

Flood Risk Assessment

for

Site Compound

Palmerston Street

Openshaw

Manchester M4 7DD

Client Name: One Manchester
Our ref: LRD32236
Date: December 2021
Revision: 001

SUTCLIFFE

Drainage Strategy & Flood Risk Assessment

DOCUMENT VERIFICATION

Report Reference: LRD32236

Issue: 01

Date: December 2021

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Revision History:

Rev	Date	Description	Prepared	Checked	Approved
01	Dec 2021	Issued for Planning	DS	MP	DS

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1.0 Introduction

The site is currently a privately owned road with hard standing and void of development.

The site is located adjacent to Palmerston Street.

The site is proposed to be used as a site compound that will contain mobile offices and storage units to facilitate proposed roofing works to nearby estates managed by One Manchester.

The Site Compound will be occupied during working hours.

The total site area is approximately 0.1 Ha and its location can be found by the following references;

Postcode M4 7DD

Coordinates 385810, 398026

Grid reference SJ 85810 98026

The site is relatively flat rising towards the rear (north) of the site away from Palmerston Street and sloping gently from north east to south west.

To the rear of the site is an embankment leading to a path known as Ancoats Grove North.

The purpose of the flood risk assessment is to confirm the suitability of the site for its proposed use and consider how the site will be managed should a flood event occur.

2.0 Flood Risk from rivers or the sea

An inspection of the Environment Agency flood maps was made and the following can be stated.

- That the site is located within a Zone 2 and 3a flood zone areas with flood risk emanating from the River Medlock.

Therefore, from the above observations we confirm that the site is at a medium to high risk of flooding from the River Medlock.

3.0 Flood risk from surface water

An inspection of the Environment Agency flood maps was made and the following can be stated.

- That the site is not at risk of surface water flooding.

- That a small extent of surface water flooding enters the site along the line of the existing access road and is indicated as being low risk.
- Surface water flooding is indicated as occurring on Palmerston Street with a low to high risk from the north east to the south west respectively.
- The site is mostly not affected by surface water flooding.

Therefore, from the above observations we confirm that the site has a very small area of low risk flooding from surface water but access and egress to the front of the site is affected, varying from low risk to high risk.

4.0 Flood risk from reservoirs

An inspection of the Environment Agency flood maps was made and the following can be stated.

- That the site is not at risk of flooding from a reservoir in the event of a reservoir failure when there is no river flooding.
- That the site is at risk of flooding from a reservoir in the event of a reservoir failure during a river flood event.

Therefore, from the above observations we confirm that the site is potentially at risk of reservoir flooding.

5.0 Discussion

From the inspections of the EA flood maps the site is located in a flood zone 2 and 3a, with a medium to high flood risk from river flooding.

The source of potential river flooding is from the River Medlock located approximately 65m to the south of the site.

The site is not considered at risk from surface water flooding but access / egress along Palmerston Street is affected with the access being low risk to the north east of the site and becoming high risk to the south west.

In the event of a reservoir failure the site would only be affected by reservoir flooding if there was a river flood event at the same time.

6.0 Sequential and Exception Test

As the site is located within a flood zone then the sequential test needs to be applied.

The identified site is located entirely within flood zone 2 and 3 and so cannot be relocated to a zone 1.

Therefore, the exception test needs to be applied.

The NPPF, Table 2, classifies the risk vulnerability of the site compound as Less Vulnerable.

Table 3 of the NPPF states that Less Vulnerable uses can be located within flood zones 2 and 3a.

Therefore, the proposed site development can be located within the flood zone.

7.0 Site proposals

From the discussion above, the site compound can be located in the location proposed.

We would recommend the following considerations be made as part of the site compound set up;

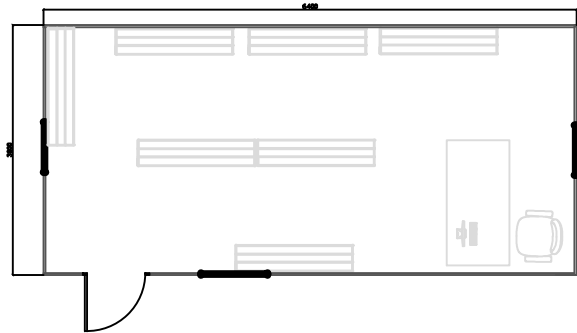
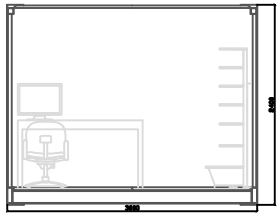
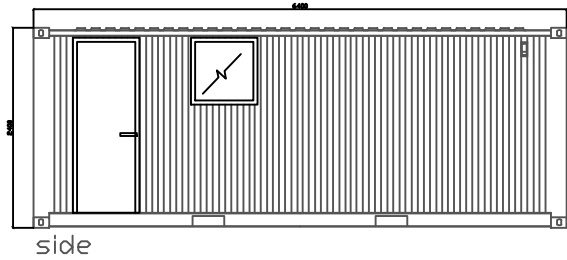
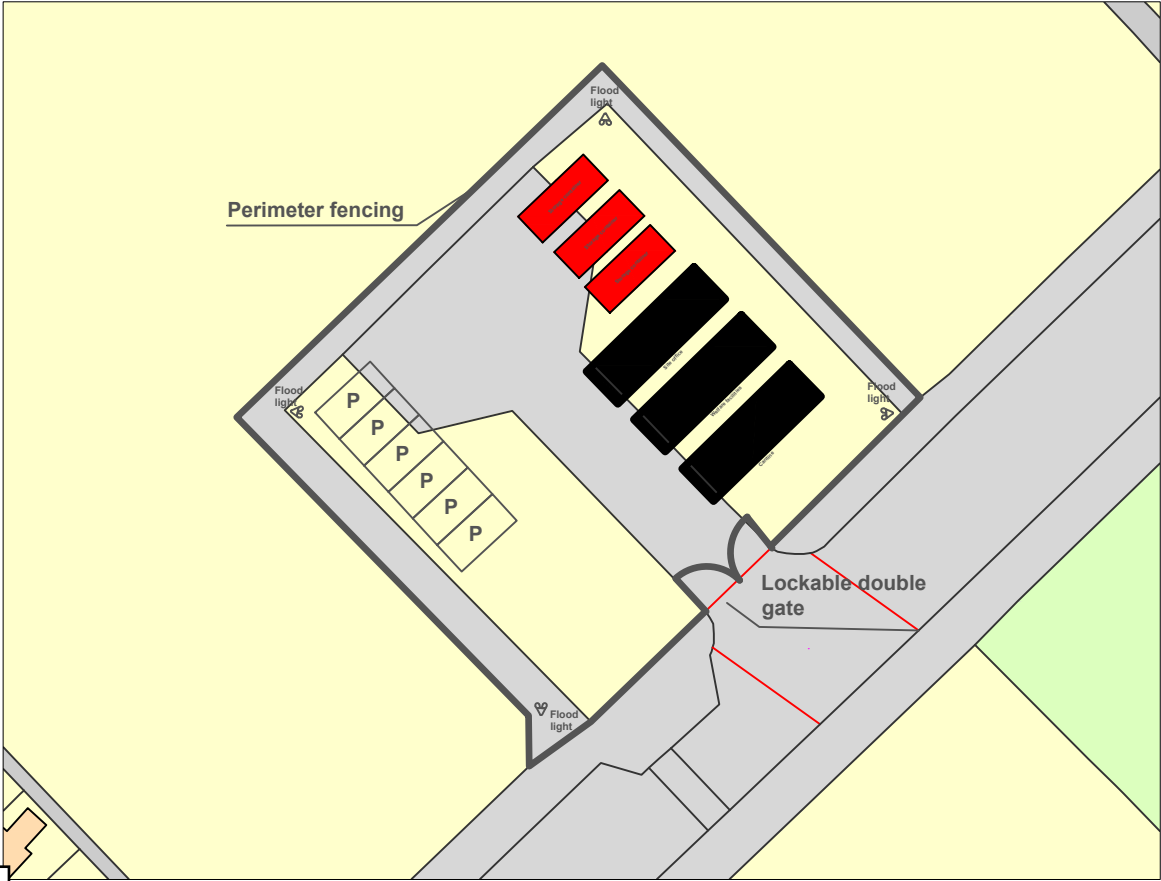
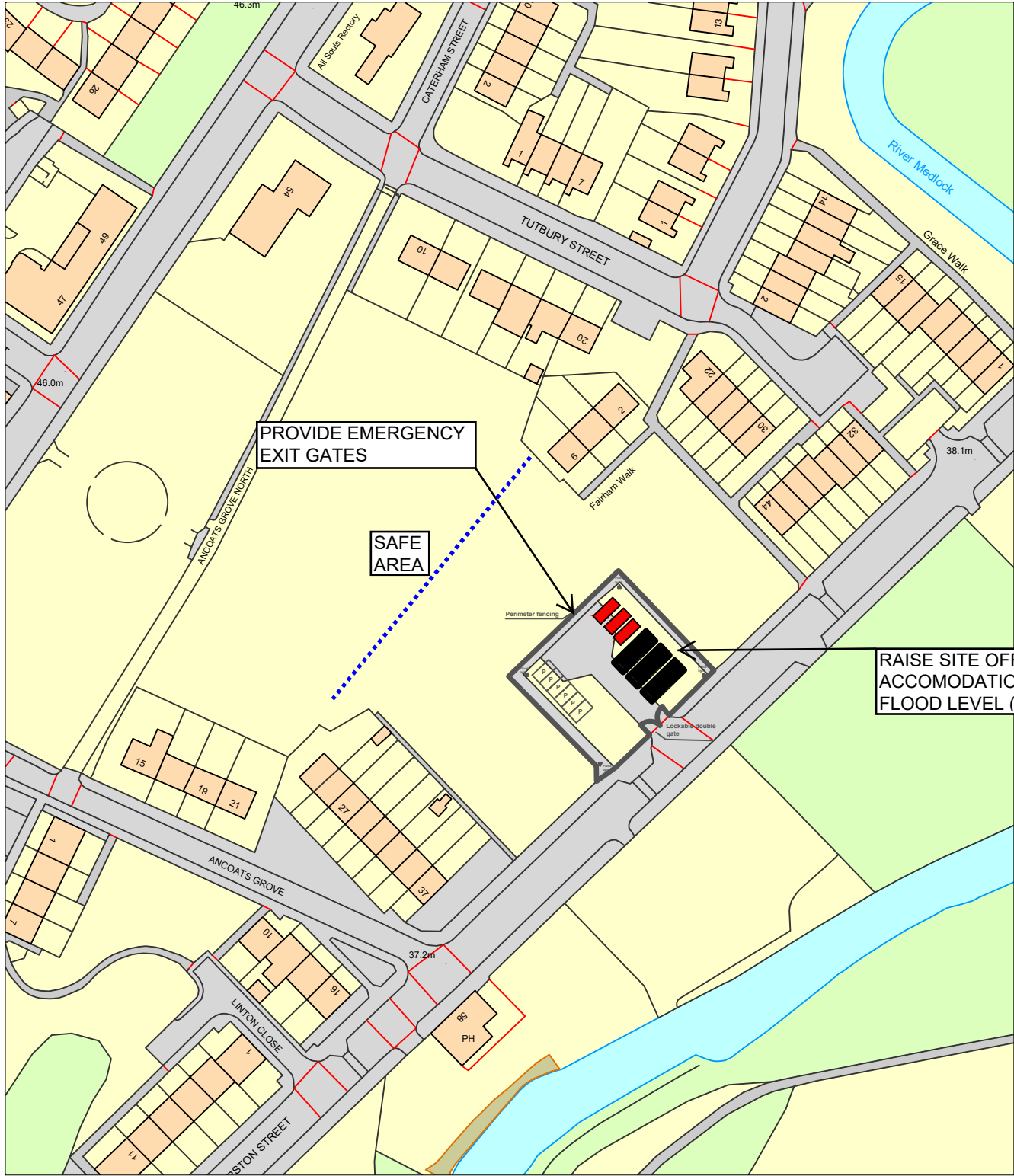
- That the site office accommodation be raised to be above the calculated EA flood level (The flood level information has been requested and will be provided to the Client upon receipt from the EA). If this is not possible then consideration could be given to providing flood barriers that can be used in the event of a flood.
- That an emergency gated exit be provided to the rear of the compound so, that in a flood event, any personal on site can escape to the high ground located directly to the rear of the site.
- That the Client sign up to the free EA Flood Warning Service. This will provide warning by the chosen method or methods of contact 24 hours a day should a flood event be anticipated by the EA.
<https://www.fws.environment-agency.gov.uk/app/olr/register>

8.0 Conclusion

From the above flood risk assessment, we conclude that the site compound can be located as proposed subject to the site proposals being implemented.

Appendix A

Proposed Site Layout indicating Site Proposals as recommended by the FRA



JOB TITLE Re-Roofing Scheme - 21 -22 - Openshaw Phase 1	CHECKED		SCALE NTS	COMPUTER FILE	DRAWN RH	
DRAWING TITLE Compound set up	REVISION	SIZE A3	DATE SEP 21	JOB NO. OM22003	DRAWING NO. DWG_03	

Appendix B

Photograph of site indicating approximate flood line against embankment

APPROXIMATE
HEIGHT OF FLOOD

