



CORNBROOK RESIDENTIAL, MANCHESTER

FLOOD RISK ASSESSMENT

Project No: 2306-18

January 2024

Rev: P04

CBR-REN -XX-XX-RP-C-00001

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Author **SELVANA AHMAD**

Date **16.11.2023**

Approved **PATRICK CLAYTON**

Date **16.11.2023**

Contact Details:

Carvers Warehouse, 77 Dale Street

Manchester, M1 2HG

t: 0161 393 6509

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1.0 INTRODUCTION

1.1 Purpose of this Report

This Site-Specific Flood Risk Assessment (FRA) has been prepared for the proposed development at Cornbrook Road, Manchester. The assessment investigates the potential flood risk impacts of the proposed development in accordance with the National Planning Policy Framework (NPPF) and supporting Planning Practice Guidance.

This FRA is considered proportionate to the degree of flood risk and to the scale, nature and location of the development. This FRA has been prepared in accordance with non-statutory technical standards for sustainable drainage and NPPF climate change allowances.

2.0 THE SITE

2.1 Site Location

The proposed development site is located off Cornbrook Road, Manchester.

The site location is described below:

- Post Code M15 4YG
- OS Reference 382421 , 397060
- National Grid Reference SJ824970



Figure 2.1: Site Location

2.2 Site Description

The site is circa 0.230 Ha and lies within a developed area, bounded by Dinton Street to the northwest, Cornbrook Road and Bridgewater Way to the south and the Vox residential development to the east. An active tram line and tram stop are present to the northwest of the site.

The site was developed with terraced housing and two public houses during the 1840s before being demolished and replaced by industrial buildings in the early 1980s which remained until recently. All buildings have now been demolished and the site is unoccupied.

The topographical survey (Appendix A) indicates the site to be relatively flat with sitewide levels approximately between 27.55 m AOD and 30.78m AOD.

2.3 Existing Site Drainage

The existing site is 57% impermeable and it is assumed that the previous developments positively drained into the sewer network surrounding the site.

United Utilities sewer records (Appendix B) indicate a 375x510mm diameter Combined Sewer to the northwest of the site within Dinton Street flowing to the southwest before connecting into a 300mm diameter combined sewer within Cornbrook Road to the south of the site.

A 400mm diameter Combined Sewer is indicated beneath the historic Runcorn Street in the central portion of the site flowing from north to south.

A 300x400mm diameter combined sewer is indicated beneath the historic Westminster Street. It is assumed that this sewer was abandoned as part of the works for the adjacent site development.

Based on a review of the planning application of the adjacent site, a surface water sewer is indicated to have been constructed within Dinton Street as part of the works for the Vox Residential development to the east of the site. The sewer is assumed to connect into the Cornbrook Culvert to the southwest of the site. A CCTV survey has been commissioned to confirm its extent and connectivity.

2.4 Geology

Historic SI records indicate there to be between 0.50m and 3.60m of made ground beneath the site, typically consisting of sands and gravels with varying cobble and boulder contents, underlain by between 0.35 and 2.10m of fluvio-glacial deposits consisting of very gravelly sand with variable cobble contents. This is indicated to continue into glacial till consisting of generally firm to stiff slightly gravelly clay down to 9.00mbgl. This is underlain by weathered sandstone bedrock which becomes competent to core at circa 13.00mbgl. The ground conditions on site are to be verified by further site investigations.

2.4.1 Made Ground

BGS mapping does not display any made ground deposits on site, however based on the historical mapping and the development that has taken place, made ground deposits are highly likely to be present. Information from the Geo-Environmental Data Report presented in Appendix B indicates onsite previous development.

2.4.2 Superficial Deposits

The majority of the site is indicated to be underlain by Glaciofluvial Sheet Deposits, typically comprising sand and gravel. The far western corner of the site and the land to the west is underlain by glacial Till, which typically comprises clay with small quantities of silt, sand and gravel.

2.4.3 Solid Geology

The deeper solid geology is indicated to be part of the Chester Formation which typically comprises sandstone.

No faults are shown on or within an influencing distance of the site.

2.5 Hydrogeology & Hydrology

The nearest watercourse and surface water feature is the Cornbrook Culvert to the south of the site which runs approximately south-east to north-west.

The table below indicates the aquifer designation of the solid geology within the site.

Stratum	Coverage	Aquifer Designation
Glacial Till, Devensian	Full Site	Secondary Aquifer (Undifferentiated). The classification is assigned where it is not possible to attribute either category A or B to the aquifer

Chester Pebble Bed formation	Full Site	Principal Aquifer. This is the Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic level.
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Table 2.1 –Environment agency aquifer designations of site geology

A summary of the pertinent hydrogeological features within the Phase 1 Desk Study are provided below:

Description	Distance (m) & Direction	Details
Nearest Active Groundwater Abstraction	890m, southwest	-
Nearest Active Potable Groundwater Abstraction	250m, southwest	-
Source Protection Zones	-	Site lies within Zone 2 (Outer Catchment) of a Source Protection Zone and a Zone 1 (Inner Catchment) is located c.50m southwest of the site. Source Protection Zones are associated with the 'Nearest Active Ground Water Abstraction'

Table 2.2 –Summary of Hydrogeological features

2.6 Proposed Development

Erection of a 24-storey mixed use building incorporating 224 residential apartments (Use Class C3), 87 apart-hotel studios (Use Class C1), amenity space, flexible commercial space (Use Class E), and café (Use Class E(b)), together with infrastructure, landscaping, and other associated works

Refer to Appendix C for Proposed Development plans.

3.0 SUITABILITY OF DEVELOPMENT PROPOSALS

3.1 National Planning Policy

The National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) aim to ensure that flood risk is taken into consideration at all stages of the planning process and advocates the use of a risk-based 'Sequential Test' to preferentially locate development in areas with a low risk of flooding. Where development is necessary in high-risk areas, the NPPF aims to ensure that the development is safe without increasing flood risk through the application of the Exception Test.

The PPG, defines the levels of flood risk within England as follows:

- Flood Zone 1 - Low Probability - Land having less than a 1 in 1,000 annual probability of river or sea flooding.
- Flood Zone 2 - Medium Probability - Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
- Flood Zone 3a - High Probability - Land having a 1 in 100 or greater annual probability of river flooding; or having a 1 in 200 or greater annual probability of sea flooding.
- Flood Zone 3b - Functional Floodplain - Land where water has to flow or be stored in times of flood.

The PPG states that a site-specific FRA is required for all new development proposals located in Flood Zones 2 and 3, and for any proposal of 1 hectare or greater regardless of its flood zone classification. The flood zones as described above are shown on the Environment Agency's Flood Map for Planning, available online.

Table 2 of the PPG classifies development types based on their vulnerability to flooding, ranging from 'Essential Infrastructure' which has to be operational in times of flood, through 'Highly Vulnerable' (e.g. emergency service stations), 'More Vulnerable' (e.g. residential dwellings and establishments), 'Less Vulnerable' (e.g. offices/retail), to 'Water Compatible' development (e.g. open space, docks, marinas and wharves).

Table 2 of the PPG indicates which 'vulnerability classes' are acceptable in each of the Flood Zones, and when the Exception Test should be applied. This is reproduced as Table 3.1 below.

3.2 Flood Risk Vulnerability

The Flood Risk Vulnerability Classification has been determined in accordance with Planning Practice Guidance, Flood Risk and Coastal Change. For multi-occupancy sites, the Flood Risk Vulnerability should be based upon the most vulnerable part of the site. The Flood Risk Vulnerability Classification is 'More Vulnerable', which includes 'Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels'.

3.3 Flood Zone Compatibility

The Flood Zone Compatibility has been reviewed in accordance with Planning Practice Guidance, Flood Risk and Coastal Change, paragraph 067.

FLOOD ZONES	FLOOD RISK VULNERABILITY CLASSIFICATION				
	Essential infrastructure	Highly vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test Required	✓	✓	✓
Zone 3a	Exception Test Required	✗	Exception Test Required	✓	✓
Zone 3b	Exception Test Required	✗	✗	✗	✓*

Table 3.1: Flood Risk Vulnerability and Flood Zone Compatibility Key

Key:

✓ Development is appropriate

✗ Development should not be permitted

The above, Table 3.1, indicates which 'vulnerability classes' are acceptable in each of the Flood Zones, and when the Exception Test should be applied.

According to Environment Agency flood maps, the site is located within Flood Zone 1 (Refer to Section 3.1 for extract of map). The vulnerability classification is 'More vulnerable'. Therefore, based on the guidance presented in Table 3.1 above, the proposal is considered to be appropriate in accordance with Planning Practice Guidance.



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Figure 3.1: Environment Agency Flood Map for planning

3.4 Application of Sequential and Exception Test

The above Table 3.1 indicates which 'vulnerability classes' are acceptable in each of the Flood Zones, and when the Exception Test should be applied.

The Sequential Test, as set out in the NPPF, aims to steer developments to areas with the lowest risk of flooding (i.e. to steer developments to Flood Zone 1 areas where possible). Since the proposed development area is located wholly within Flood Zone 1, based on the guidance presented in Table 3.1 above, the Sequential Test is deemed to have been passed.

4.0 SURFACE OF FLOODING

4.1 Flood Map for Planning (Rivers and Seas)

Fluvial flooding occurs when high flows exceed the capacity of the river channel and spill out onto the floodplain, usually after a period of prolonged or heavy rainfall.

The EA Flood Map for planning (rivers and sea) has been reviewed (Figure 4.1). The site falls wholly within Flood Zone 1. The risk of flooding from Rivers and Sea across the site is very low. It means that each year the land assessed as having a less than 1 in 1,000 annual probabilities of river or sea flooding (<0.1%).



Figure 4.1: Risk of flooding from Rivers and Seas

4.2 Flooding from Land (Pluvial Flooding)

The Environment Agency Map showing risk of flooding from surface water is presented in Figure 4.2. This type of flooding can be difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm.

As illustrated in figure 4.2, the site is typically at very low (<0.1%) risk of surface water flooding; however, small areas of low risk exist on roads surrounding the site.

This map is not definitive and is based on the best information available to the Environment Agency, such as ground levels and drainage.

To mitigate any risk associated with surface water flooding, the building is to be set back from the highway with appropriate falls to mitigate any issues.

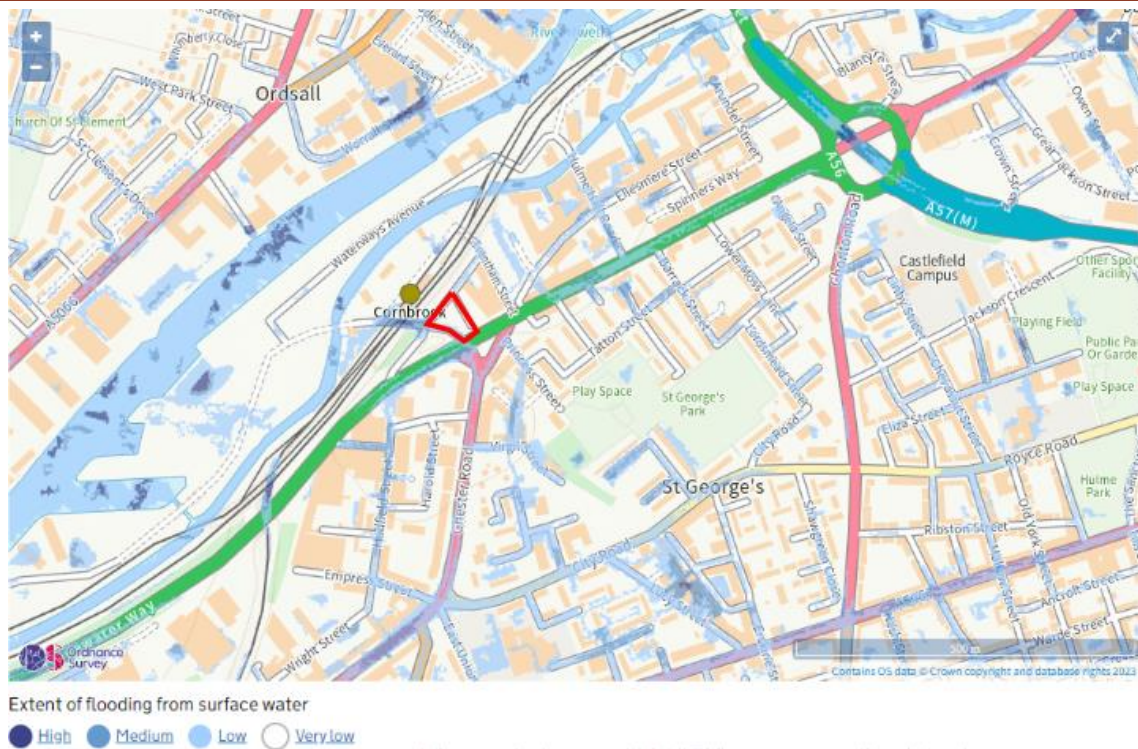


Figure 4.2: Risk of Flooding from Surface Water

4.3 Flooding from Groundwater

Groundwater flooding tends to occur sporadically in both location and time. When groundwater flooding does occur, it tends to mostly affect low-lying areas, below surface infrastructure and buildings (for example, tunnels, basements, and car parks) underlain by permeable rocks (aquifers). Bedrock underlying the site is a principal aquifer however it is located greater than 18.45m below ground level and overlain by low permeability clays. The site is located near two watercourses, River Irwell c.550m to the southwest of the site and River Irk c.200m to the southeast of the site. Therefore, there is limited potential for any depth of groundwater to accumulate as any excess groundwater is likely to discharge to the nearby watercourses.

Groundwater flooding tends to occur sporadically in both location and time. When groundwater flooding does occur, it tends to mostly affect low-lying areas, below surface infrastructure and buildings (for example, tunnels, basements and car parks) underlain by permeable rocks (aquifers).

There is no visible evidence of groundwater issues on the site as the Strategic Flood Risk Map for Manchester City, Salford City and Trafford Council indicates that the site is at no risk of groundwater rebound.

The site is therefore not considered to be at risk from groundwater flooding.

4.4 Flooding From Sewers

Sewer flooding occurs when urban drainage networks become overwhelmed and maximum capacity is reached. This can occur if there is a blockage in the network causing water to back up behind it or if the sheer volume of water draining into the system is too great to be handled. This type of flooding tends to occur sporadically in both location and time. The majority of sewers are built to the guidelines within Sewers for Adoption. These sewers have a design standard to the 1 in 30-year flood event and therefore it is likely that most sewer systems will surcharge during rainstorm events with a return period greater than 30 years.

United Utilities Sewer flooding records contained within Appendix D show no incidents of flooding in the site as a result of surcharging of public sewers.

The development proposals also intend to reduce the rate of surface water discharge from the site and accommodate the balance of flows up to and including the 1 in 100-year critical event plus climate change allowance. This restriction, attenuation of flows and discharge to watercourse will have a positive impact on the surrounding existing drainage and hence work to mitigate the long-term risk of flooding from sewers.

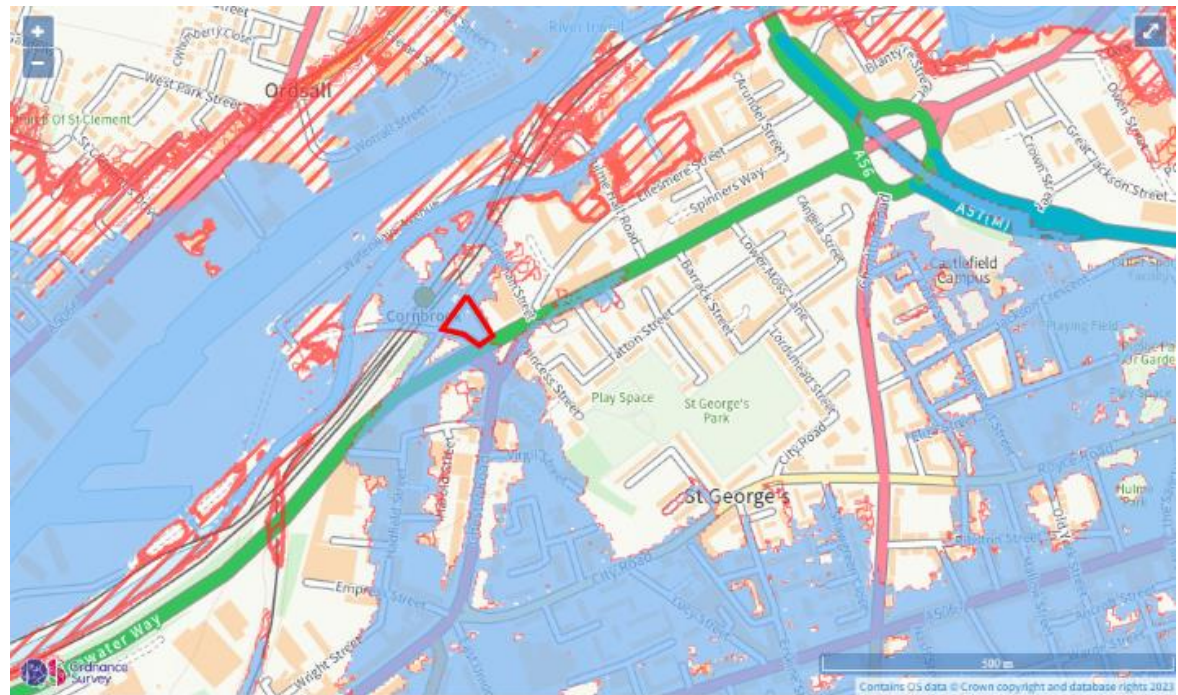
4.5 Flooding from Reservoirs

The Environment Agency Reservoir flood risk map indicates that the site is located within the maximum flood extent of a breach to any local reservoir.

As the enforcement authority for the Reservoirs Act 1975 in England, the Environment Agency ensure that reservoirs are inspected regularly, and essential safety work is carried out.

Reservoir flooding is extremely unlikely to happen. There has been no loss of life in the UK from reservoir flooding since 1925. All large reservoirs must be inspected and supervised by reservoir panel engineers.

Based on the above, although the site is shown to be in an area which could be affected by flooding from a reservoir failure, the risk of flooding is considered to be Low.



Maximum extent of flooding from reservoirs:
 ● when river levels are normal ● when there is also flooding from rivers

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Figure 4.3: Risk of Flooding from Reservoirs

4.6 Summary of Flooding Risks

Based on the above review the site is located in Flood Zone 1

The risk of flooding from fluvial, pluvial, surface water, groundwater, sewers and reservoirs are all considered to be low or very low.

5.0 DRAINAGE STRATEGY

For detailed Drainage Strategy refer to renaissance Outline Drainage Strategy document (CBR-REN-XX-XX-RP-C-00002).

6.0 CONCLUSION

Environment Agency (EA) indicative flood mapping shows that the development site is located entirely within Flood Zone 1; at little or no risk from tidal or fluvial flooding and is therefore suitable for all types of development under Planning Practice Guidance. The site is considered appropriate under Planning Practice Guidance.

The study has investigated alternative mechanisms for flooding at the site and has concluded that the site is not at risk of flooding and will not cause any increase in flood risk elsewhere once the proposed sustainable drainage system is operational.

The development will comprise an apartment block consisting of 24 storeys and associated soft landscaping areas.

The site is located within flood zone 1 and the probability of flooding is low.

The site is considered to have a very low risk of flooding from surface water.

The site is not considered to be at risk of flooding from reservoirs.

The site is considered to be at low risk of groundwater flooding.

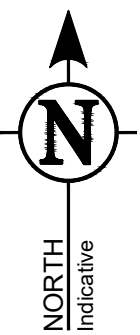
The site is considered appropriate under Planning Practice Guidance.

Provided the recommendations outlined in this report are adopted in the development proposal then there is the capacity to manage the surface water runoff from the development and provide betterment. The proposed drainage infrastructure has been designed in accordance with guidance outlined in the NPPF, PPG and GMCA Strategic Flood Risk Assessment and therefore the development is entirely appropriate on this site from a flood risk perspective.

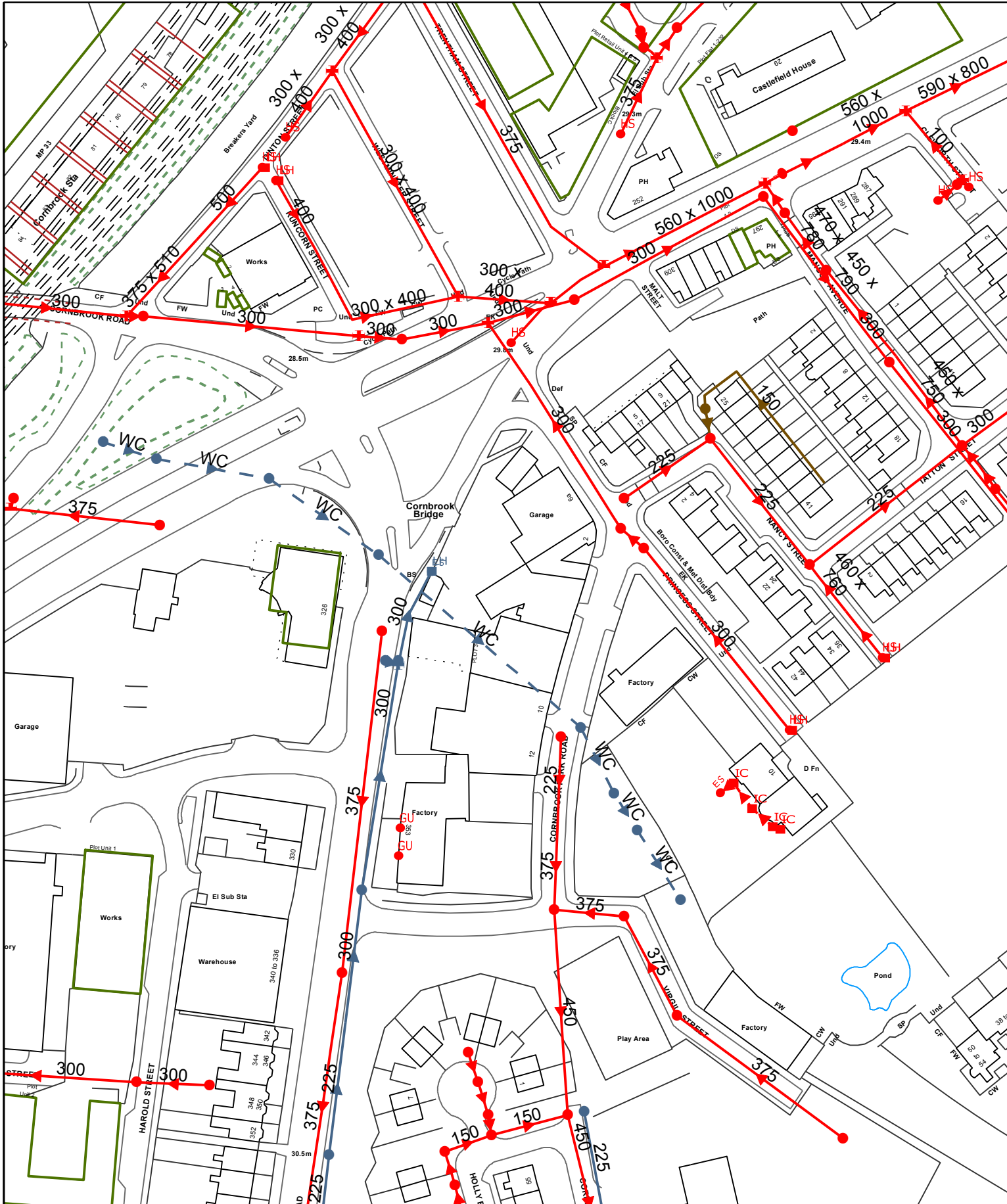
7.0 REFERENCES

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- Greater Manchester Flood Risk Assessment, https://www.manchester.gov.uk/downloads/download/6981/strategic_flood_risk_assessment_sfra_maps
- Greater Manchester Combined Authority, Level 2 Hybrid Strategic Flood Risk Assessment, <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/supporting-documents/?folder=%5C04%20Sustainable%20and%20Resilient%20Places#fList>, (October 2020)
- Manchester, Salford, Trafford Strategic Flood Risk Assessment (2011) https://www.manchester.gov.uk/downloads/download/3871/strategic_flood_risk_assessment_sfra

APPENDIX A TOPOGRAPHICAL SURVEY



APPENDIX B
UNITED UTILITIES SEWER MAP



Date: 20/12/2016

Extract from Map of Public Sewers

Printed By:
Property Searches

Around Cornbrook Park Road Stretford Manchester M15 4EE

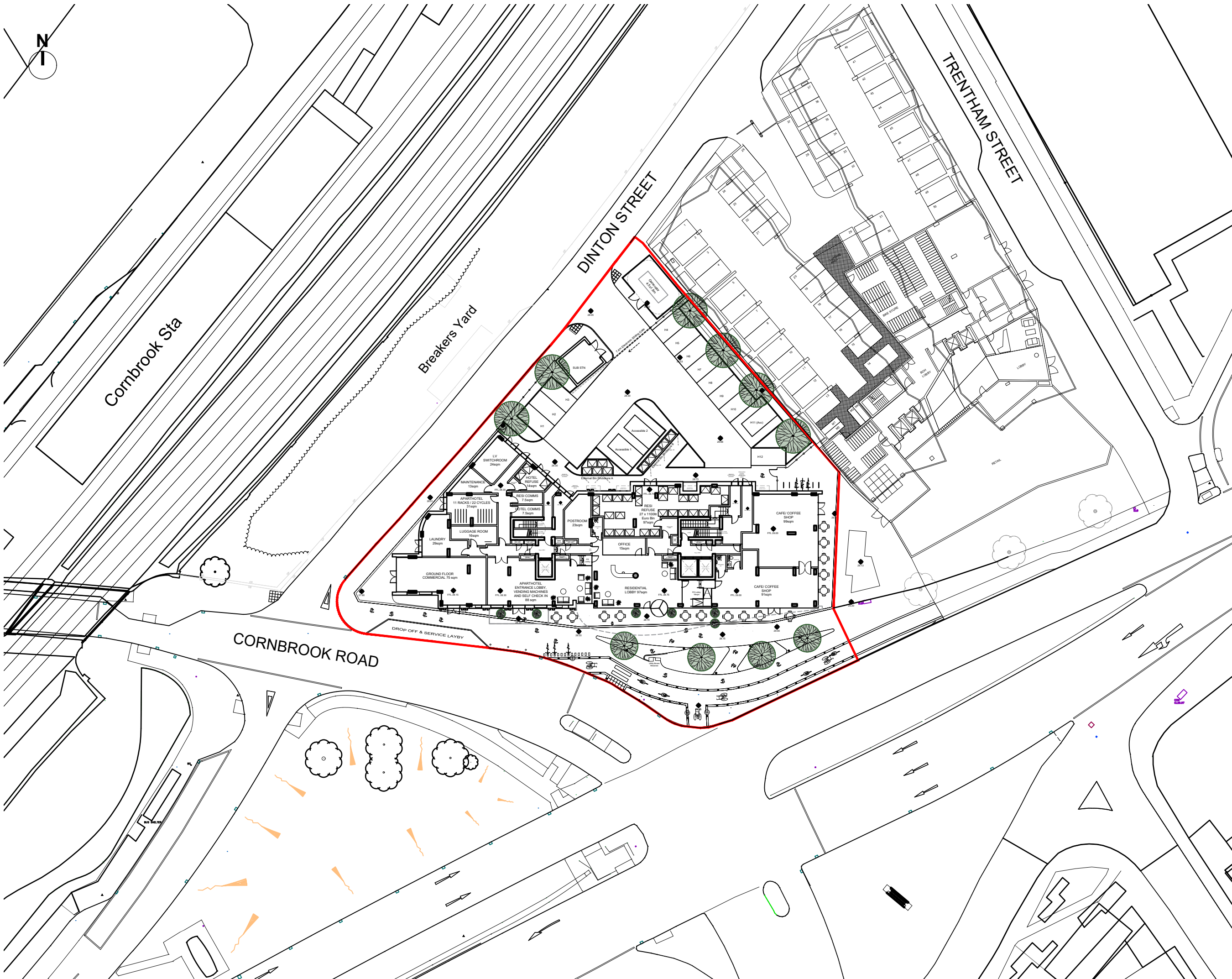


The position of this underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan private service pipes may be shown by a broken blue line. United Utilities will not accept any liability for any damage caused by the actual positions being different from those shown

United Utilities Water Limited 2014 The plan is based on the Ordnance Survey Map with the sanction of Controller of H.M. Stationery Office. Crown and Utilities copyrights are reserved. Unauthorised reproduction will infringe these copyrights.

APPENDIX C

PROPOSED DEVELOPMENT PLANS



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P08	LANDSCAPING UPDATED	JDC	C.JG	25.01.24
P07	BOUNDARY FENCE AROUND PARKING ADDED	JDC	C.JG	17.01.24
P06	PLANNING APPLICATION BOUNDARY ADDED	JDC	C.JG	15.12.23
P05	BREAKERS YARD EXISTING LAYOUT SHOWN	JDC	C.JG	13.12.23
P04	UPDATED LAYOUT	EB	C.JG	09.11.23
P03	UPDATED LAYOUT	EB	C.JG	26.10.23
P02	UPDATED LAYOUT	EB	DL	18.10.23
P01	FIRST ISSUED	DL	DL	29.03.23
REV	DESCRIPTION	DATE	BY	DATE

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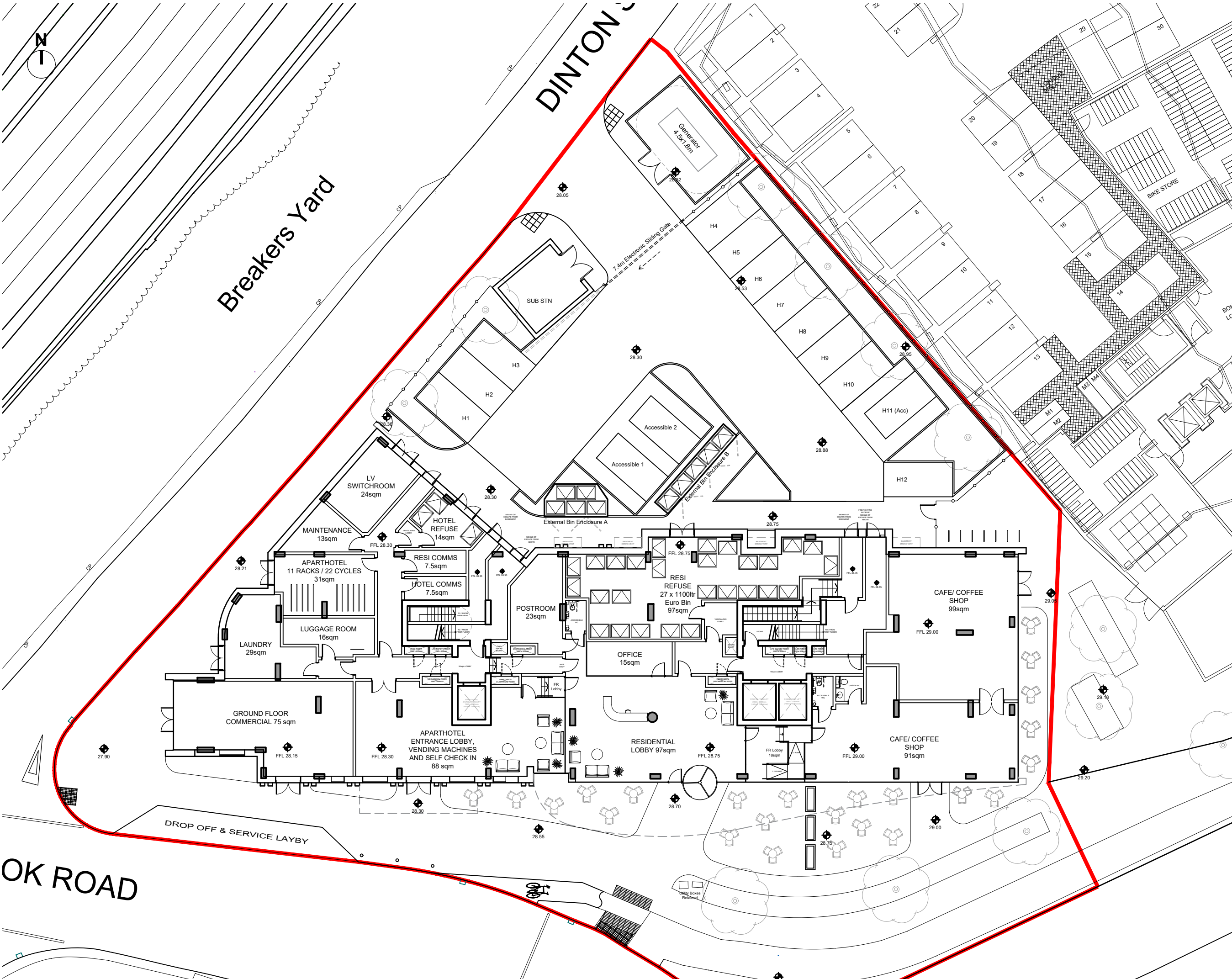
LeachRhodesWalker
Architects

Info@lrw.co.uk | www.lrw.co.uk
H.Q. 50 Dearmans Place Manchester M3 5LH

Manchester
+44 (0)161 833 0211

London
+44 (0)207 993 1363

CLIENT	FORSHAW GROUP
PROJECT	CORNBROOK RESIDENTIAL
DOCUMENT NAME	8353-LRW-ZZ-ZZ-DR-A-00-100
DESCRIPTION	PROPOSED SITE PLAN
REVISION	P08
SCALE	1:500@ A3
LRW PROJECT No.	8353
DATE CREATED	29.03.23
CREATED BY	EB
AUTHORISED BY	DL



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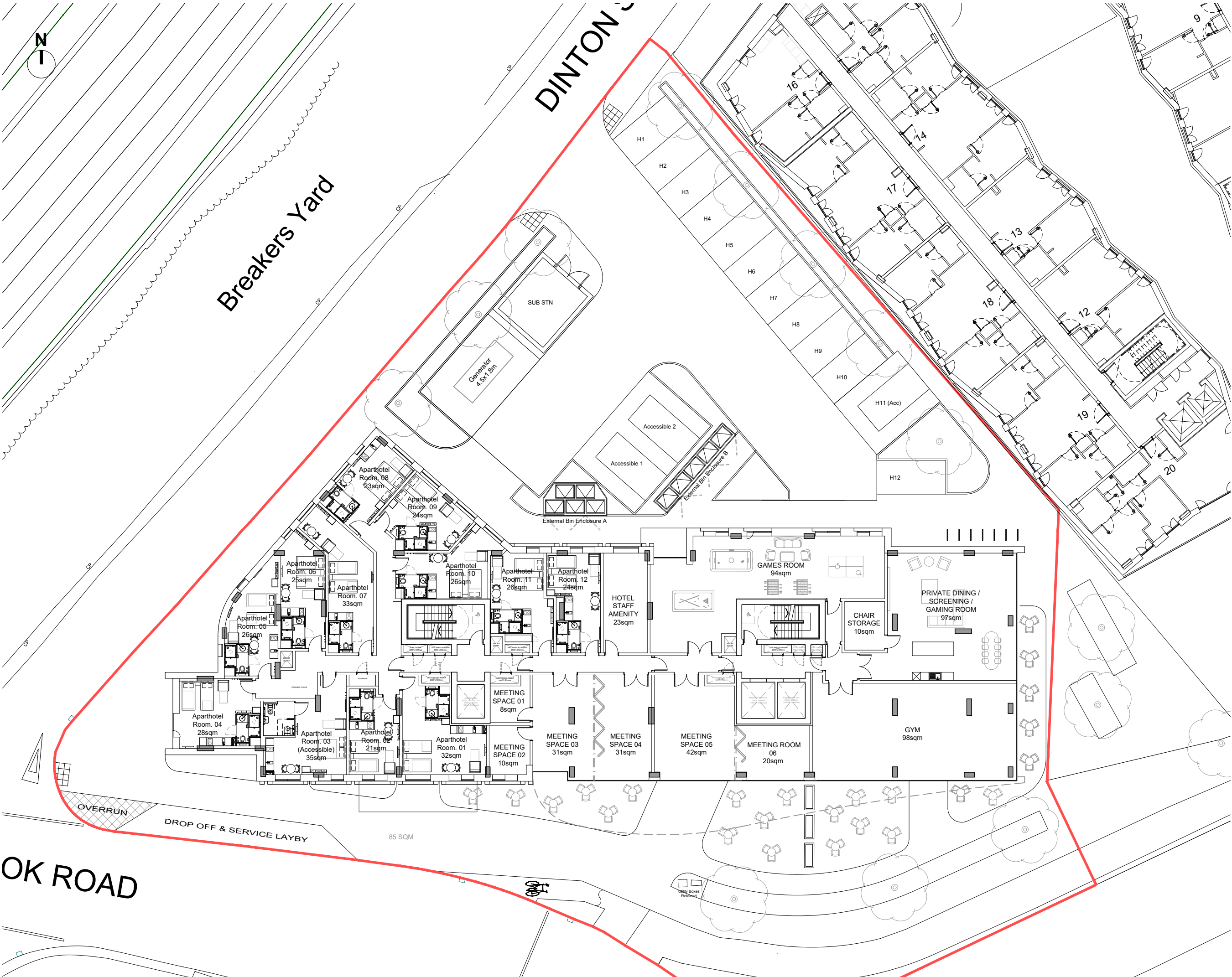
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P07	COMMERCIAL UNIT ADDED & ENTRANCE LOBBIES/ BOH RECONFIGURED.	JDC	C/JG	09.01.24
P06	RED LINE UPDATED. ISSUED FOR PLANNING.	JDC	C/JG	19.12.23
P05	BREAKERS YARD SHOWN AS EXISTING.	JDC	C/JG	13.12.23
P04	CYCLES & BOH LAYOUT AMENDED. EXTERNAL & FFL LEVELS ADDED.	JDC	C/JG	05.12.23
P03	UPDATED STRUCTURE & LAYOUT.	EB	C/JG	10.11.23
P02	CYCLE STORE AMENDMENT.	EB	C/JG	02.11.23
P01	FIRST ISSUED.	EB	C/JG	26.10.23
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CLIENT	FORSHAW GROUP
PROJECT	CORNBROOK RESIDENTIAL
DOCUMENT NAME	8353-LRW-ZZ-00-DR-A-00-178
DESCRIPTION	PROPOSED GROUND FLOOR PLAN
REVISION	P09
SCALE	1:250@ A3
LRW PROJECT No.	8353
DATE CREATED	26.10.23
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AUTHORISED BY	DL



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P07	ADDITIONAL APARTHOTEL UNITS ADDED	JDC	C/J	09.01.24
P06	RED LINE UPDATED. ISSUED FOR PLANNING	JDC	C/J	19.12.23
P05	SMOKE SHAFT ADDED TO CORE.	JDC	C/J	05.12.23
P04	UPDATED AMENITY SPACES	AW	C/J	24.11.23
P03	UPDATED STRUCTURE & LAYOUT	EB	C/J	10.11.23
P02	CYCLE STORE AMENDMENT	EB	C/J	02.11.23
P01	FIRST ISSUED	EB	C/J	26.10.23
REV	description	drawn	auth	date

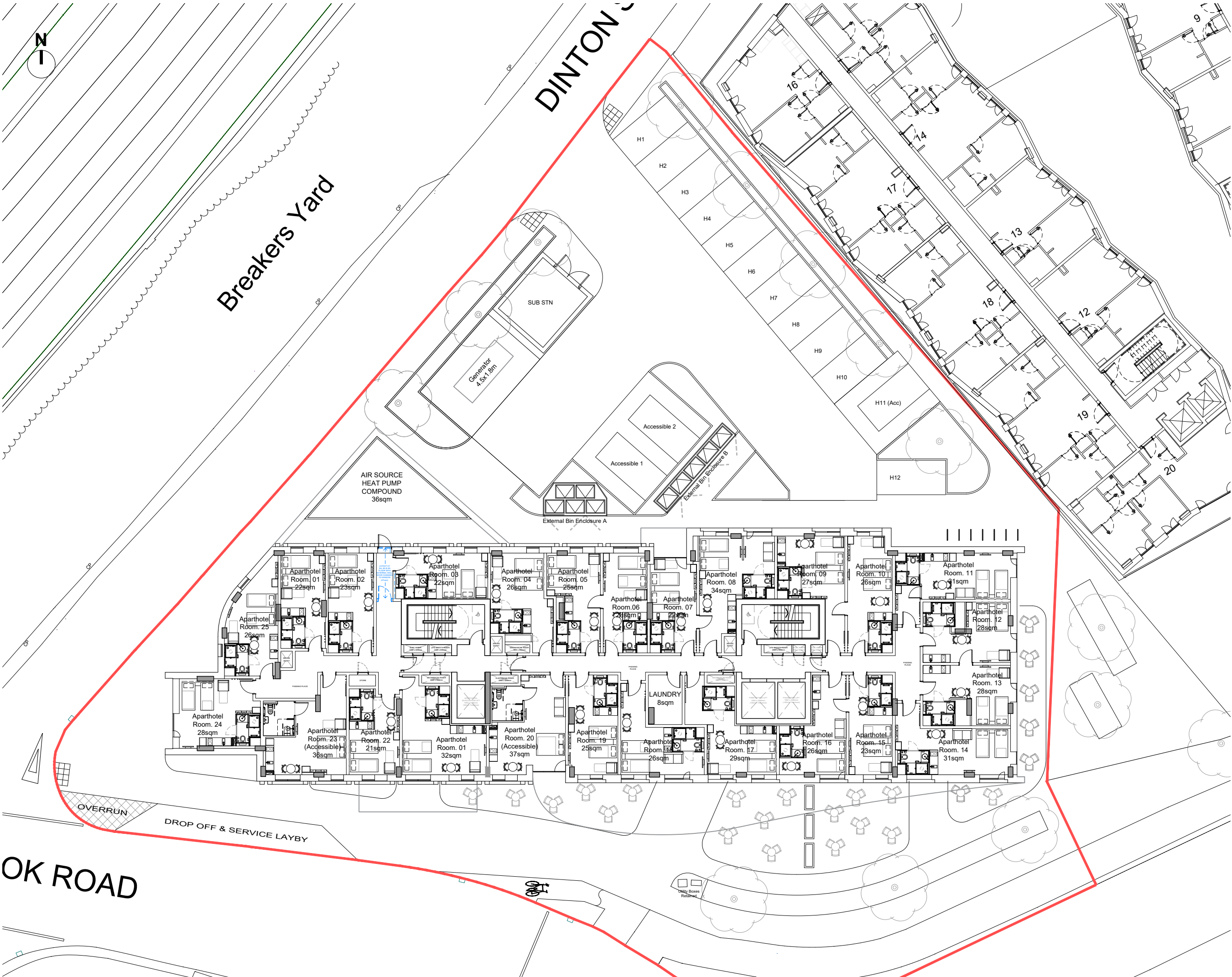
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Manchester London Bucharest
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client	FORSHAW GROUP
project	CORNBROOK RESIDENTIAL
document name	8353-LRW-ZZ-01-DR-A-00-179
LRW project no	8353
rev	P07
description	PROPOSED FIRST FLOOR PLAN OPTION 2
scale	1:250 @ A3
date drawn	26.10.23
drawn by	EB
authorised by	DL
purpose of issue	planning ☐ building regs ☐ tender ☐ comment ☒ approval ☐ construction ☐



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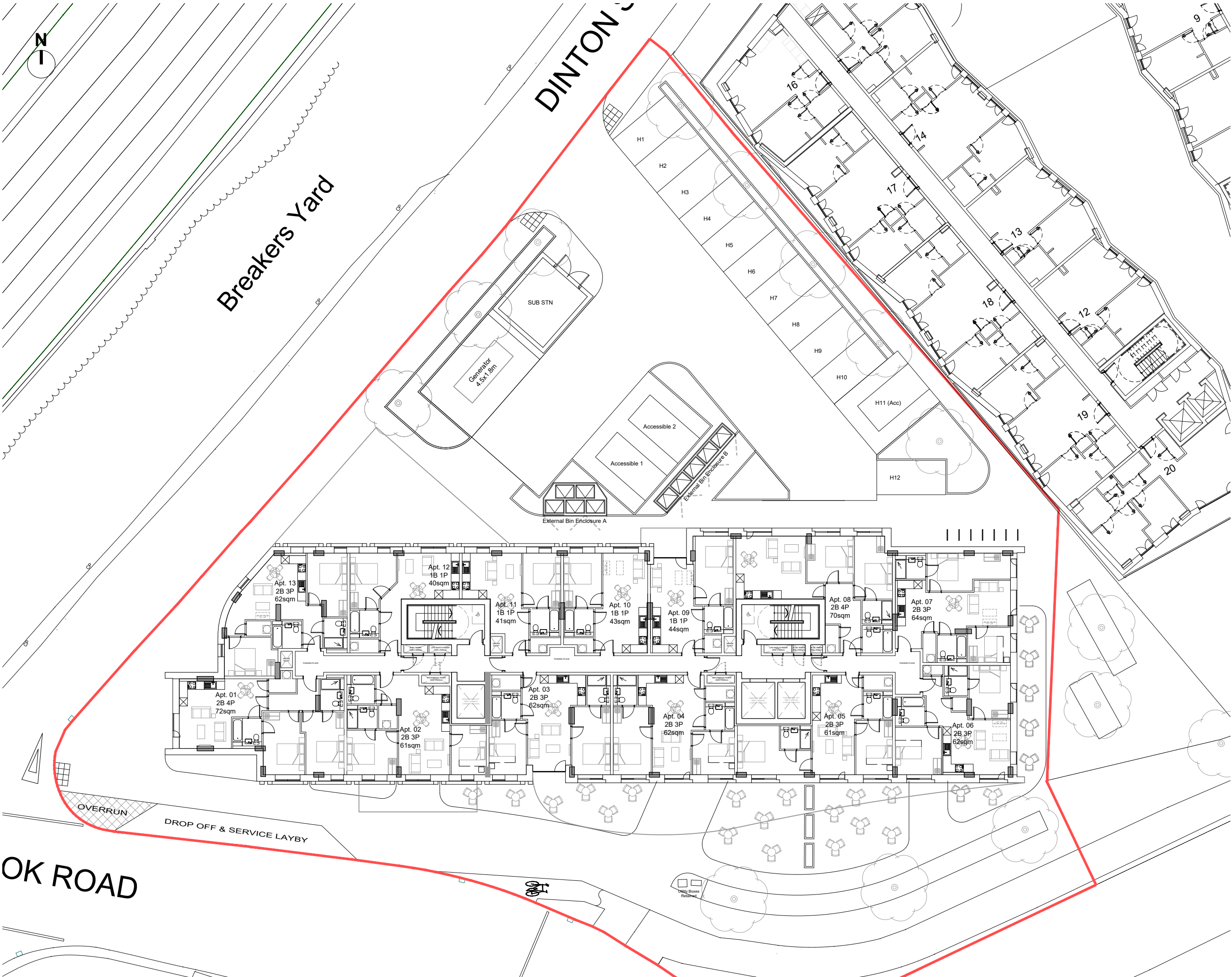
P08	RED LINE UPDATED. ISSUED FOR PLANNING	JDC	CJG	19.12.23
P07	SMOKE SHAFT OMITTED	JDC	CJG	08.12.23
P06	SVP APARTMENT STACKING ADDED	AW	CJG	24.11.23
P05	UPDATED STRUCTURE & LAYOUT	EB	CJG	10.11.23
P04	FURNITURE OMITTED	EB	CJG	02.11.23
P03	FURNITURE OMITTED	EB	CJG	02.11.23
P02	UPDATED LAYOUT	EB	CJG	02.11.23
P01	FIRST ISSUE	EB	CJG	26.10.23
REV	description	drawn	auth	date

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50 Dearnians Place Manchester M3 5LH
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client	FORSHAW GROUP
project	CORNBROOK RESIDENTIAL
document name	8353-LRW-ZZ-DR-A-00-180
LRW project no	8353
rev	P08
description	PROPOSED 2ND TO 5TH FLOOR PLAN OPTION 2
scale	1:250 @ A3
date drawn	26.10.23
drawn by	EB
authorised by	DL
purpose of issue	planning building regs tender comment approval construction



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P05	RED LINE UPDATED. ISSUED FOR PLANNING	JDC	CJG	19.12.23
P04	SMOKE SHAFT OMITTED	JDC	CJG	08.12.23
P03	UPDATED STRUCTURE & LAYOUT	EB	CJG	10.11.23
P02	UPDATED LAYOUT	EB	CJG	02.11.23
P01	FIRST ISSUED	EB	CJG	26.09.23
REV	description	drawn	auth	date

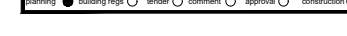
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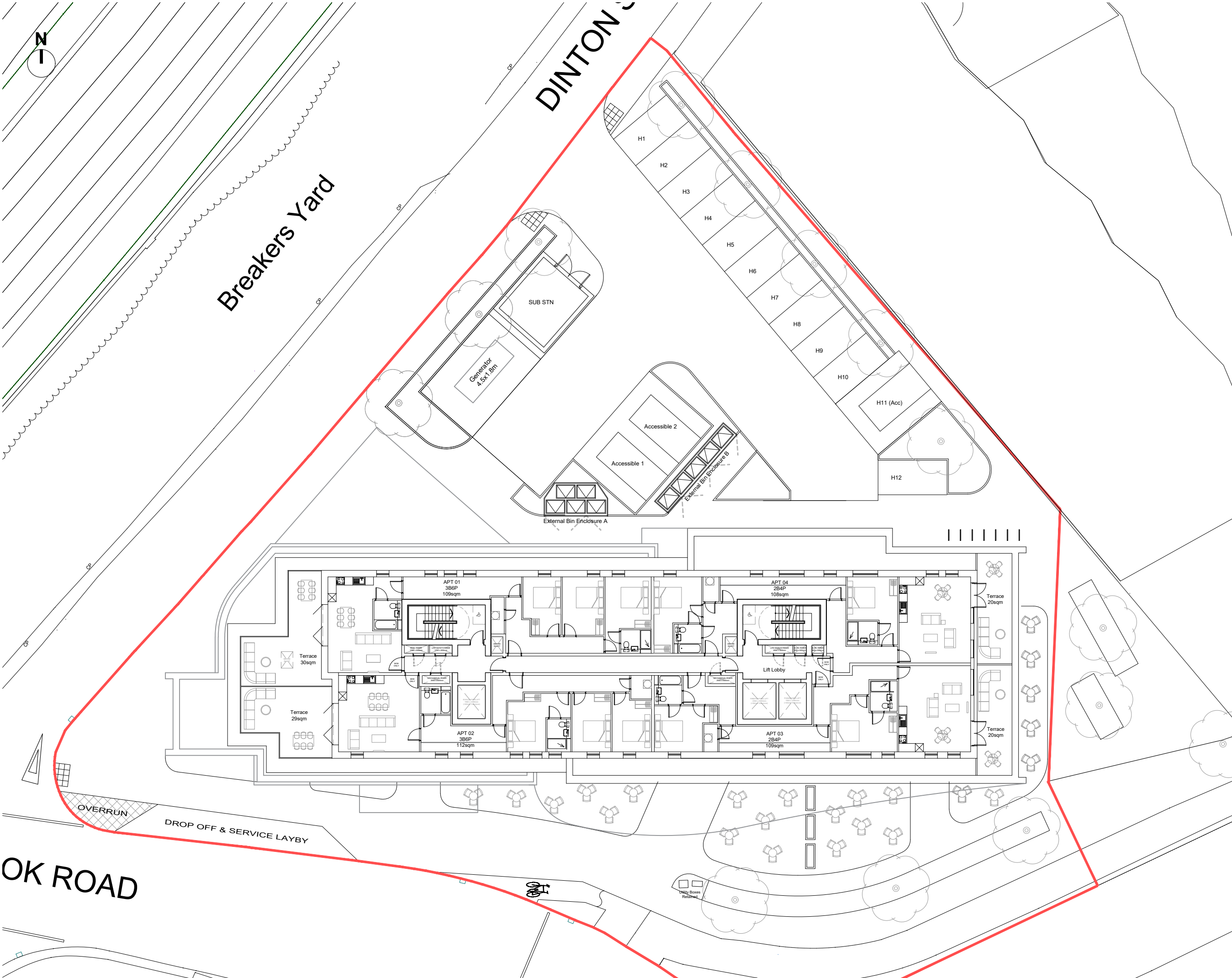
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client	FORSHAW GROUP
project	CORNBROOK RESIDENTIAL
document name	8353-LRW-ZZ-DR-A-00-181
LRW project no	8353
rev	P05
description	PROPOSED 6TH TO 19TH FLOOR PLAN OPTION 2
scale	1:250@ A3
date drawn	26.10.23
drawn by	EB
authorised by	CJG
purpose of issue	planning building regs tender comment approval construction





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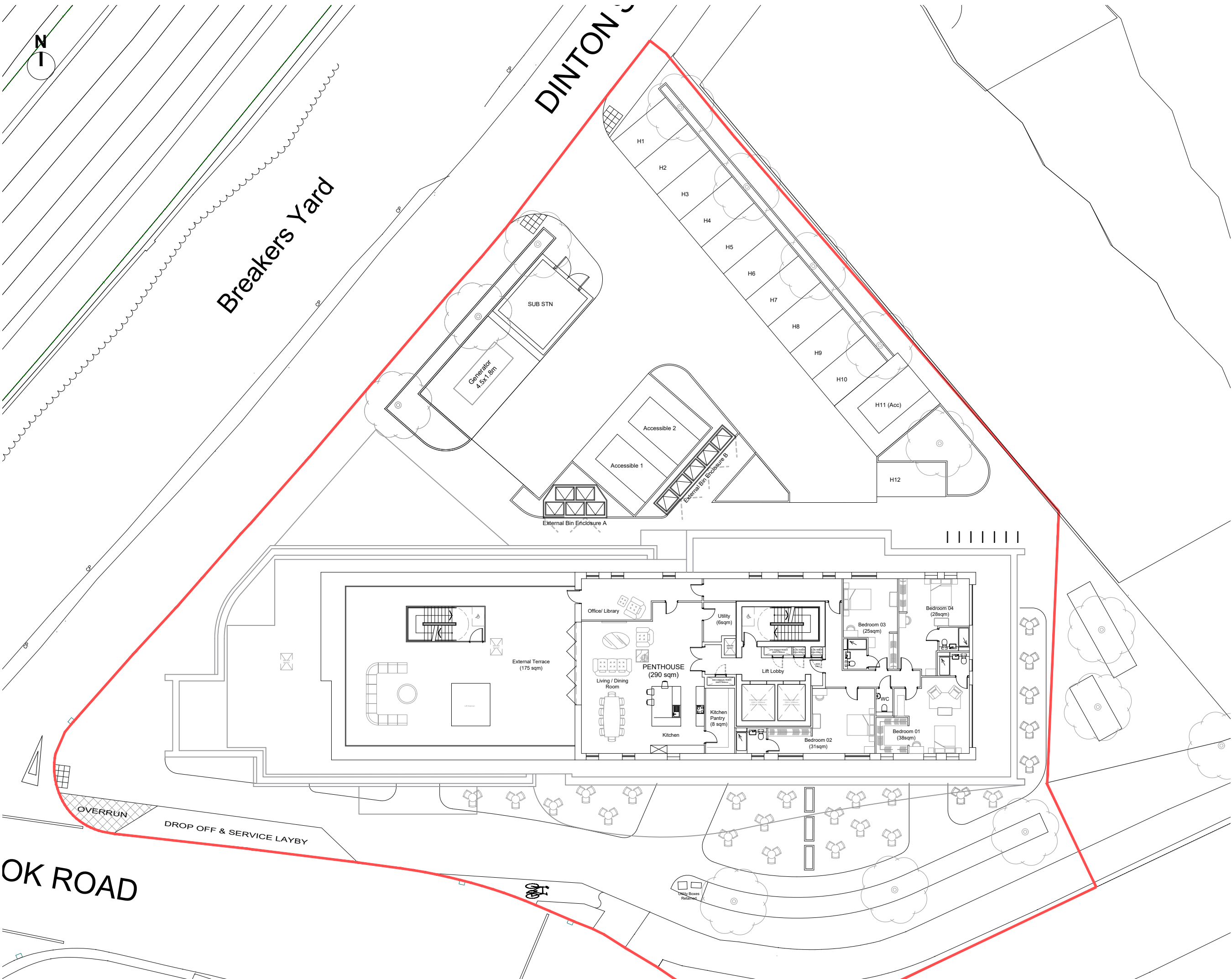
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P04	SMOKE SHAFT OMITTED	JDC	C/J	08.12.23
P03	UPDATED STRUCTURE & LAYOUT	EB	C/J	10.11.23
P02	UPDATED LAYOUT	EB	C/J	02.11.23
P01	FIRST ISSUE	EB	C/J	26.10.23
REV	description	drawn	with	date

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client	FORSHAW GROUP
project	CORNBROOK RESIDENTIAL
document name	8353-LRW-ZZ-22-DR-A-00-183
LRW project no	8353
rev	P05
description	PROPOSED 22ND FLOOR PLAN OPTION 2
scale	1:250@ A3
date drawn	26.10.23
drawn by	EB
authorised by	DL
purpose of issue	planning ● building regs ○ tender ○ comment ○ approval ○ construction ○



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P05	RED LINE UPDATED. ISSUED FOR PLANNING	JDC	CJG	19.12.23
R04	SMOKE SHAFT OMITTED	JDC	CJG	08.12.23
R03	UPDATED STRUCTURE & LAYOUT	EB	CJG	10.11.23
R02	UPDATED LAYOUT	EB	CJG	02.11.23
P01	FIRST ISSUE	EB	CJG	26.10.23
rev	description	drawn	auth	date

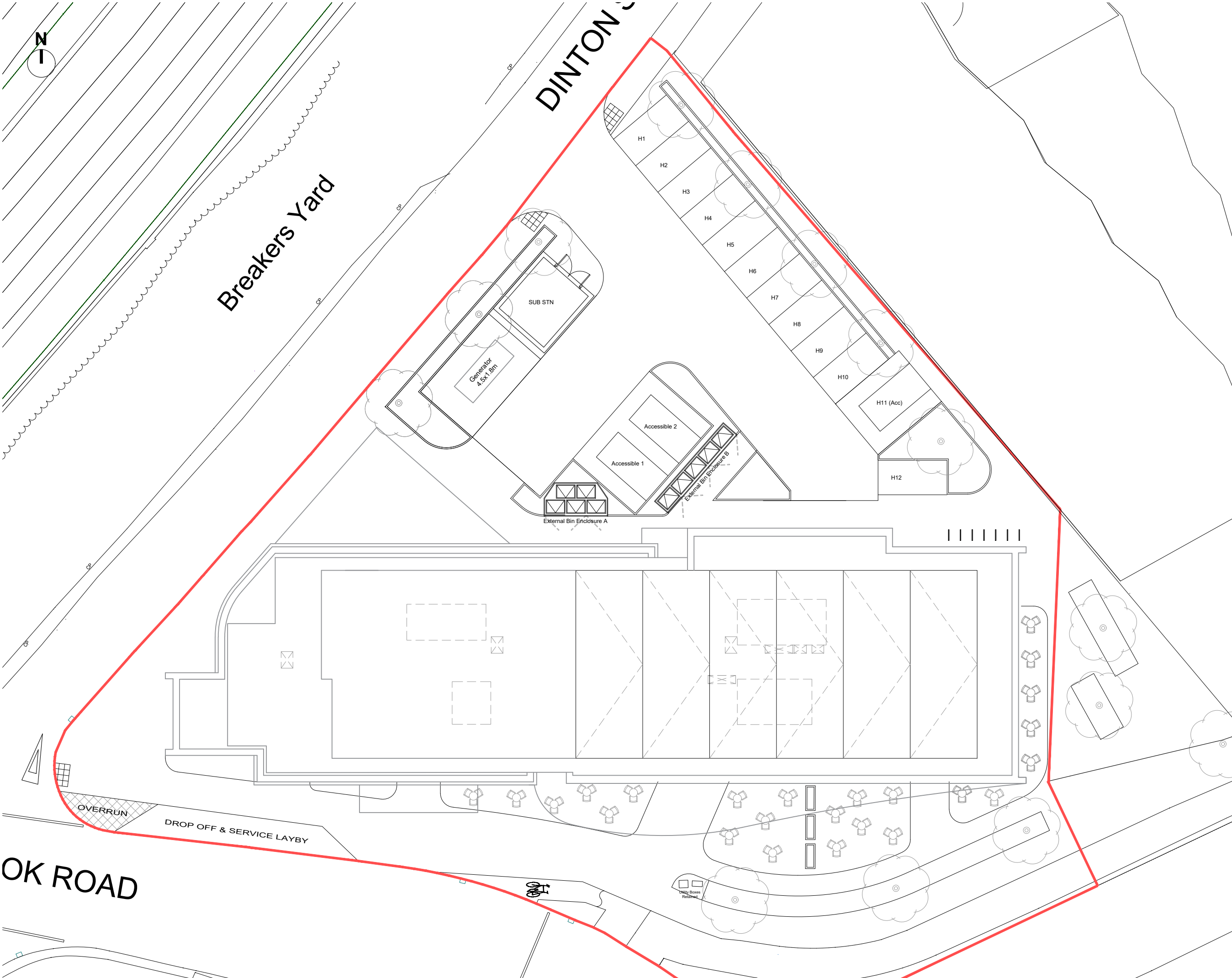
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client	FORSHAW GROUP
project	CORNBROOK RESIDENTIAL
document name	8353-LRW-ZZ-23-DR-A-00-184
LRW project no	8353
revision	P05
description	PROPOSED 23RD FLOOR PLAN OPTION 2
scale	1:250@ A3
date drawn	26.10.23
drawn by	EB
authorised by	DL
purpose of issue	planning ☒ building regs ☐ tender ☐ comment ☐ approval ☐ construction ☐



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P04	RED LINE UPDATED. ISSUED FOR PLANNING	JDC	CJG	10.12.23
P03	SMOKE SHAFT OMITTED	JDC	CJG	08.12.23
P02	UPDATED STRUCTURE & LAYOUT	EB	CJG	10.11.23
P01	FIRST ISSUE	EB	CJG	02.11.23
REV	description	drawn	with	date

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client	FORSHAW GROUP		
project	CORNBROOK RESIDENTIAL		
document name	8353-LRW-ZZ-RF-DR-A-00-185		
LRW project no	8353	rev	P04
description -			
PROPOSED ROOF PLAN OPTION 2			
scale	1:250@ A3	date drawn	30.10.23
		drawn by	EB
		authorised by	DL
purpose of issue			
planning	☒	building regs	☐
tender	☐	comment	☐
approval	☐	construction	☐

APPENDIX D SEWER FLOODING RECORDS

Selvana Ahmad

From: wastewaterdeveloperservices@uuplc.co.uk
Sent: 28 September 2023 12:46
To: Selvana Ahmad
Cc: Henry Wilkinson
Subject: RE: Cornbrook Residential - Sewer Flooding Records

Good Morning

'I can confirm that we have no current record / we do have (a) current record(s)] of sewer flooding within the vicinity of the proposed development.

Please note that United Utilities Water Limited (UUV) can only record and check flooding events which are reported to us and we have to comply with our Regulators instructions on the qualification of flooding events to place on the register.

Our response does not include:

- any sewer flooding events caused by blockages or collapses which are the result of third party actions, natural events or other actions over which UUV has no control and not a facet of sewer capacity; or*
- any historical sewer flooding events that have been removed from the register as a result of investment in our infrastructure.*

As with all development sites, we recommend you liaise with our water and wastewater engineers by contacting our Developer Services team so the details of your development proposal can be considered further. Details can be found at the following link.

<https://www.unitedutilities.com/services/builders-developers/>

Should you require any further information please do not hesitate to contact me.'

Kind regards Jill



Jill Ellis
Customer Advisor Advanced
Developer Services & Metering
Customer Services
Direct Tel: 01925 233 064
Tel: 0345 072 6067
[unitedutilities.com](https://www.unitedutilities.com)

If you have received a great service today why not tell us?

Visit: [unitedutilities.com/wow](https://www.unitedutilities.com/wow)

Did you know we now have a live chat facility available to you Mon to Friday 8 -5pm. You just click on the orange live chat box on our webpage and one of our advisors will be ready to chat to you and help you with your enquiry <https://www.unitedutilities.com/builders-developers/> or you can email us at

----- Original Message -----

From: Selvana Ahmad [selvanaahmad@renaissance-ltd.com]

Sent: 22/09/2023 11:44

To: wastewaterdeveloperservices@uuplc.co.uk

Cc: henrywilkinson@renaissance-ltd.com

Subject: Cornbrook Residential - Sewer Flooding Records

Good morning,

Please can you provide the sewer flooding records for the address below:

- | | |
|--------------------|----------|
| 1. Post Code | M15 4YG |
| 2. OS X (Easting) | 382421 |
| 3. OS Y (Northing) | 397060 |
| 4. Nat. Grid | SJ824970 |



Best Regards,

Selvana Ahmad | Graduate Engineer

Carvers Warehouse, 77 Dale Street

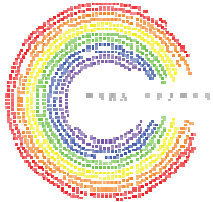
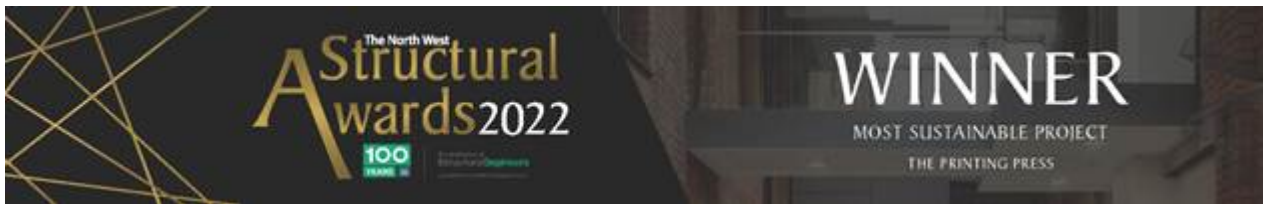
Manchester, M1 2HG

e: SelvanaAhmad@renaissance-ltd.com

t: 0161 393 6509

ddi: 0161 552 1953

w: www.renaissance-ltd.com



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