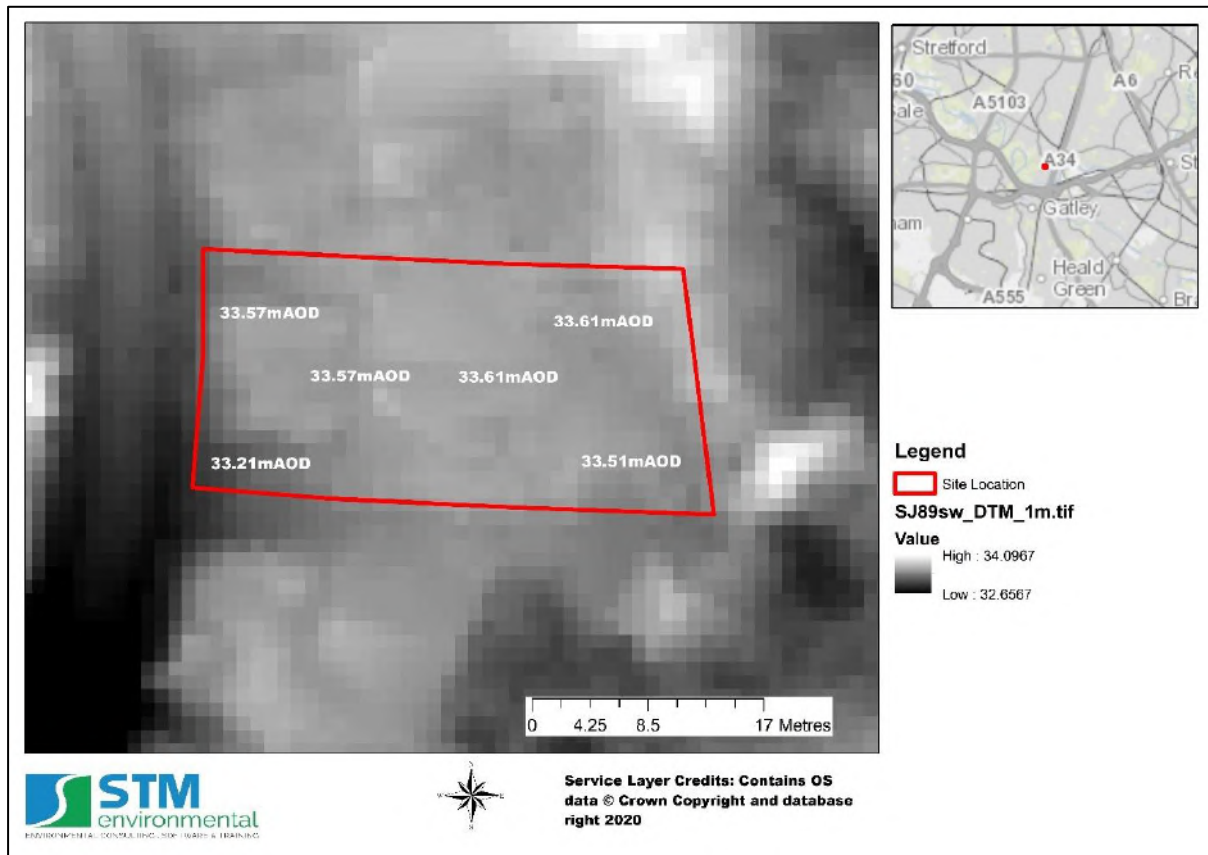
17.3.1 Superficial Hydrogeology Map



17.3.2 Bedrock Hydrogeology Map



17.3.3 Topology Map

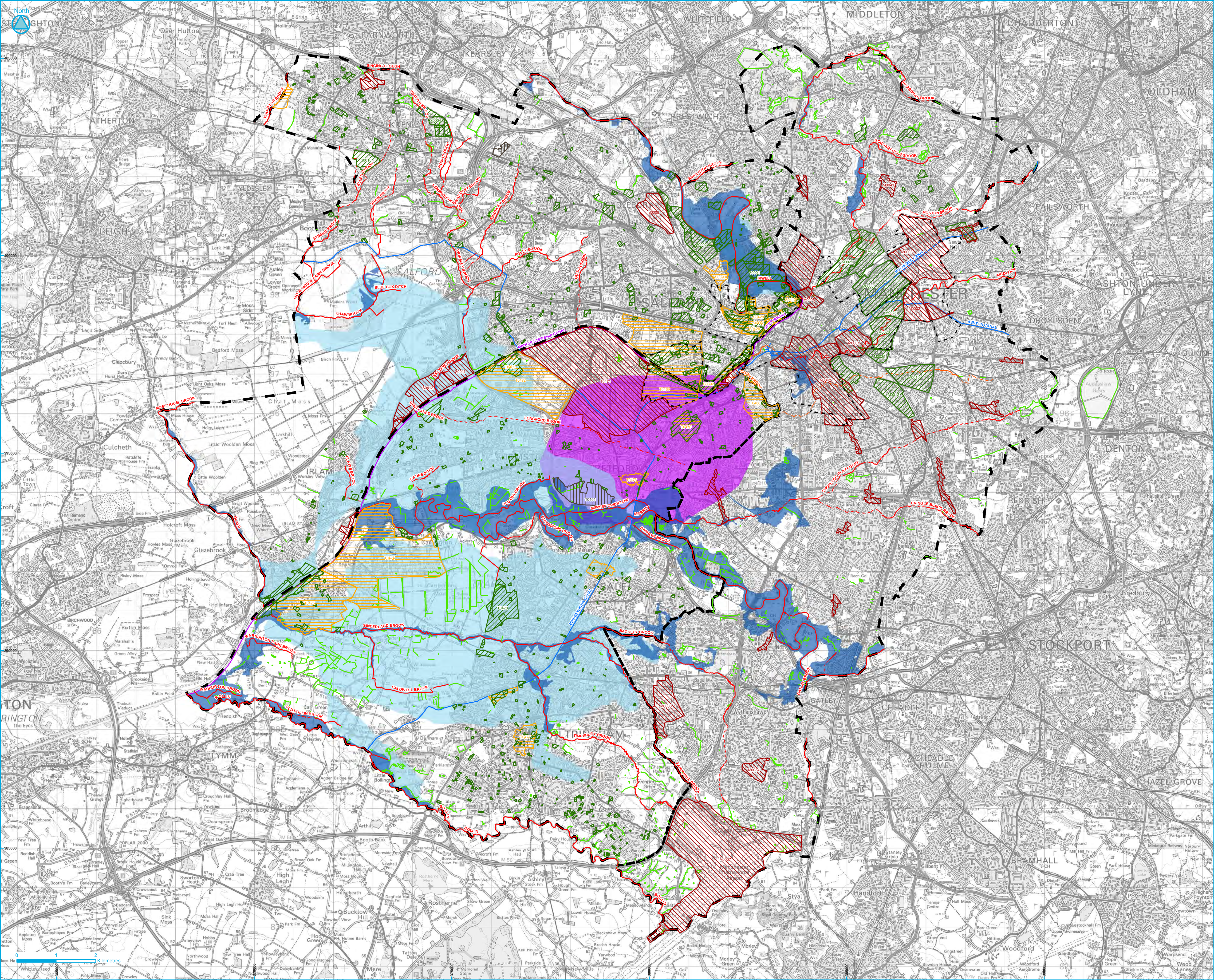


17.4 Appendix 4 – Historical Flood Incident Maps

17.4.1 EA Historic Flood Outlines

See P4 data in Appendix 10

17.4.2 Map Recorded Groundwater and Sewer Flooding



- Council Boundary
- Ashton, Bridgewater and Rochdale Canals
- Manchester Ship Canal / Grey Inwell
- Other Waterbodies
- Main Rivers (V8.0)**
 - Culverted
 - Open
- Digitised River Lines**
 - Culverted
 - Open
- Potential Development Sites / Locations**
 - Employment
 - Housing
 - Mixed Use
 - Other
- Regional Centre Boundary

The map has been produced in accordance with PPS25: Development and Flood Risk and its Practice Guide. This map shows areas that are potentially at risk from groundwater flooding and should be used to scope suitable mitigation measures in a site specific Flood Risk Assessment.

The Main River information shown in the SFRA is provided by the Environment Agency; the centreline data may deviate from that shown on basemapping due to inherent differences in data resolution. Further information on Main Rivers is provided on the Environment Agency's website. The mapping of culverted sections of watercourse is a strategic screening only based upon Ordnance Survey 1:10,000 mapping and should be confirmed for more detailed studies such as site specific Flood Risk Assessment. The canals layer does not necessarily cover all the canal arms, but the modelled overtopping/breaching and hydraulic interactions with rivers and other waterbodies is complete and accurate as appropriate for a Strategic Flood Risk Assessment.

The information on the map is based on Environment Agency potential groundwater rebound areas, data from the Coal Authority, BGS drift geology mapping and Defra Groundwater Emergence Maps.

The River Inwell between Victoria Station and Pomona Island is not shown as a Main River on the Environment Agency's Flood Map although Flood Zones related to the river are. The same approach has been taken in this SFRA.



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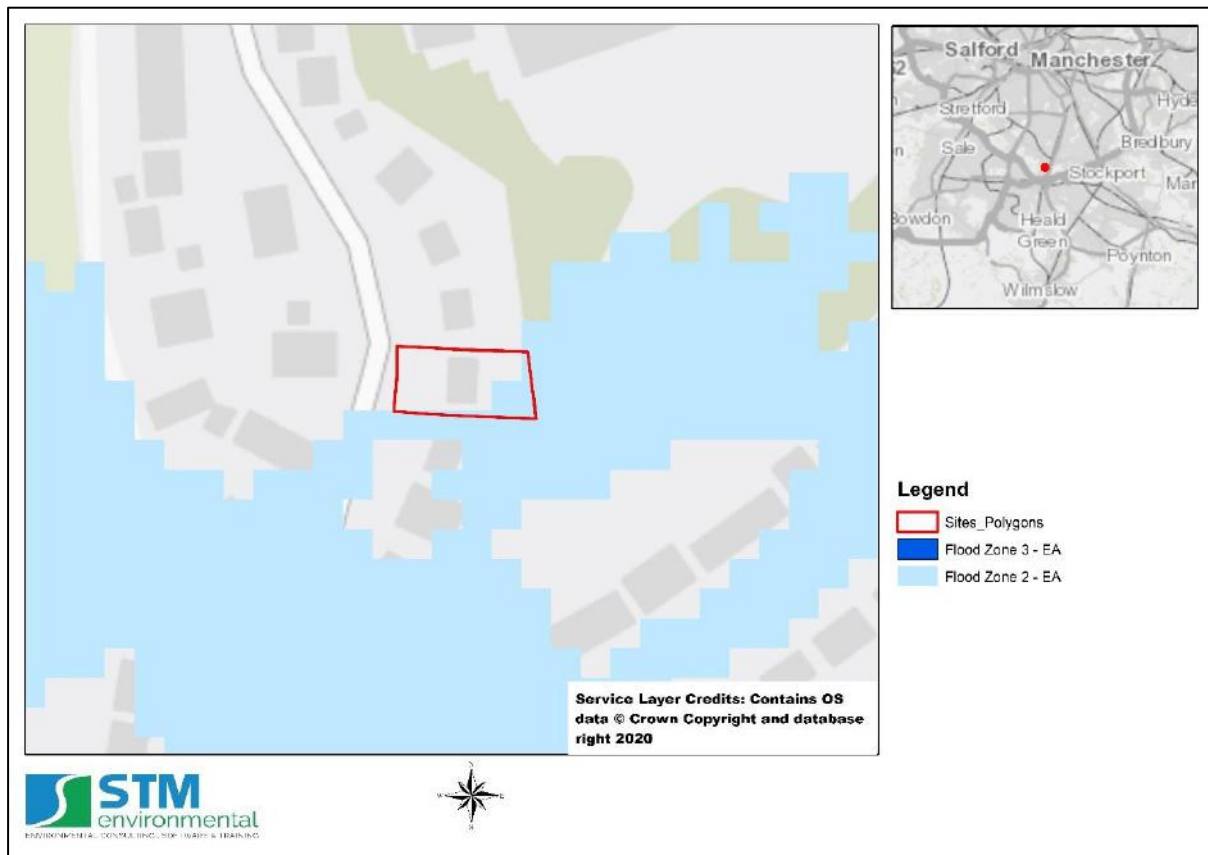
for
**Manchester City, Salford City and Trafford
Councils Level 2 Hybrid SFRA**

Groundwater Flooding

Drawn by: J Cheetham	Date: 08/03/2011	This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence number: 100019068 2011.
Checked by: J Dimelow	Date: 01/02/2011	
Approved by: J Cooper	Date: 01/02/2011	
File Name: ..\ArcViewMapping\Level1\MS2_GroundwaterFlooding_V1.3.mxd		
Drawing Number: GW_2.1	Status: FINAL	Scale: 1:45,000

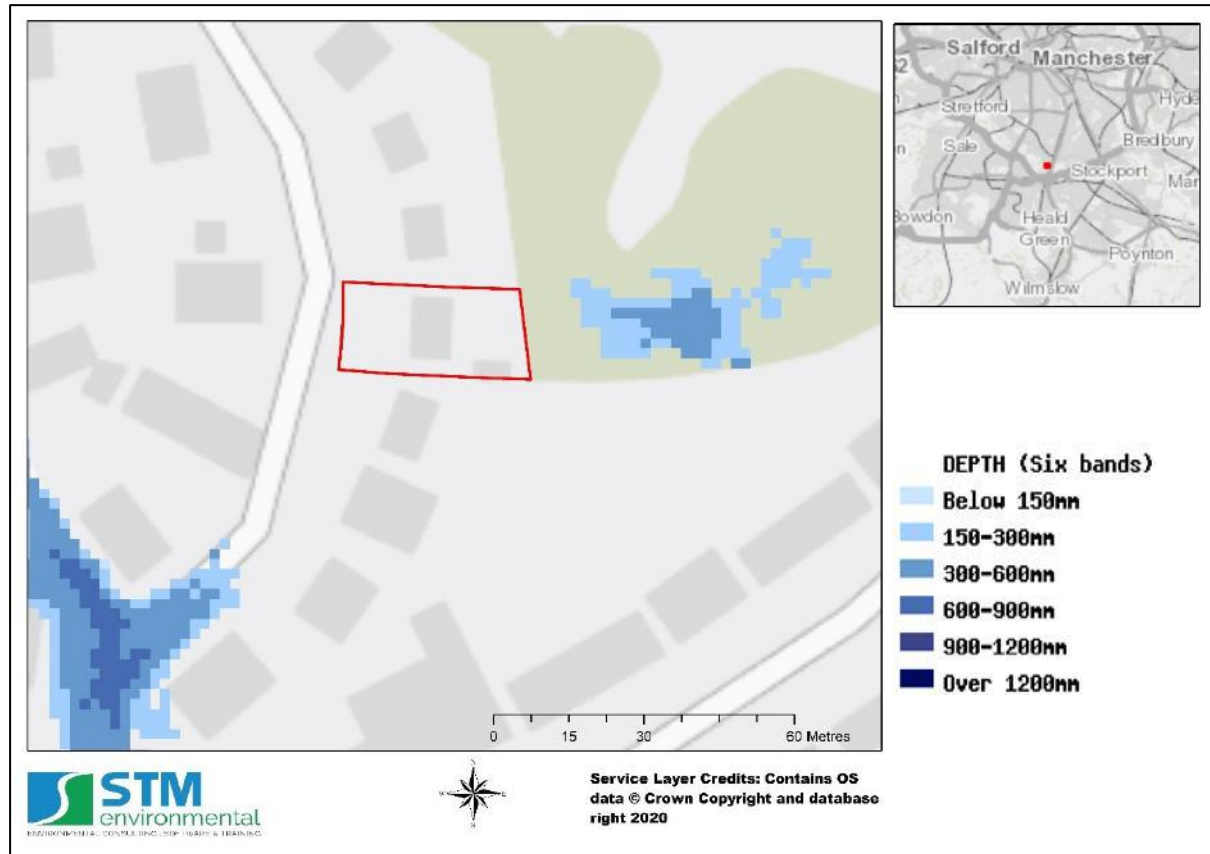
Original © A1

17.5 Appendix 5 - EA Flood Zone Map

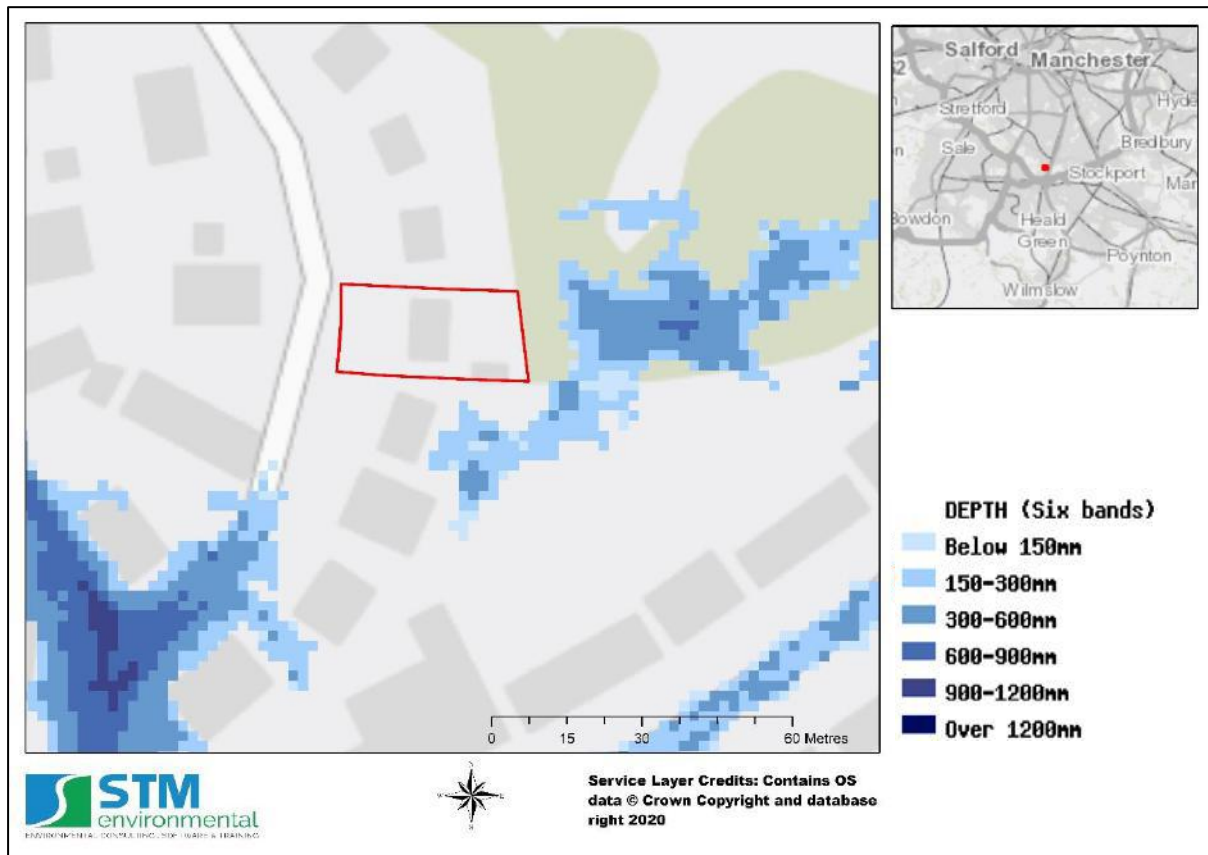


17.6 Appendix 6 – Surface Water Flood Extent and Depth Maps

17.6.1 Map showing surface water flood depths for the 1 in 100-year rainfall return period (Source: EA, 2016).



17.6.2 Predicted surface water flood depth for the 1 in 1000-year return period
(Source: EA, 2016).

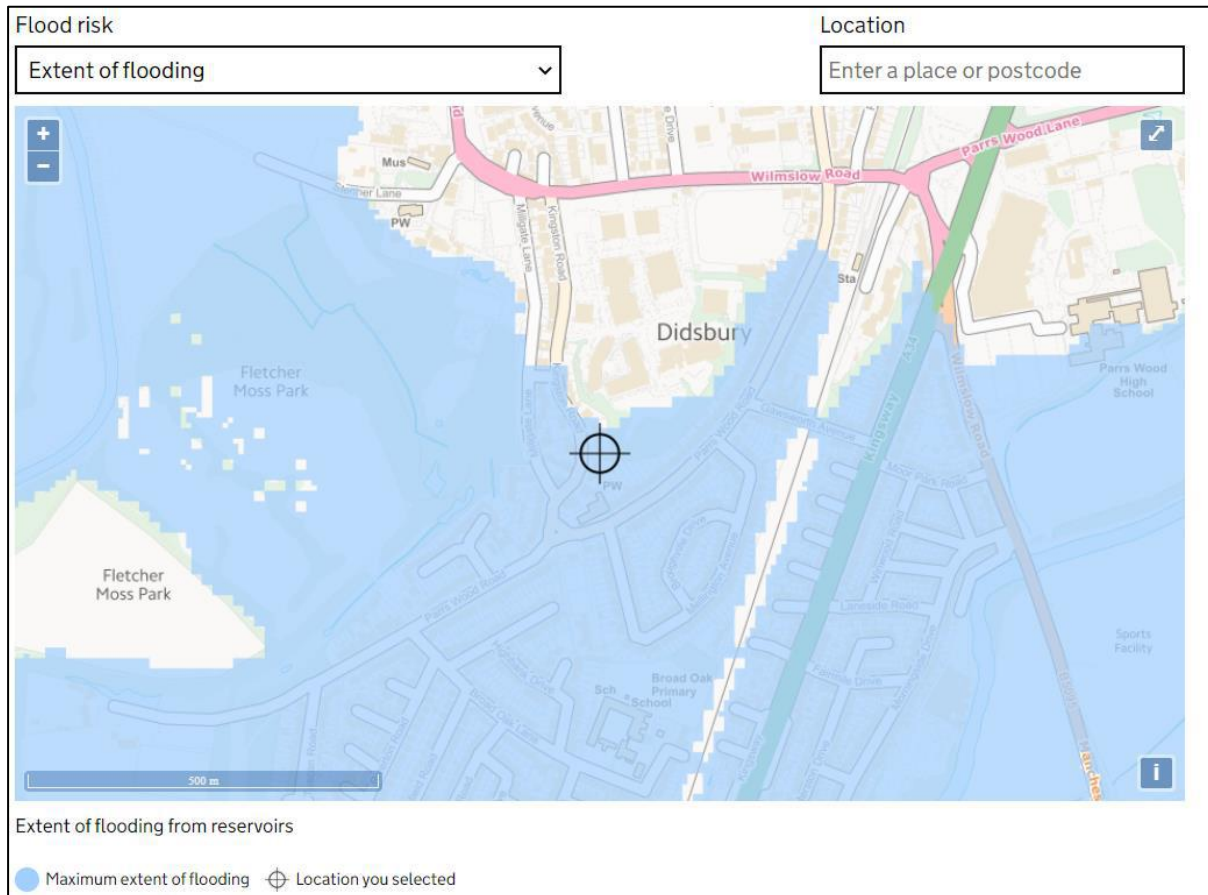


17.7 Appendix 7 –Flood Defence and Reservoir Flood Risk Maps

17.7.1 EA Map showing areas benefitting from flood defences

See P4 data in Appendix 10

17.7.2 Reservoir Flood Risk Map



17.8 Appendix 8 – Flood Risk Maps

17.8.1 Risk of Flooding from Multiple Sources Map