

Proposed Development Site
Wythenshawe Park 2 Football Pitches

Flood Risk Assessment Report

Prepared for

Manchester City Council

January 2024

Sir Frederick Snow & Partners Ltd
Consulting Engineers
211-213 Higher Hillgate, Stockport, SK1 3RB
Tel: 0161 477 3365
e-mail: northwest@fsnow.co.uk

FS 4899revA

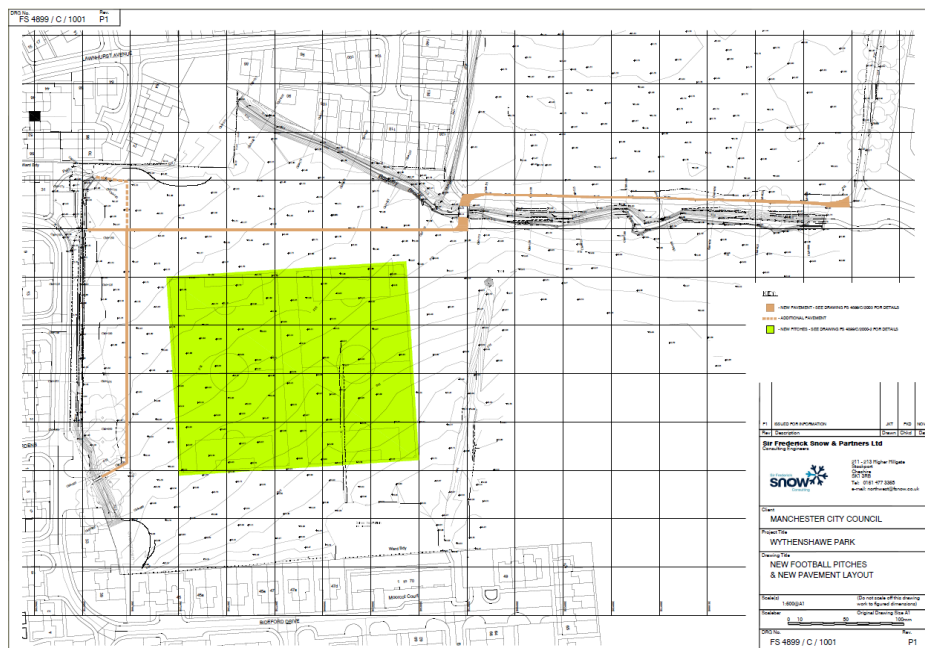


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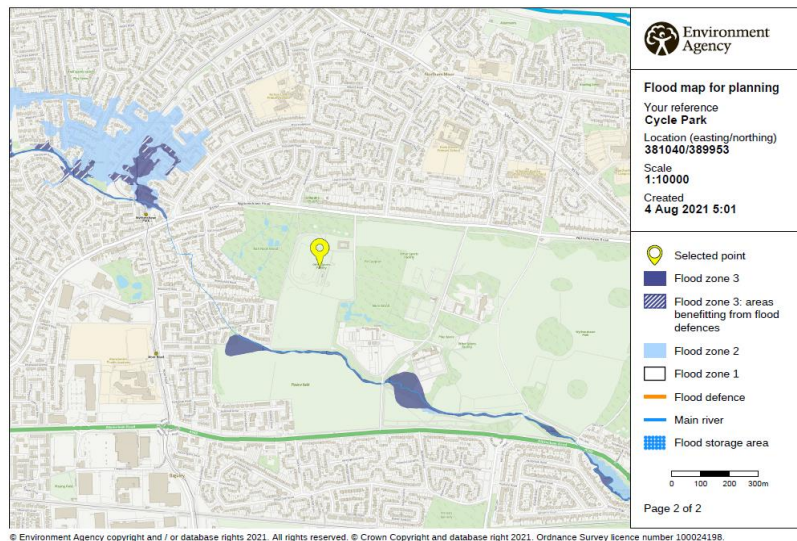
1.0 Introduction

1.1 This Flood Risk Assessment has been prepared in support of the Planning Application 138740/VO/2023 for the provision of two football pitches and associated ground infrastructure at Wythenshawe Park. The proposed development comprises of two pitches with associated attenuation and access footpaths. All as shown on the extract below from drawing New Football Pitches & New Pavement Layout FS 4899/C/1001. The background and details are described in the Planning Supporting Statement and Construction Details documents provided with the Planning Application. Pertinent details will be included in appendices for ease of reference.



1.2 While most of the park proposed development falls within a Zone 1 the path passes through a Zone 3 Flood Risk area as delineated on the Environmental Agency's (EA's) Flood Risk Map on their web site, extracts below, which need to be addressed for any development that falls within them.





1.3 Also, in previous discussion with the Council's Flood Risk Management Team Officer there has been identified specific requirements relating to recent flood records in the park as recorded on the Lead Local Flood Authority (LLFA) Data Screen reproduced below (full details in Appendix B). This shows a cluster of incidents on the Western Park boundary together with one to Fir Coppice (denoted by the ! in a yellow triangle, full key in Appendix A). Also the yellow hashed area to Nan Nook Wood in the north west corner of the park is identified as a recorded flooding area.



1.4 The incident in Fir Coppice was a manhole cover not a flooding occurrence (a copy of the incident report provided by LLFA is in Appendix B) and so can be ignored for this assessment.

1.5 This Flood Risk Assessment Report will follow the guidelines of the EA's guidance flood risk assessment standing advice. It will address the two football pitches and then summaries the whole scheme.

2.0 Site Information

2.1 Site Address

The site address is Wythenshawe Park, Manchester M23 0AB

3.0 Description of Development

3.1 As described in the introduction 1.1 the proposed development are two football pitches within the existing Park and detailed in the full planning application. The relevant documents are in appendix D;

FS4899/C/1000 Existing Topo Survey Layout

FS4899/C/1001 New Football Pitches & New Pavement Layout

FS4899/C/2000 New Football Pitches Drainage Overall Layout

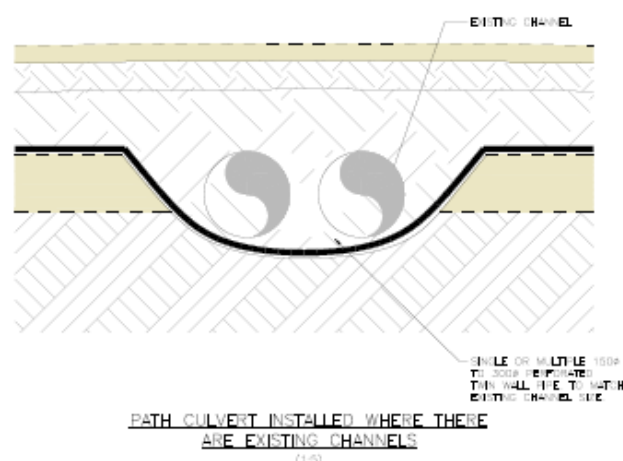
FS4899/C/2001 New Football Pitches Drainage Layout

FS4899/C/2002 Pitch Drainage Details

FS4899/C/2003 Pavement Details

3.2 Wythenshawe Park has Baguley Brook, a tributary that feeds into the River Mersey, running through it from East to West which is culverted beyond the park boundaries. The topography of the Park is such that there are two areas of Zone 3 Flood Risk identified as shown in 1.2 above as well as along the full length of the water course itself. The Path crosses the water course and runs through one of these Flood Zones. The park includes numerous streams and ponds which reflect it's low lying and flat topography. Other than the path the two football pitches proposed developments are in Zone 1 Flood designated risk areas.

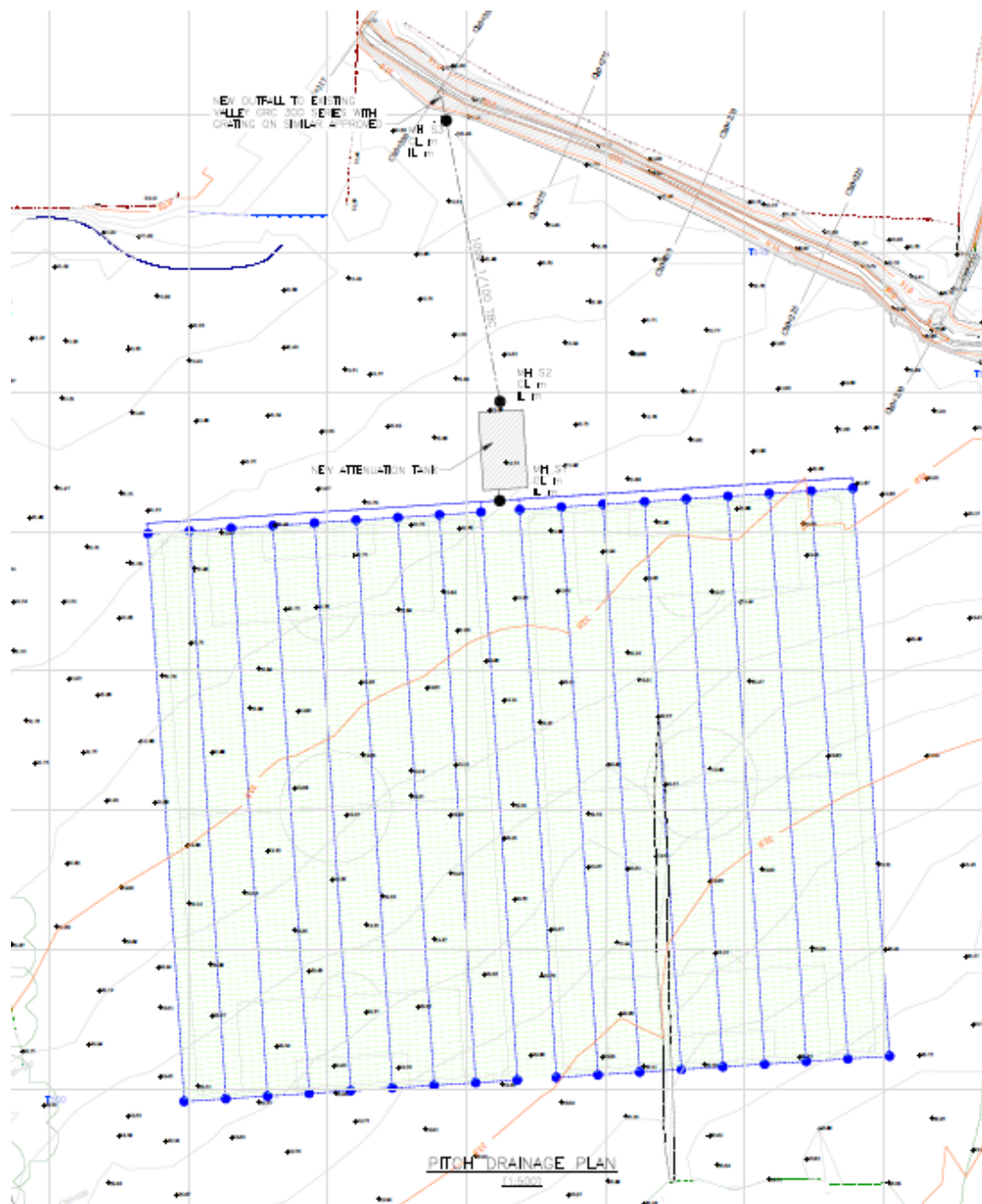
3.3 The proposed path is an upgrading of existing paths for cycle use and while it's construction will raise above existing levels by some 155mm, to avoid damaging tree roots as shown on drawing FS4899/C/2003 (details in appendix C) there is no significant change to the existing topography or existing bridging points to the water course proposed. Where existing topography creates a natural crossing point for run off drain culverts will be installed to maintain existing surface runoff regimes.



3.4 The proposed development is adjacent to the recently completed Cycle Park facility. This development established that the ground conditions are variable within the park. The Skills area in the north (green on the plan below) was underlain by a sand and gravel layer which was proved by a Soak away test following BRE DG365 principles to accept soak aways from the proposed development for that area. The Skills Trails area was through woodland with existing local ponds which were self contained but the Pump Track area (purple on the attached plan) proved to be clay when trial holed. So it required attenuation to satisfy SUDS then discharged to the existing brook to the north of it.



3.5 The proposed scheme for the two football pitches does not present an increased catchment area but as the pitches will have a pitch drainage which will change the runoff regime locally and concentrate the pitch runoff. So this will then be piped to an attenuation tank and then into Bagley brook at an agreed discharge rate controlled by a hydro brake. This will have the added benefit of controlling the run off reporting to Bagley brook and the west boundary cluster ponding and improving the present situation. The proposed drainage collection scheme and attenuation tank are shown on drawings FS4899/C/2000 & 2001 with the details of the attenuation tank, outfall and Hydro Brake shown on drawing FS4899/C/2002.



4.0 Assessment of Flood Risk

4.1

While the proposed development has Flood Risk Zoning up to Zone 3 under the EA guidance Table 2: Flood Risk vulnerability classification these proposed developments can be classified as Water Compatible Development as they can be classified under;

- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.

Then in 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 †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Denotes that the development is appropriate and can be permitted.

5.0 Climate Change

5.1 An assessment of Flood Risk needs to consider an allowance for Climate change. Wythenshawe Park is naturally a low level flat area with numerous existing ponds. With the predicted increase in rainfall due to Climate Change it will potentially flood more often but the proposed development of the two football pitches and path will not exacerbate this. Indeed the mitigation of the pitch drainage and attenuation tank will potentially reduce the effects of the increased run off the climate change predicts.

6.0 Conclusion

In conclusion while the site for the proposed cycle facilities lie within Zone 1, 2 and 3 Flood risk areas as identified by the EA Flood risk map the proposed use is assessed as Water Compatible and can be deemed an appropriate development.

The proposed flood mitigation of attenuation retention improve the present flood risk potential and reduce Climate change risk.

Appendix A

DATA SCREEN SYMBOLOGY

Bridge

-  Good
-  Fair
-  Poor
-  Very Poor
-  Unknown

Trash Screen

-  Good
-  Fair
-  Poor
-  Very Poor
-  Unknown

Culvert Orifice

-  Very Good
-  Good
-  Fair
-  Poor
-  Very Poor
-  Unknown

Culvert Conduit

-  CCTV surveyed
-  Not CCTV surveyed
-  Ordinary Watercourse Conduit
-  MCC SuDS
-  MCC Flood Incident Points
-  MCC Section 19 Report
-  MCC Flood Incident Polygons
-  MCC Local Authority Boundary

Supplementary Information where available:

Critical Drainage Area – The site is within the Manchester Trafford Critical Drainage Area (CDA)

Flood Incidents –

MCC Flood Incident Polygon 23/04/2021: Blocked outlet led to flooding in the park, MCC maintenance attended to unblock.

MCC Flood Incident Points: A cluster of 5 points around the Lawnhurst Avenue area is noted (date range 15/12/2019 to 04/02/2021). These are recorded as ‘blocked gully or drain’ and ‘unspecified’, however due to data form limitations they may relate to surface water flooding. We recommend any data from public concern is considered. An incident 02/11/2020 in Fir Coppice is recorded as “Loose/rattling gully/grid or manhole cover”.

Culvert Conduits – There are several indicative ordinary watercourse culverts on-site. Should any be pertinent to the proposed development, please enquire with the LLFA for zoomed-in maps and searches for further information.

Survey and Design Archive – Extract from the 1984 survey of major drainage is included.

Any other information – The site would benefit from an assessment of surface water flood risk, main rivers & associated assets, fluvial flood risk, historic events & flood warning areas. We recommend the applicant screens appropriate EA datasets during their investigation.



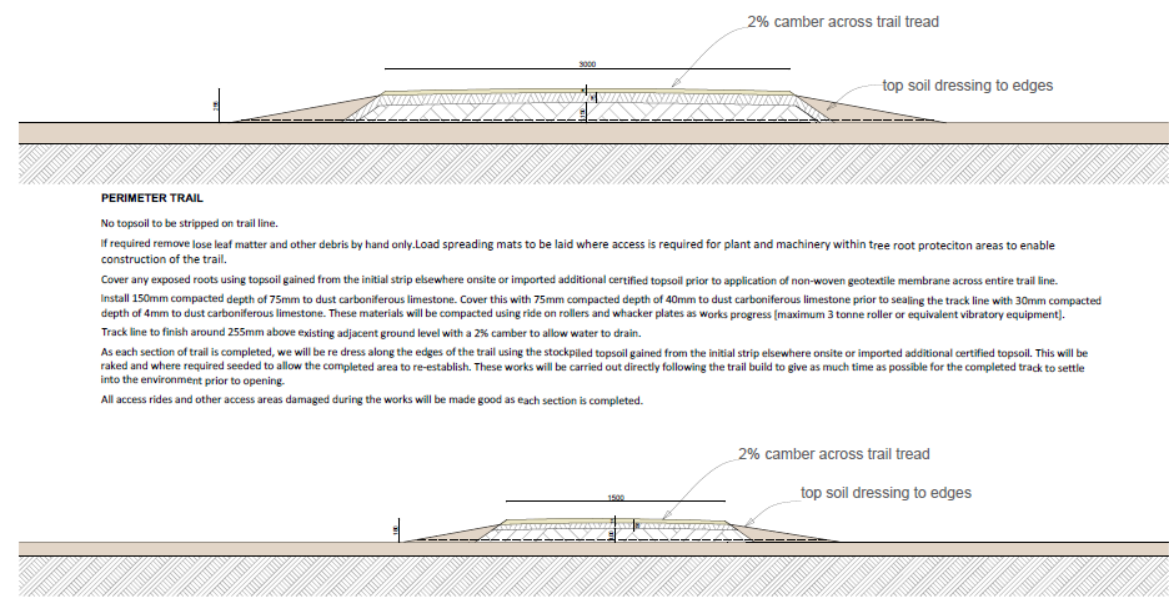
Appendix B

Extract from LLFA correspondence on the Fir Coppice incident report.

Thank you for your enquiry. Below is the full record for the Fir Coppice incident. Please note we do not have any record in our asset register of what the asset served by this gull/grid/manhole could be.

ServiceCategoryName	Drainage	
CRMReferenceNumber	CRM-426-6369	
FinancialYear	2020-21	
FinancialQuarter	Qtr 3	
MonthCreatedon	November	
DayCreatedon	2	
CreatedOn	20201102	
TimeStamp	02/11/2020 15:30:00	
Address	In Wythenshawe Park 80m north of Wythenshawe Park Wythenshawe Road Manchester M23 0AB	
Easting	381326	
Northing	389935	
Ward	Brooklands	
NeighbourhoodFocusArea	South & Wythenshawe	
StatusDesc	Closed	
DrainageThirdParty	Other third party	
DrainageProblem	Loose/rattling gully/grid or manhole cover	
FaultType	<null>	
DrainageStatuscodeDesc	Inspected - Passed to a Third Party	
Enquiry LLPG Reference	77251823	
Shape	Point	

Appendix C



PERIMETER TRAIL

No topsoil to be stripped on trail line.

If required remove loose leaf matter and other debris by hand only. Load spreading mats to be laid where access is required for plant and machinery within tree root protection areas to enable construction of the trail.

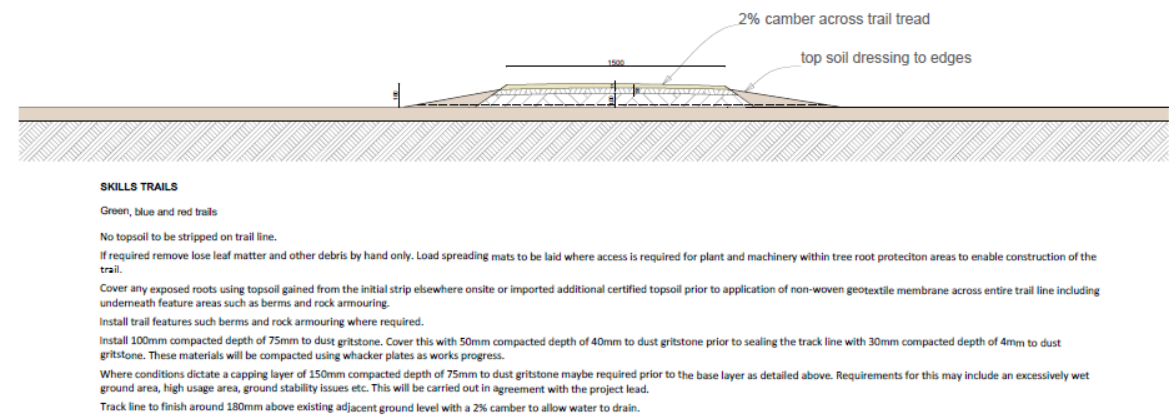
Cover any exposed roots using topsoil gained from the initial strip elsewhere onsite or imported additional certified topsoil prior to application of non-woven geotextile membrane across entire trail line.

Install 150mm compacted depth of 75mm to dust carboniferous limestone. Cover this with 75mm compacted depth of 40mm to dust carboniferous limestone prior to sealing the track line with 30mm compacted depth of 4mm to dust carboniferous limestone. These materials will be compacted using ride on rollers and whacker plates as works progress (maximum 3 tonne roller or equivalent vibratory equipment).

Track line to finish around 255mm above existing adjacent ground level with a 2% camber to allow water to drain.

As each section of trail is completed, we will be re dress along the edges of the trail using the stockpiled topsoil gained from the initial strip elsewhere onsite or imported additional certified topsoil. This will be raked and where required seeded to allow the completed area to re-establish. These works will be carried out directly following the trail build to give as much time as possible for the completed track to settle into the environment prior to opening.

All access rides and other access areas damaged during the works will be made good as each section is completed.



SKILLS TRAILS

Green, blue and red trails

No topsoil to be stripped on trail line.

If required remove loose leaf matter and other debris by hand only. Load spreading mats to be laid where access is required for plant and machinery within tree root protection areas to enable construction of the trail.

Cover any exposed roots using topsoil gained from the initial strip elsewhere onsite or imported additional certified topsoil prior to application of non-woven geotextile membrane across entire trail line including underneath feature areas such as berms and rock armouring.

Install trail features such berms and rock armouring where required.

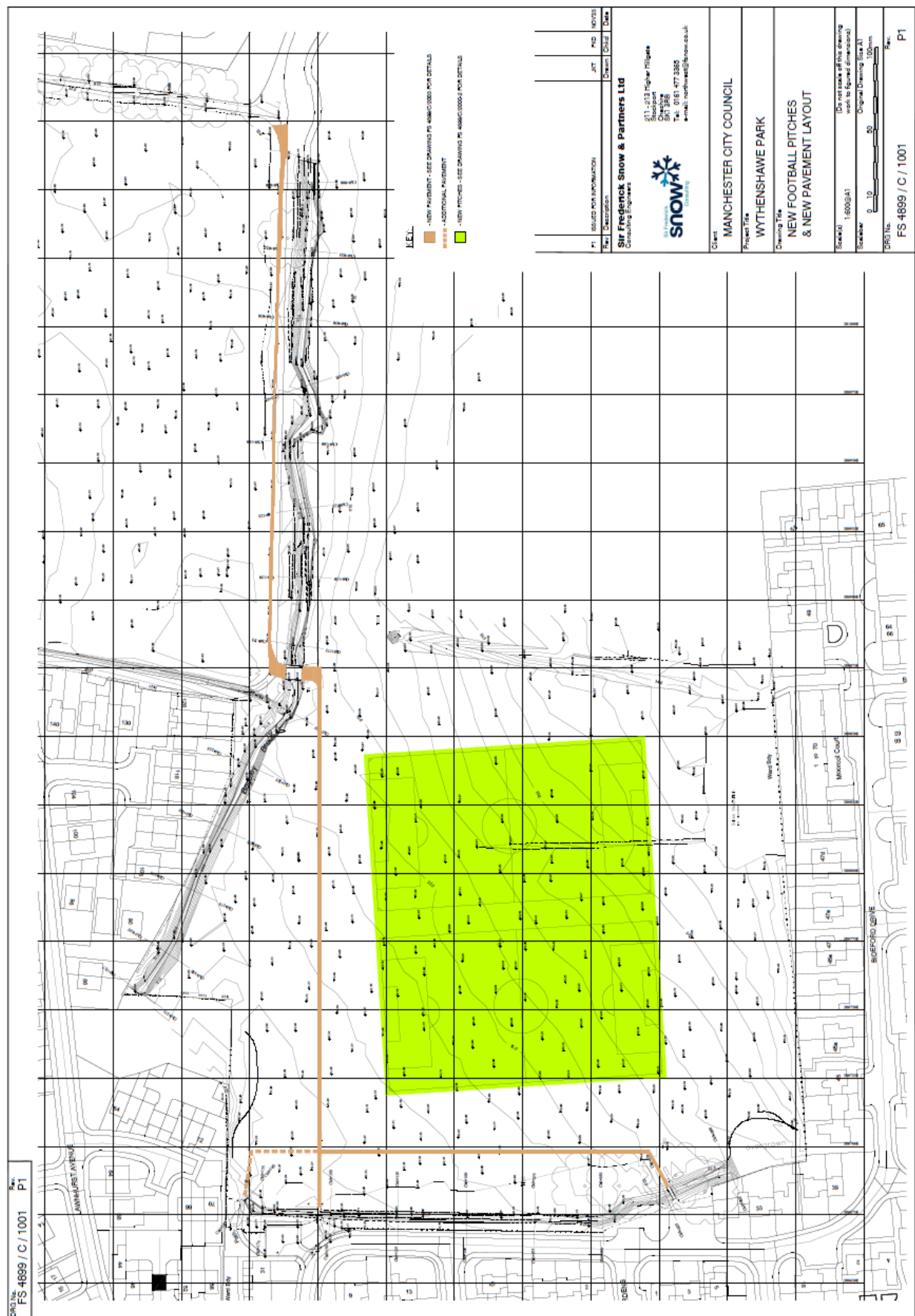
Install 100mm compacted depth of 75mm to dust gritstone. Cover this with 50mm compacted depth of 40mm to dust gritstone prior to sealing the track line with 30mm compacted depth of 4mm to dust gritstone. These materials will be compacted using whacker plates as works progress.

Where conditions dictate a capping layer of 150mm compacted depth of 75mm to dust gritstone maybe required prior to the base layer as detailed above. Requirements for this may include an excessively wet ground area, high usage area, ground stability issues etc. This will be carried out in agreement with the project lead.

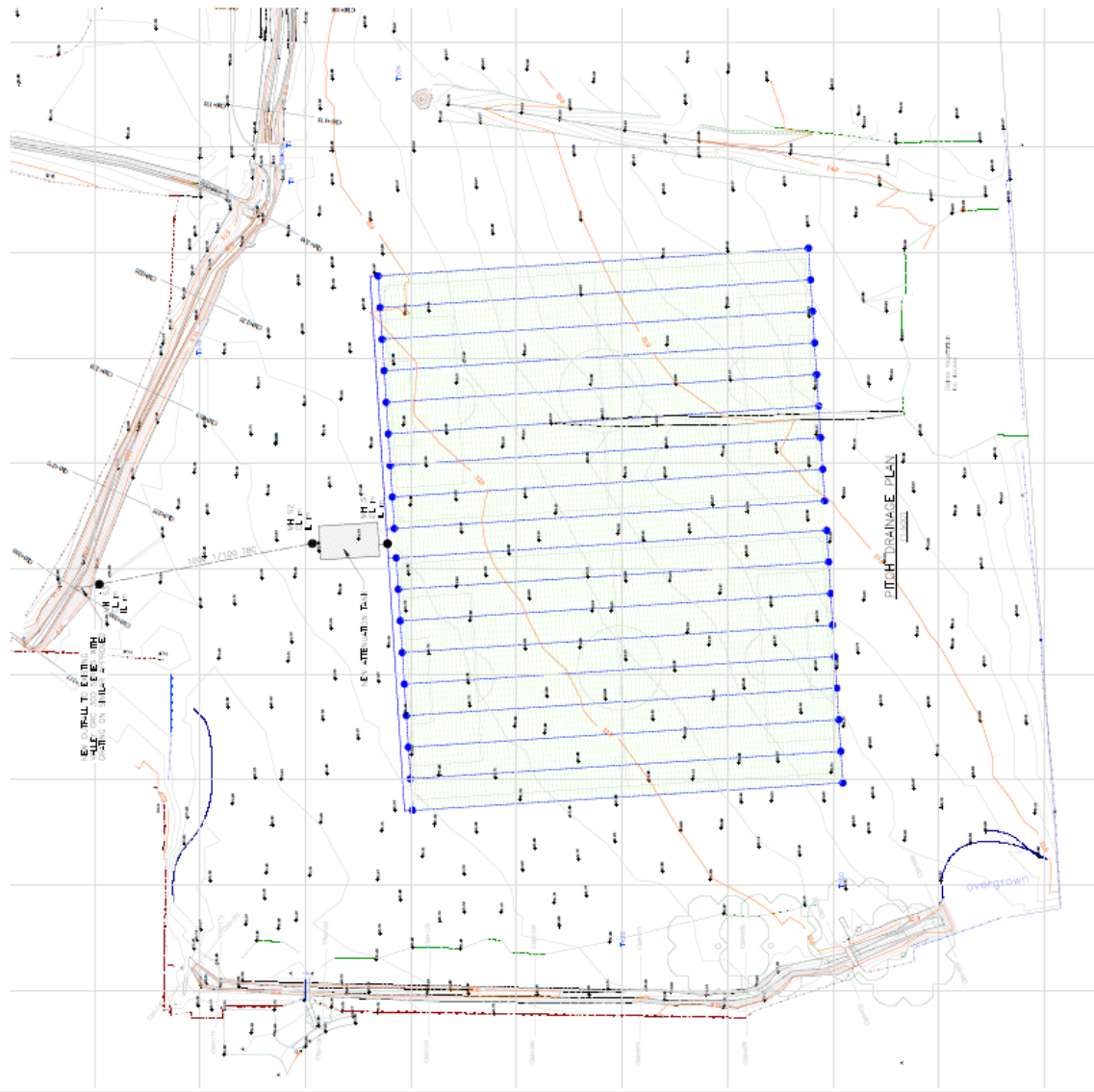
Track line to finish around 180mm above existing adjacent ground level with a 2% camber to allow water to drain.

Details of proposed railways raised to avoid root damage

Appendix D



Drawn No.
FS 4899 / C / 2000
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P1



IEI

- SITE BOUNDARY
- SITE BOUNDARY
- SITE BOUNDARY
- SITE BOUNDARY
- SITE BOUNDARY
- SITE BOUNDARY

NO	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR INFORMATION	10/03/20	MD	MD

Sir Frederick Snow & Partners Ltd
Consulting Engineers
171, 173 Higher Ridge
Station
Gillingham
Kent ME14 3JG
Tel: 01634 477 3855
e-mail: north@sf-snow.co.uk

Client
MANCHESTER CITY COUNCIL

Project Title
WYTHENSHAW PARK

Drawing Title
**NEW FOOTBALL PITCHES DRAINAGE
OVERALL LAYOUT**

Scale 1:5000 (A1)
Scale 1:1000 (A2)

Scale 1:500 (A3)

Scale 1:100 (A4)

Scale 1:50 (A5)

Scale 1:25 (A6)

Scale 1:10 (A7)

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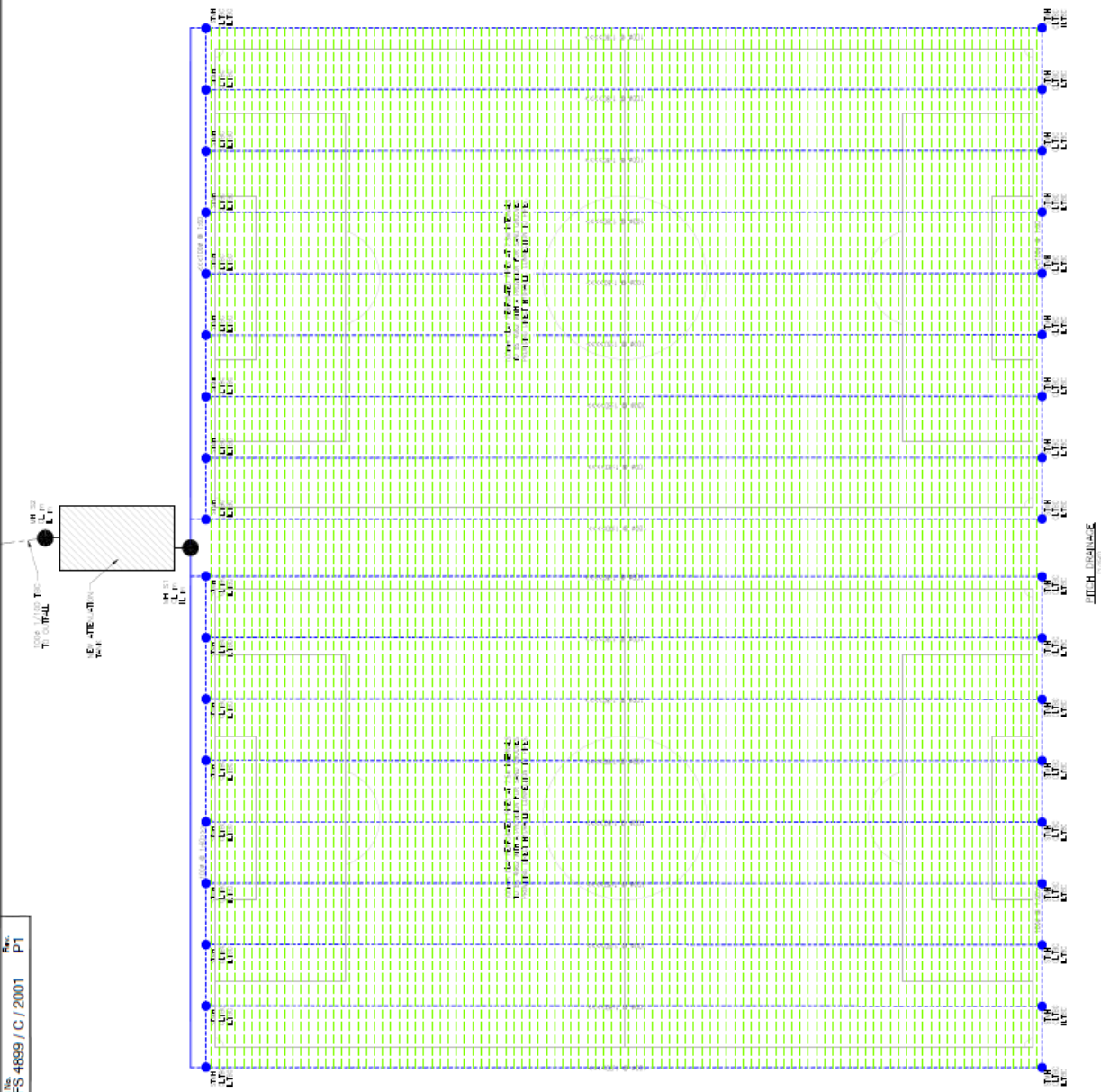
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NOTE:

1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
3. ALL CONCRETE WORK AND MATERIALS TO BE IN ACCORDANCE WITH BS EN 12601 OR BS 8110-1:1997 BS 8002:2006 PPM 1 & 2 BS EN504-1:2000
4. PRIOR TO CASTING CHECK WITH ARCHITECT'S DRAWING.
5. CONCRETE COMPRESSIVE STRENGTH C30/37.
6. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.
7. THE CONTRACTOR SHALL CONFIRM THE LOCATION AND LEVEL OF WORKING CHANGES PRIOR TO COMMENCEMENT OF THE DRAINAGE WORKING.
8. EXACT LOCATIONS OF PROPOSED MANHOLE AND INFLECTION CHAMBERS TO BE DETERMINED ON SITE.
9. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING STRUCTURE UNDERPASS, APPARATUS AND SERVICE CONDITIONS BY TRAILING PRIOR TO OPENING UP FOR THE WORKS.
10. WORKING IS TO BE COMPLETED IN ACCORDANCE WITH SERVICES FOR ADAPTION TO THE DESIGN.

KEY:

- ST SURFACE WATER
- - - - - OTHER (SEE DETAIL) (H) (E)
- - - - - (E) SURFACE WATER (H) (E)
- - - - - (E) SURFACE WATER (H) (E)
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Rev.	Description	Drawn	Check	Date
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Sir Frederick Snow & Partners Ltd

811-213 High Ridge
Oxford
OX4 2DQ
Tel: 01865 477 3355
e-mail: northwest@fhsnow.co.uk

Client
MANCHESTER CITY COUNCIL

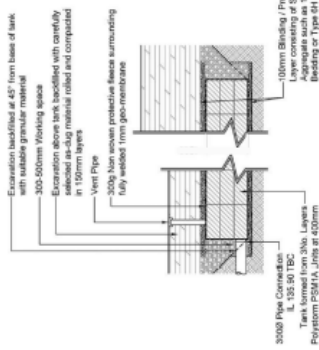
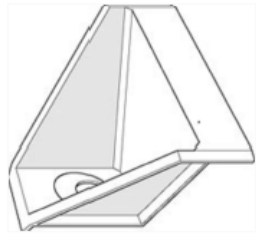
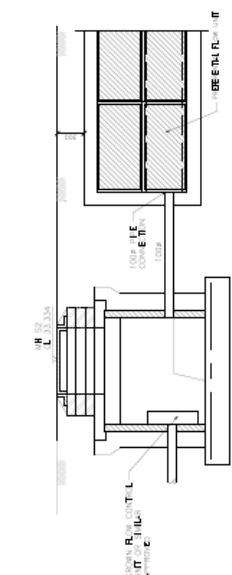
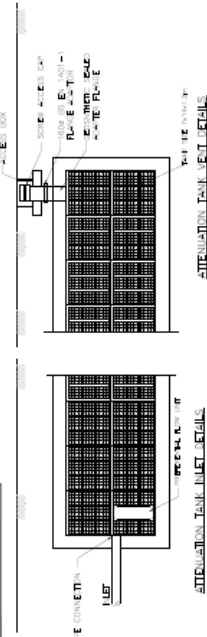
Project Title
WYTHENSHAW PARK

Drawing Title
NEW FOOTBALL PITCHES DRAINAGE
LAYOUT

Scale	1:1000	Drawn by	MD
Scale	0 10 20 30 40 50 60 70 80 90 100m	Original Drawing Size	A3

DRG No.
FS 4899 / C / 2001

Rev.
P1



ATTENUATION TANK DETAILS
SUPPLEMENTARY HYDROLOGICAL
OR SIMILAR APPROVED

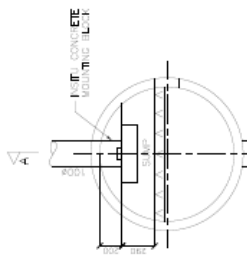
ATTENUATION TANK INLET DETAILS

ATTENUATION TANK DETAILS

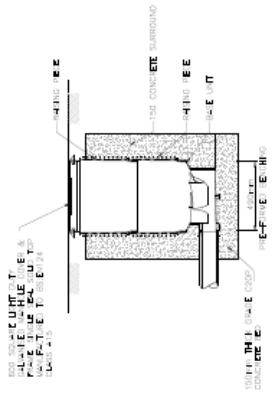
PRIMARY DRAINAGE DETAIL



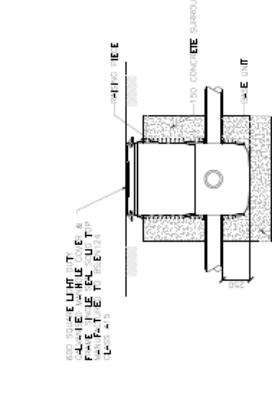
SECONDARY DRAINAGE DETAIL



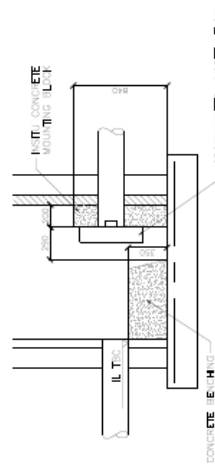
ATTENUATION TANK OUTLET CHAMBER PLAN



POLYPROPYLENE CATHODIC PROTECTION CHAMBER (C/P)



POLYPROPYLENE CATHODIC PROTECTION CHAMBER (C/P)



ATTENUATION TANK OUTLET CHAMBER SECTION A-A

TABLE 1: ATTENUATION TANK OUTLET CHAMBER SECTION A-A

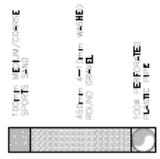
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1	Concrete base	1.00	m ²
2	Concrete slab	1.00	m ²
3	Concrete wall	1.00	m ²

TABLE 2: POLYPROPYLENE CATHODIC PROTECTION CHAMBER (C/P)

ITEM	DESCRIPTION	QUANTITY	UNIT
1	Concrete base	1.00	m ²
2	Concrete slab	1.00	m ²
3	Concrete wall	1.00	m ²

NOTE:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS.
3. ALL CONCRETE WORK AND MATERIALS TO BE IN ACCORDANCE WITH BS EN 12620:2002 (AGGREGATE) AND BS EN 12620:2002 (CEMENT).
4. PRIOR TO CASTING CHECK WITH ARCHITECT'S DRAWING.
5. CONCRETE COMpressive STRENGTH: C30/37.
6. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.
7. THE CONTRACTOR SHALL COMPLY WITH THE LOCATION AND LEVEL OF THE DRAINAGE STRUCTURES TO THE SATISFACTION OF THE ENGINEER.
8. EXACT LOCATIONS OF PROPOSED MANHOLES AND INSPECTION CHAMBERS TO BE DETERMINED ON SITE.
9. THE CONTRACTOR SHALL COMPLY WITH THE LOCATION OF ALL EXISTING DRAINAGE STRUCTURES AND MANHOLES AND INSPECTION CHAMBERS BY THE TIME OF THE START OF THE WORK.
10. ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH GENERAL WORKS ADOPTION 17th EDITION.



PRIMARY DRAINAGE DETAIL



SECONDARY DRAINAGE DETAIL

Ref	Description	AT	MD	NO	Rev
1	Revised for information				

For Frederick Snow & Partners Ltd
Consulting Engineer

81-83 Highgate Road
Highgate
London N5 2AR
Tel: 0181 477 3300
Email: info@fsn.co.uk

Client
MANCHESTER CITY COUNCIL

Project Title
WYTHENSHAW PARK

Drawing Title
PITCH DRAINAGE DETAILS

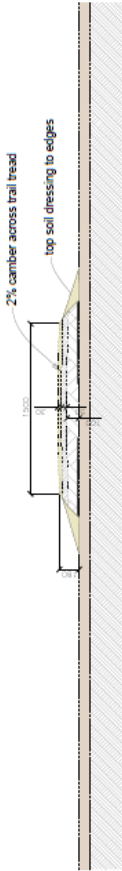
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CRS No
FS 4899 / C / 2002

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NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
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If required remove loose leaf matter and other debris by hand only. Load spreading mats to be laid where access is required for plant and machinery within tree root protection areas to enable construction of the trail.

Cover any exposed roots using topsoil gained from fill strip elsewhere onsite or import additional certified topsoil prior to application of non-woven geotextile membrane across entire trail line including underneath feature areas such as berms and rock armouring.

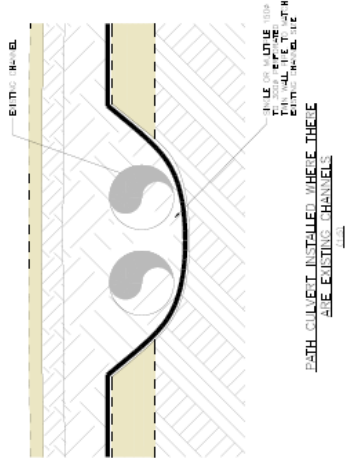
Install 100mm compacted depth of 75mm to dust gritstone. Cover this with 50mm compacted depth of 40mm to dust gritstone prior to sealing the track line with 30mm compacted depth of 4mm to dust gritstone. These materials will be compacted using wheeled plates as works progress.

Where conditions dictate a capping layer of 75mm to dust gritstone maybe required prior to the base layer as detailed above.

Requirements for this may include an excessively wet ground area, high usage area, ground stability issues etc. This will be carried out in agreement with the project lead.

Pavement to finish around 180mm above existing adjacent ground level with a 2% camber to allow water to drain.

PAVEMENT CONSTRUCTION DETAIL



PAVEMENT CONSTRUCTION DETAIL

2% CAMBER

100mm compacted depth of 75mm to dust gritstone

top soil dressing to edges

2% CAMBER

100mm compacted depth of 75mm to dust gritstone

top soil dressing to edges

2% CAMBER

100mm compacted depth of 75mm to dust gritstone

top soil dressing to edges

2% CAMBER

100mm compacted depth of 75mm to dust gritstone

top soil dressing to edges

2% CAMBER

100mm compacted depth of 75mm to dust gritstone

top soil dressing to edges

2% CAMBER

100mm compacted depth of 75mm to dust gritstone

top soil dressing to edges

2% CAMBER

100mm compacted depth of 75mm to dust gritstone

top soil dressing to edges

Rev	Description	Drawn	Check	Date
P1	ISSUED FOR INFORMATION	JAT	ND	16/07/23

Sir Frederick Snow & Partners Ltd
Consulting Engineers
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