Flood Mitigation Technical Note

Redbank NT02 Development

for

Far East Consortium International Ltd



14/10/2025

COMPLEX CHALLENGES ...
MADE SIMPLE

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Far East Consortium International Ltd

TITLE	NAME	SIGNATURE	DATE
Report Author	ANDY JAMES	[redacted]	**12/09/2025**
Approved By	PAUL WHITE		**12/09/2025**
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Issue No REV04.			

COMPLEX CHALLENGES ...
MADE SIMPLE

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1.0 INTRODUCTION

1.1 Purpose of the Report

This document has been prepared to support the discharge of the pre-commencement drainage related planning conditions associated with the Redbank NT02 Development at Dantzic Street, Greater Manchester.

Plot NT02 forms the first phase of the wider development which also comprises plots NT03 and NT04 and will provide circa 1,551 new homes alongside a clubhouse, commercial uses, S278 highway improvements, public realm and landscaping. The scheme was granted planning permission in August 2023 (Ref: 136814/FO/2023).

The document should be read in conjunction with the following reports and drawings.

79268-VICN-WSP-FRA-001	Flood Risk Assessment & Drainage Strategy Report
RDB-WSP-00-XX-DR-CV-00101	Application 5 Detailed Drainage Strategy
RDB-WSP-XX-XX-DR-C-0017	Application 5 Minimum Finished Floor Levels
RDB-WSP-XX-XX-DR-C-0018	FEC Baseline Model 100yr & 1000yr Flood Extents
RDB-WSP-XX-XX-DR-TP-018	Proposed Spot Elevations

RDB-ROC-ZZ-ZZ-DR-C-47-0704 P02	S278 Works Contours & Levels
RDB-ROC-ZZ-ZZ-DR-C-47-0740 P01	S278 Works Flood Compensation Analysis

1.2 Proposed Development

This Technical Note has been produced by RoC on behalf of the Far East Consortium International Ltd in respect of a proposed residential led mixed-use development off Dantzic Street, Greater Manchester.

The scheme comprises new build residential apartments and townhouses, in a number of mid-rise and high-rise buildings ranging in height from 8 to 34 storeys, plus associated amenity and commercial space, external communal terrace, plant space and undercroft parking at ground floor.

The first phase of development, to which this report primarily relates, is defined as Plot NT02 and is located to the west of the overall site, adjacent to the ongoing Victoria Riverside scheme.

The overall site area, excluding S278 works, extends to around 2.1ha with the NT02 plot comprising approximately 0.32ha.

The site can be accessed from both Dantzic Street to the north and Dalton Street to the east.

The table below provides key site information.

Site Name	Plot NT02-04 Redbank
Location	Dantzic Street, Greater Manchester, M4 4DD
Grid Ref	389565E, 264612N
Site Area	2.1ha
Lead Local Flood Authority	Manchester City Council
Local Planning Authority	Manchester City Council
Environment Agency Area	Greater Manchester, Merseyside, Cheshire
Sewerage Undertaker	United Utilities

1.3 Planning Conditions

This document has been produced to specifically address the following pre-commencement planning condition relating to Flood Risk

Condition 23

Notwithstanding the flood mitigation measure outlined in the ES Volume 4 Appendix V Flood Risk Assessment and Drainage Strategy prepared by WSP received by the City Council, as Local Planning Authority, on the 13 July 2023, full and final details of the flood mitigation measures for a Construction Phase shall be submitted for approval prior to the commencement of a Construction Phase. The approved measure shall be implemented as part of each Construction Phase and a verification report confirming the measures have been implemented shall be submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first occupation of the residential element of each Construction Phase.

The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development.

Reason – To reduce the risk of flooding to the proposed development and future occupants pursuant to policy EN17 of the Manchester Core Strategy (2012).

2.0 FLUVIAL FLOOD RISK

2.1 Assessment of Fluvial Flood Risk

Fluvial flood risk for the development was assessed by WSP in their Flood Risk Assessment and Drainage Strategy Report that was submitted with the consented planning application (79268-VICN-WSP-FRA-001).

WSP developed their own baseline model for the development (FEC Baseline Model) which was based on the approved Arup Baseline Model developed by the HIF team and approved by the Environment Agency in November 2022.

A detailed explanation of the modelling work that was carried out is provided in the WSP flood modelling report (Ref: 70079268 - Red Bank Flood Modelling TN1) which is included as an appendix in the Flood Risk Assessment report referenced above. Drawing RDB-WSP-XX-XX-DR-C-0018 shows the FEC Baseline 100yr and 1000yr flood extents

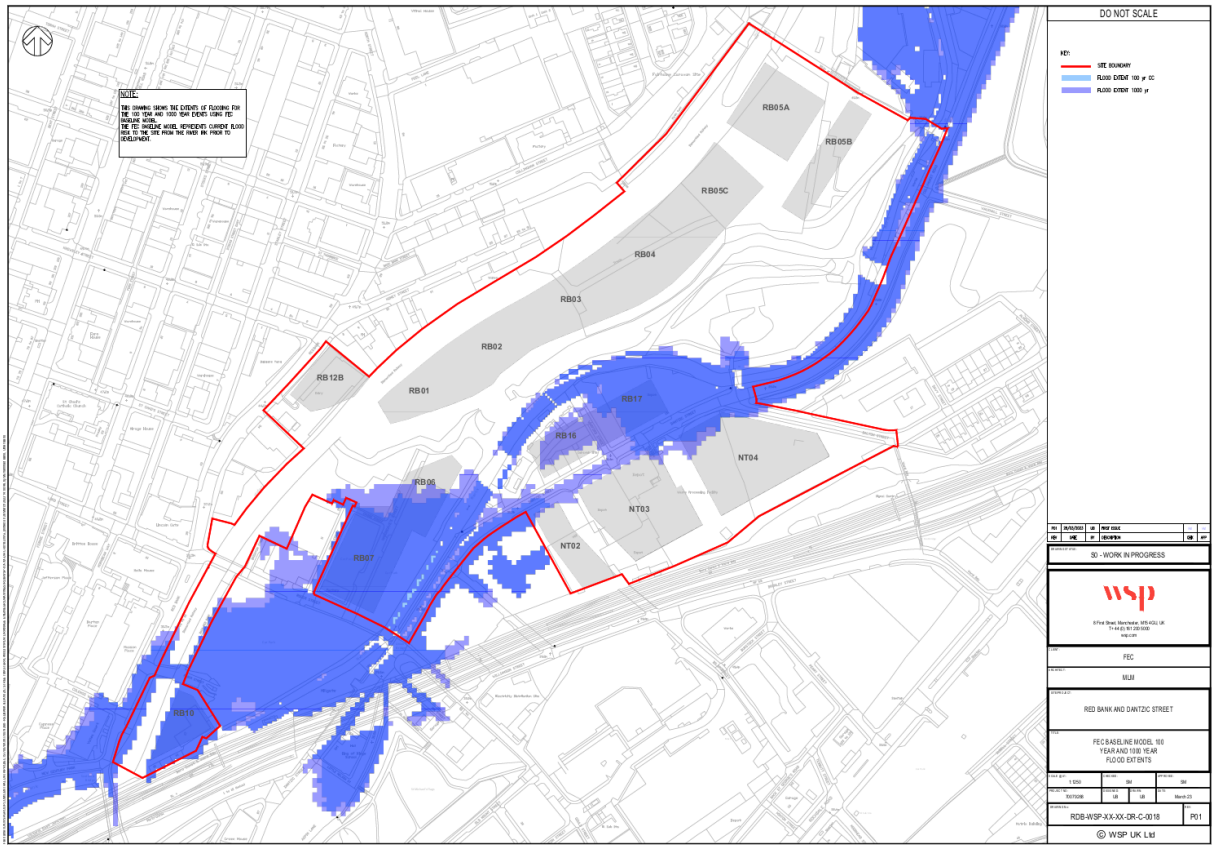


Figure 2.0 – Drawing RDB/WSP/XX/XX/DR/C/0018

The FEC Baseline Model represents the existing flood risk to the site from the River Irk. This model shows that plots NT02, NT03 and NT04 are partly within Flood Zone 2 along their frontage with Dantzic Street and are also impacted by the design flood event (100-year + 35% climate change allowance). It should be noted that the impact from the design flood is considered to be relatively minor.

The FEC Baseline Model was updated to include the proposed buildings across Plots NT02 to NT04 alongside the public realm/ highway improvements along Dantzic Street/ Dalton Street. This updated model indicates a negligible impact on water levels across the wider site when compared to the Baseline Model, with some minimal displacement of floodwater associated with Plot NT04 and no adverse impact on flood risk to the development or elsewhere in the catchment.

The design flood extents for Plots NT02-NT04 are detailed on WSP drawing RDB-WSP-XX-XX-DR-C-0017 appended to this document and extracted below.

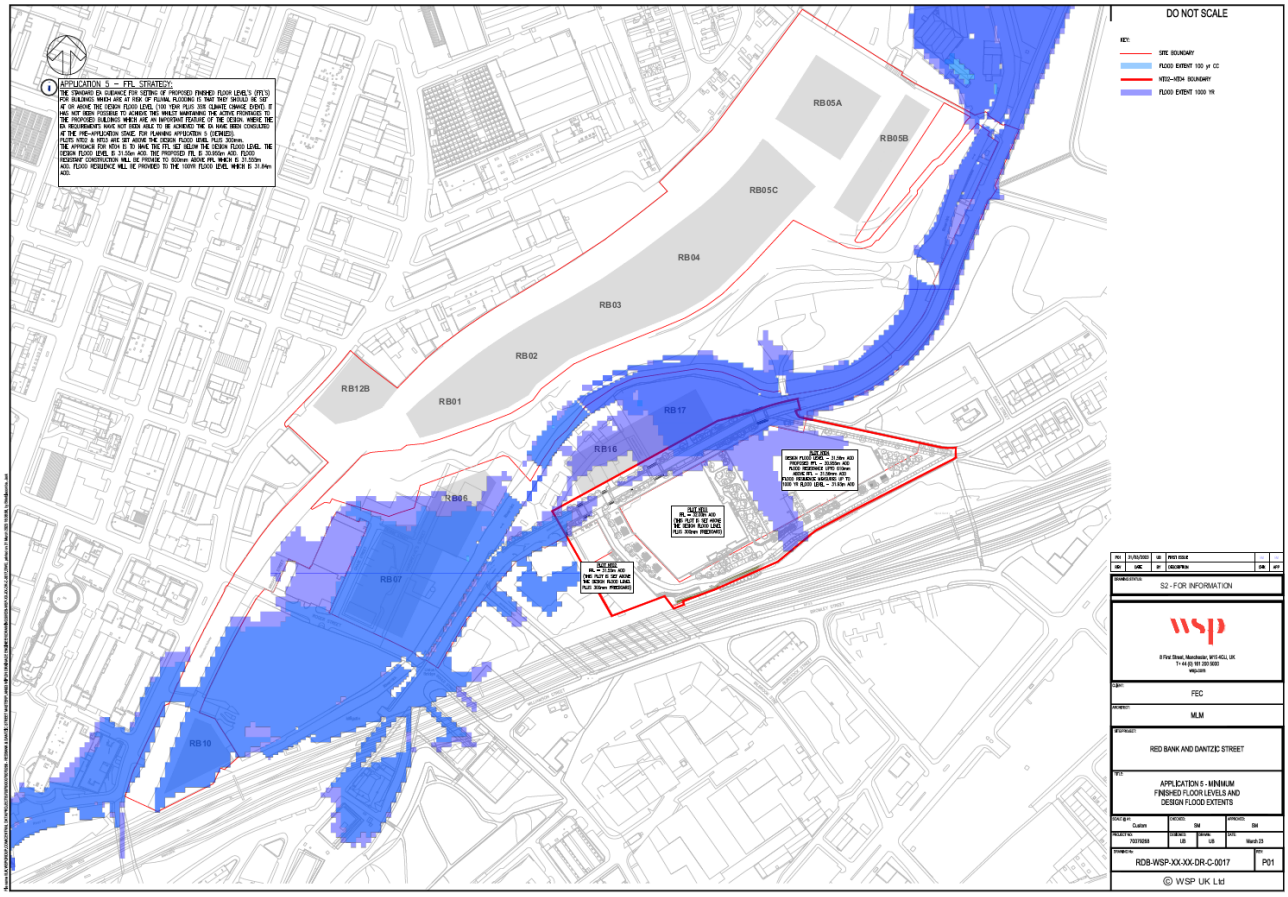


Figure 2.1 – Drawing RDB/WSP/XX/XX/DR/C/0017

The table below is extracted from the WSP FRA and details the maximum design flood level for each plot.

Table 5-2 – Application 5 Model Flood Levels

Node Ref	Easting	Northing	1 in 100-year (m AOD)	1 in 100-year plus 35% climate change (m AOD) – DESIGN FLOOD	1 in 1000-year (m AOD)
NT02	384,603	399,425	30.55	30.88	31.32
NT03	384,677	399,455	X	31.45	31.79
NT04	384,766	399,495	31.12	31.50	31.93
Outfall 1	384,538	399,466	30.68	31.035	X

2.2 NT02 Flood Risk Mitigation Measures

The design flood level for Plots NT02 to NT04 (Application 5) is also defined as the 100-year event plus a 35% allowance for climate change. This is the event that is used when a development is shown to be at risk of fluvial flooding to set finished floor levels, analyse loss of floodplain compensation storage and to demonstrate that safe access and egress routes are available.

For Plot NT02, the following strategy was agreed with the EA.

- NT02 design Flood Level is 30.88m AOD.
- The finished floor level (FFL) of NT02 is to be set at or above 31.55m AOD which is more than 300mm above the design flood level and is also above the 1000-year flood level which is 31.32m AOD.
- Flood resistance or resilience measures are therefore not considered to be required for NT02.

2.3 Dantzic Street Floodplain Compensation

The results of the WSP fluvial flood modelling indicated that there would be some displacement of flood water associated with Plot NT04. Whilst this Technical Note specifically focuses on NT02, which has no impact on water levels and volumes, an element of the Dantic Street S278 highway improvements will also be delivered as part of this initial phase of development.

With this in mind, an assessment of the proposed S278 design levels has been undertaken against the flood compensation levels that were proposed in the WSP Flood Risk Assessment as indicated on drawing RDB/WSP/XX/XX/DR/TP-018.

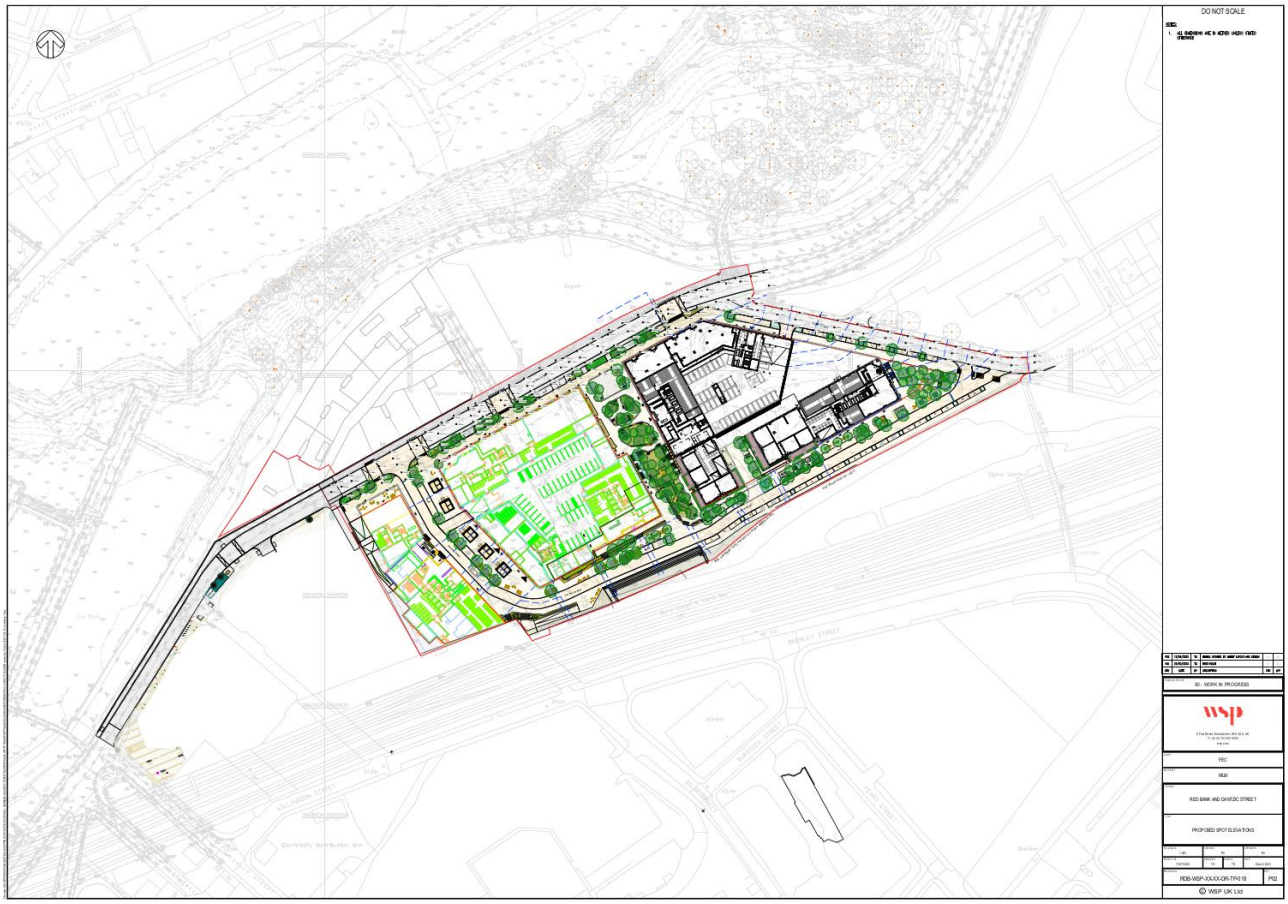


Figure 2.2 – Drawing RDB/WSP/XX/XX/DR/TP-018

The proposed S278 design levels associated with the highway improvements are detailed on RoC drawing RDB-ROC-ZZ-ZZ-DR-C-47-0704 P02. These levels have been compared to the WSP spot levels drawing referenced above to determine whether the appropriate volume of flood compensation is catered for within the design.

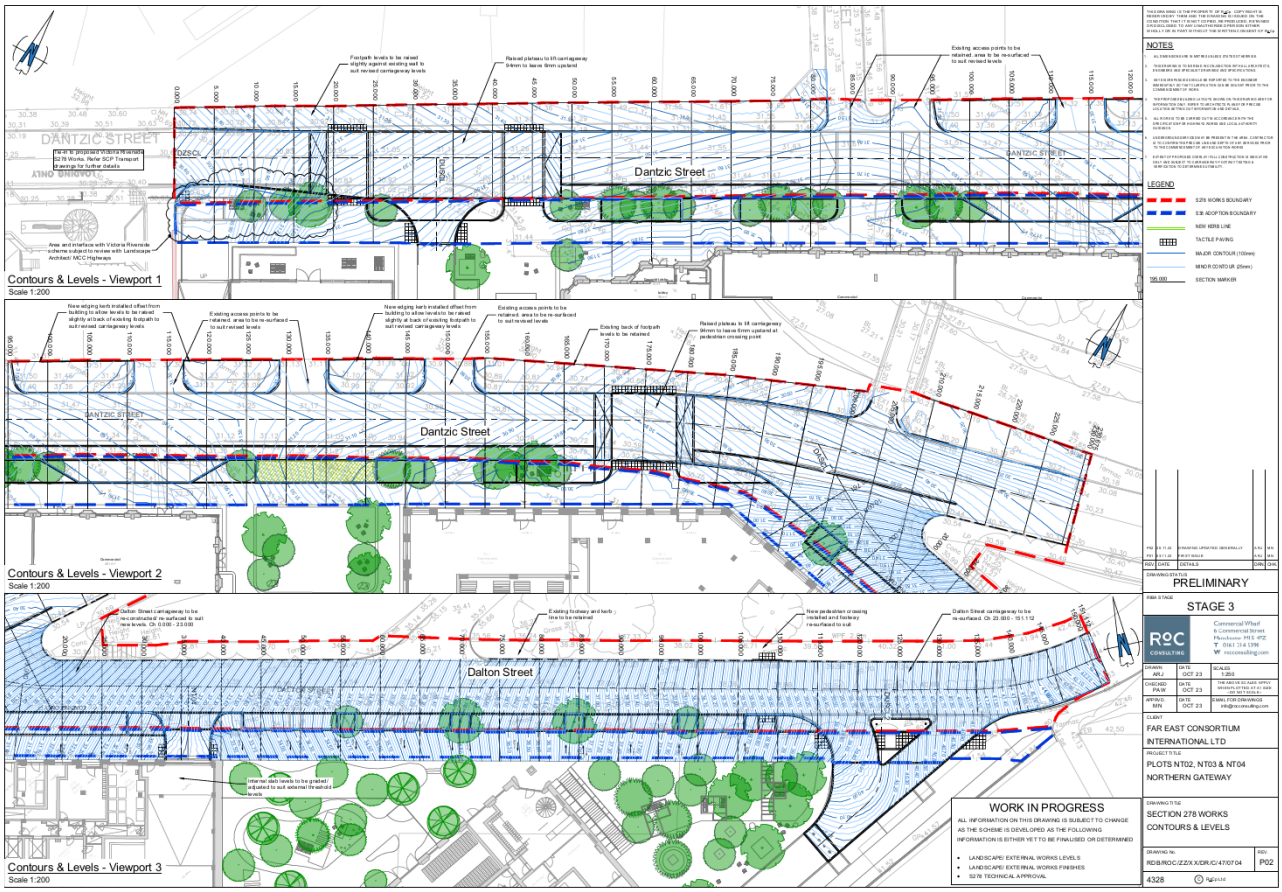


Figure 2.3 – Drawing RDB/ROC/ZZ/ZZ/DR/C/47/0704 P02

The results of this assessment are detailed on RoC drawing RDB-ROC-ZZ-ZZ-DR-C-47-0740 P01 in the form of a cut/ fill analysis. This indicates that, the S278 design levels are generally lower than those required to provide the necessary volume of flood mitigation.

The proposed S278 highway improvements, which includes widening of the overall highway corridor, comprehensive high-quality landscaping, tree planting and new public realm, provides an additional 179m^3 of compensatory flood storage when compared to the minimum requirements defined in the consented Flood Risk Assessment.

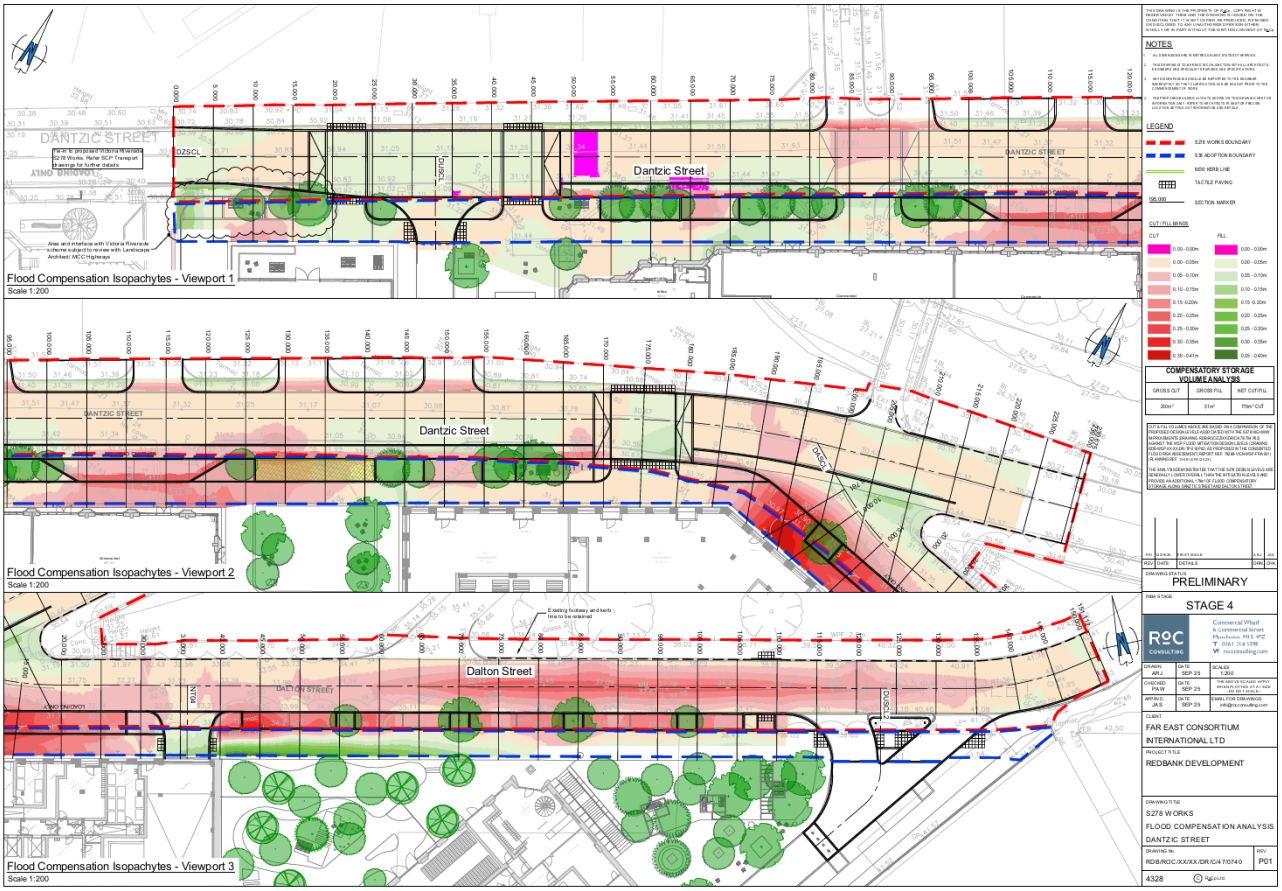


Figure 2.4 – Drawing RDB/ROC/ZZ/ZZ/DR/C/47/0740 P01

2.4 Construction Verification

The assessment outlined above confirms that adequate compensatory storage has been provided within the design of the S278 Works which, when approved, will discharge the pre-commencement part of Condition 23 for this phase of development.

In addition to this, the planning condition also has a pre-occupation element which requires verification of the as-built works to ensure they have been implemented correctly.

The proposed highway improvements will be completed under a phased approach, with the raised junction at the eastern end of the S278 extent constructed as part of the NT02 plot works.

Following construction, a full topographic survey of the completed highway improvements will be undertaken, and an assessment of this against the design intent will confirm

compliance with the approved flood compensation measures. This will be submitted as an update to this report for approval by the LPA/ LLFA prior to first occupation.

APPENDIX A – NT02 LANDSCAPE MASTERPLAN



LEGEND

P01 - STONE FLAGS
PRODUCT: Whitworth
SUPPLIER: Hardscape or equal & approved
MATERIALS: Sandstone
SIZE: 600mm (W), 400mm (L) x 63mm (D)
FINISH: Diamond sawn all sides
COLOUR: Greyish Buff
BOND: Stretcher
DETAIL: Refer to detail 47-0001

P02 - STONE PAVERS (vehicular)
PRODUCT: Whitworth
SUPPLIER: Hardscape or equal & approved
MATERIALS: Yorkstone
SIZE: 150mm (W), 300mm (L) x 80mm (D)
FINISH: Diamond sawn all sides
COLOUR: Greyish Buff
BOND: Stretcher
DETAIL: Refer to detail 47-0001

P03 - STONE SETTS (vehicular)
PRODUCT: Whitworth
SUPPLIER: Hardscape or equal & approved
MATERIALS: Sandstone
SIZE: 95mm (W), 95mm (L) 95mm (D)
FINISH: Diamond sawn all sides
COLOUR: Greyish Buff
DETAIL: Refer to detail 47-0001

P04: BLISTER HAZARD WARNING PAVING
SUPPLIER: Hardscape or equal & approved
MATERIAL: Granite
SIZE: W400mm x L400mm x D80mm
FINISH: Flamed
COLOUR: Mist
DETAIL: Refer to detail 47-0001

P05 - BITUMINOUS MACADAM (vehicular)
SPECIFICATION: To engineer's detail and specification
NOTES: Road to include thermoplastic markings to highway's specification and design
COLOUR: Black
DETAIL: Refer to detail 47-0002

P06 - BITUMINOUS MACADAM (pedestrian)
SPECIFICATION: To engineer's detail and specification
NOTES: Road to include thermoplastic markings to highway's specification and design
COLOUR: Black
DETAIL: Refer to detail 47-0002

P07 - BITUMINOUS MACADAM: CYCLEWAY
SPECIFICATION: To engineer's detail and specification
NOTES: To include thermoplastic markings to highway's specification and design. Colour green to designate carriageway level cycle route as per Manchester City Council requirements.
COLOUR: Green
DETAIL: Refer to detail 47-0002

P08 - CRUSHED STONE
PRODUCT: Granite dust and stone
SUPPLIER: Hardscape or equal & approved
MATERIALS: Decomposed crushed granite
SIZE: Dust to 10mm
COLOUR: Buff
SUB BASE: To Engineers specification and detail
DETAIL: Refer to detail 47-0002

P09 - POROUS RESIN BOUND GRAVEL
PRODUCT: Flexistone
SUPPLIER: KBI or equal & approved
MATERIALS: Dry stone aggregate
COLOUR: Light grey
SUB BASE: To Engineers specification and detail
NOTES: Material to match Planit-ie design for Victoria Riverside
DETAIL: Refer to detail 47-0002

P11 - CONCRETE SETTS (vehicular)
PRODUCT: Kellen Breccia
SUPPLIER: Hardscape or equal & approved
MATERIALS: Precast concrete
SIZE: 150mm (W), 130mm (L) 95mm (D)
FINISH: 80/20% mix of Grigio Nero / Anthracite 618 Breccia To Dulwich Street Carriage way
DETAIL: Refer to detail 47-0003

P12 - PAVING : CONCRETE PAVERS
PRODUCT: Kellen Breccia & Kellen Liscio mix
SUPPLIER: Hardscape or equal & approved
MATERIALS: Precast Concrete
SIZE: 600 x 400 x 80mm
FINISH: 20/80% mix of Giallo Liscio (ground finish) / Giallo Breccia (etched finish).
To Dulwich Street Pavement
DETAIL: Refer to detail 47-0003

P16 - TEAR - CONCRETE PAVERS & STONE MIX
PRODUCT: Kellen Breccia, Kellen Liscio & Granite mix
SUPPLIER: Hardscape or equal & approved
MATERIALS: P12 & Magma flamed, Shiraz flamed, Darton flamed
SIZE: Random Mix
DETAIL: Refer to detail 47-0004 & Refer to RDB-OPN-ZZ-L00-DR-L-47-0501

P17 - PAVING : CONCRETE PAVERS
PRODUCT: Kellen Breccia & Kellen Liscio mix
SUPPLIER: Hardscape or equal & approved
MATERIALS: Precast Concrete
SIZE: 200 x 200 x 80mm
FINISH: 20 / 80% mix of Gialpi Liscio (ground finish) / Antracite 618 Breccia (etched finish).
DETAIL: Refer to detail 47-0004

P19- CONCRETE SETTS (Building Threshold)
PRODUCT: Kellen Breccia
SUPPLIER: Hardscape or equal & approved
MATERIALS: Precaste Concrete
SIZE: 95mm (W), 95mm (L) 95mm (D)
FINISH: Magma Flamed
To building thresholds.
DETAIL: Refer to detail 47-0004 TO BE UPDATED AT STAGE 4

P20 - ENTRANCE AREA PAVING
PRODUCT: Kellen Breccia & Kellen Liscio mix
SUPPLIER: Hardscape or equal & approved
MATERIALS: Precast concrete
SIZE: 300mm (W), 150mm (L) 80mm (D)
20 /80% mix of Giallo Liscio (ground finish) / Giallo Breccia (etched finish).
To building entrance areas
DETAIL: Refer to detail 47-0005

P21 - CORDUROY HAZARD WARNING PAVING
SUPPLIER: Hardscape or equal & approved
MATERIAL: Granite
SIZE: W400mm x L400mm x D80mm
FINISH: Flamed
COLOUR: Mist
SUB BASE: To Engineers specification and detail
To top and bottom of steps
DETAIL: Refer to detail 47-0005

S02 - STEPS (150mm risers)
SUPPLIER: Hardscape or equal & approved
MATERIAL: Granite
DETAIL: Refer to detail 47-0016

NOTES

1. This drawing is to be read in conjunction with all other drawings and specifications.
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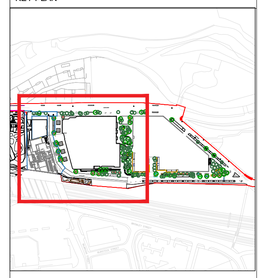
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CDM INFORMATION

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record

KEY PLAN



Issue	Revision	Initial	Date
P01	Stage 4 Initial Issue.	MY	20.12.2024

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Client
Far East Consortium

Project
NT02 - 03

Dantzic Street, Manchester

Drawing Title
General Arrangement NT02

Public Realm Hard Landscape Drawing

Scale Bar: 2.5m 5.0m 7.5m 10m 12.5m
North

Scale: **1:250@A1** Date: **23.05.23**

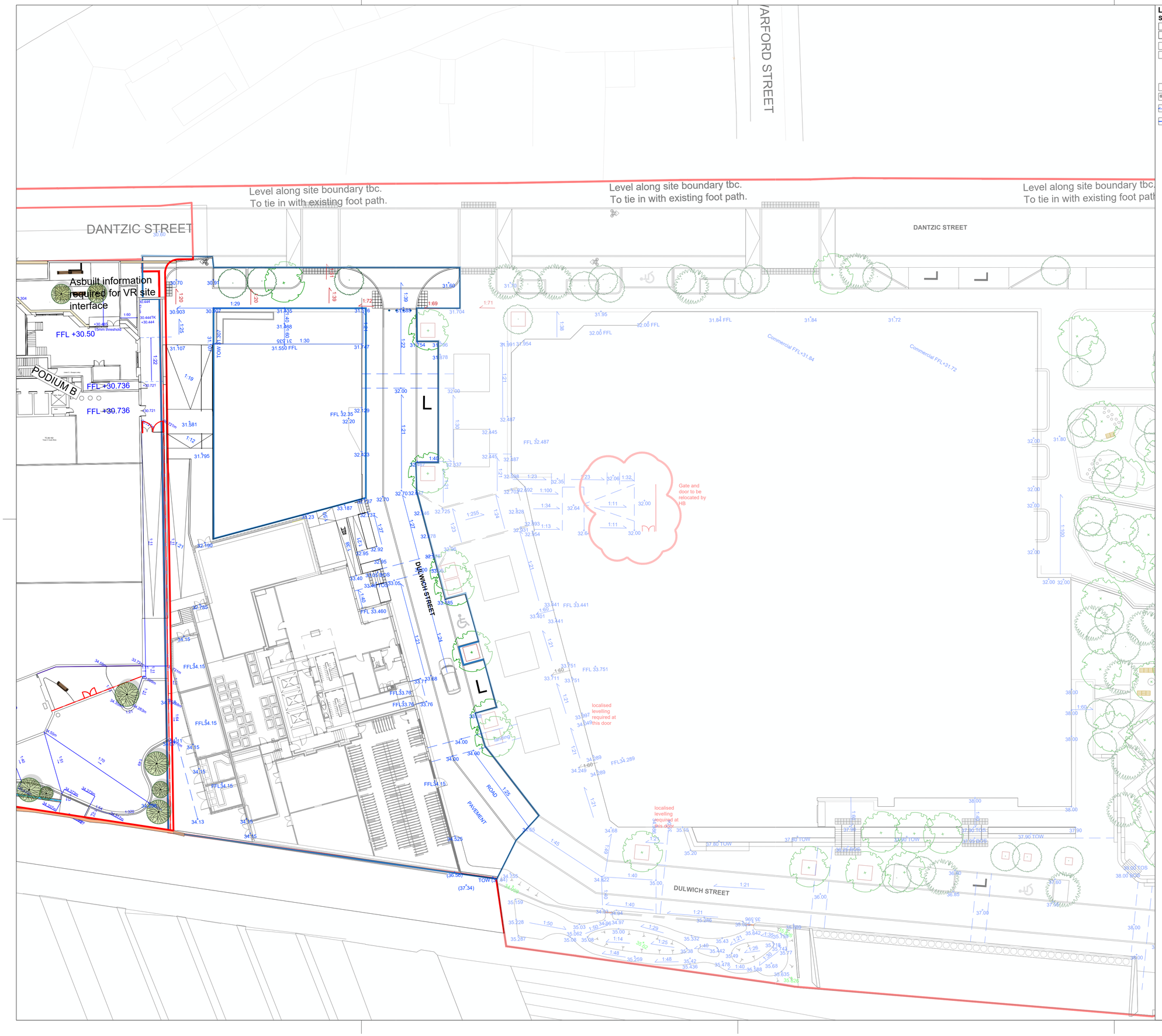
By: **MY** Status: **S1**

Checked: **AW** Approved: **AW**

Drawing Number: **RDB-OPN-2B-L00-DR-L-03-0001** Rev: **P01**

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APPENDIX B – NT02 LANDSCAPE LEVELS STRATEGY



LEVELS LEGEND

Site info

- **Site boundary**
- **NT02 Boundary (TBC)**
- **Existing Level** (e.g. 8.05 Ex)
- **Proposed Level** (e.g. 8.22)
  FFL - Finished Floor Level
  TOK - Top of Kerb
  TOW - Top of Wall
  TOS - Top of Step
  BOS - Bottom of Step
- **Proposed Level** (e.g. 8.22)
  SL- Soil Level
- **Proposed Level** (e.g. @ 30.807m)
  Level provided by WSP at planning
- **Fall** (e.g. 1:21)
- **Drainage channel**
  Refer to engineers details and specification

NOTES

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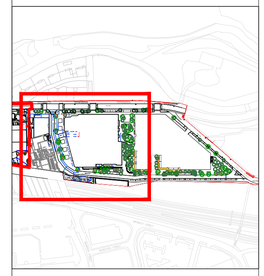
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CDM INFORMATION

KEY PLAN



Issue	Revision	Initial	Date
P03	Stage 4 Interim Issue.	my	10.12.2024
P02	For Gas Main Discussion.	my	28.10.2024
P01	For Stage 4 Discussion.	my	09.09.2024
-	-	-	-

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Client
Far East Consortium

Project
NT02 - 04

Dantzic Street, Manchester

Drawing Title
Levels Strategy Plan
NT02
Public Realm

Scale Bar 2.5m 5.0m 7.5m 10m 12.5m
North

Scale: **1:250@A1** Date: **09.09.24**

By: **MY** Status: **S1**

Checked: **AW** Approved: **AW**

Drawing Number
RDB-OPN-2B-L00-DR-L-19-1001

Rev
P03

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APPENDIX C – FEC BASELINE MODEL

NOTE:

THIS DRAWING SHOWS THE EXTENTS OF FLOODING FOR THE 100 YEAR AND 1000 YEAR EVENTS USING FEC BASELINE MODEL.
THE FEC BASELINE MODEL REPRESENTS CURRENT FLOOD RISK TO THE SITE FROM THE RIVER IRK PRIOR TO DEVELOPMENT.

RB01
RB02
RB03
RB04
RB05A
RB05B
RB05C
RB06
RB07
RB10
RB12B
RB16
RB17
NT02
NT03
NT04

DO NOT SCALE

KEY:

- SITE BOUNDARY
- FLOOD EXTENT 100 yr CC
- FLOOD EXTENT 1000 yr

REV	DATE	BY	DESCRIPTION	CHK	APP
P01	28/03/2023	UB	FIRST ISSUE	SM	SM

DRAWING STATUS: S0 - WORK IN PROGRESS

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CLIENT: FEC

ARCHITECT: MLM

SITE/PROJECT: RED BANK AND DANTZIC STREET

TITLE: FEC BASELINE MODEL 100 YEAR AND 1000 YEAR FLOOD EXTENTS

SCALE @ A1:	CHECKED:	APPROVED:
1:1250	SM	SM

PROJECT NO:	DESIGNED:	DRAWN:	DATE:
70079268	UB	UB	March 23

DRAWING No:	REV:
RDB-WSP-XX-XX-DR-C-0018	P01

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APPENDIX D – FEC BASELINE MODEL +NT02-NT04

APPLICATION 5 – FFL STRATEGY:

THE STANDARD EA GUIDANCE FOR SETTING OF PROPOSED FINISHED FLOOR LEVEL'S (FFL'S) FOR BUILDINGS WHICH ARE AT RISK OF FLUVIAL FLOODING IS THAT THEY SHOULD BE SET AT OR ABOVE THE DESIGN FLOOD LEVEL (100 YEAR PLUS 35% CLIMATE CHANGE EVENT). IT HAS NOT BEEN POSSIBLE TO ACHIEVE THIS WHILST MAINTAINING THE ACTIVE FRONTAGES TO THE PROPOSED BUILDINGS WHICH ARE AN IMPORTANT FEATURE OF THE DESIGN. WHERE THE EA REQUIREMENTS HAVE NOT BEEN ABLE TO BE ACHIEVED THE EA HAVE BEEN CONSULTED AT THE PRE–APPLICATION STAGE. FOR PLANNING APPLICATION 5 (DETAILED).
PLOTS NT02 & NT03 ARE SET ABOVE THE DESIGN FLOOD LEVEL PLUS 300mm.
THE APPROACH FOR NT04 IS TO HAVE THE FFL SET BELOW THE DESIGN FLOOD LEVEL. THE DESIGN FLOOD LEVEL IS 31.55m AOD. THE PROPOSED FFL IS 30.955m AOD. FLOOD RESISTANT CONSTRUCTION WILL BE PROVIDE TO 600mm ABOVE FFL WHICH IS 31.555m AOD. FLOOD RESILIENCE WILL BE PROVIDED TO THE 100YR FLOOD LEVEL WHICH IS 31.84m AOD.

RB01
RB02
RB03
RB04
RB05A
RB05B
RB05C
RB06
RB07
RB10
RB12B
RB16
RB17

PLOT NT04
DESIGN FLOOD LEVEL – 31.56m AOD
PROPOSED FFL – 30.955m AOD
FLOOD RESISTANCE UPTO 610mm
ABOVE FFL – 31.56mm AOD
FLOOD RESILIENCE MEASURES UP TO
1000 YR FLOOD LEVEL – 31.93m AOD

PLOT NT03
FFL – 32.00m AOD
(THIS PLOT IS SET ABOVE
THE DESIGN FLOOD LEVEL
PLUS 300mm FREEBOARD)

PLOT NT02
FFL – 31.55m AOD
(THIS PLOT IS SET ABOVE
THE DESIGN FLOOD LEVEL
PLUS 300mm FREEBOARD)

DO NOT SCALE

KEY:

- SITE BOUNDARY
- FLOOD EXTENT 100 yr CC
- NT02–NT04 BOUNDARY
- FLOOD EXTENT 1000 YR

REV	DATE	BY	DESCRIPTION	CHK	APP
P01	31/03/2023	UB	FIRST ISSUE	SM	SM

DRAWING STATUS: S2 - FOR INFORMATION

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CLIENT: FEC

ARCHITECT: MLM

SITE/PROJECT: RED BANK AND DANTZIC STREET

TITLE: APPLICATION 5 - MINIMUM FINISHED FLOOR LEVELS AND DESIGN FLOOD EXTENTS

SCALE @ A1:	CHECKED:		APPROVED:
Custom	SM		SM
PROJECT NO:	DESIGNED:	DRAWN:	DATE:
70079268	UB	UB	March 23

DRAWING No: RDB-WSP-XX-XX-DR-C-0017 REV: P01

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APPENDIX E – FLOOD COMPENSATION STRATEGY

DO NOT SCALE

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE

P02	13/04/2023	TG	LEVELS UPDATED TO LATEST LAYOUT AND DESIGN	RV	RV
P01	24/03/2023	TG	FIRST ISSUE	RV	RV
REV.	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS:

S0 - WORK IN PROGRESS

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CLIENT:

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ARCHITECT:

MLM

PROJECT:

RED BANK AND DANTZIC STREET

TITLE:

PROPOSED SPOT ELEVATIONS

SCALE @ A0:	CHECKED:		APPROVED:
1:500	RV		RV
PROJECT No:	DESIGNED:	DRAWN:	DATE:
70079268	TG	TG	March 2023

DRAWING No:

RDB-WSP-XX-XX-DR-TP-018

REV:

P02

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File name: I:\MYDRIVE\P-Z\WC\CENTRAL DATA\PROJECTS\70079268 - RED BANK & DANTZIC STREET MASTERPLAN\03 WIP TRANSPORT PLANNING\03 DRAWINGS\RDB-WSP-XX-XX-DR-TP-018.DWG, printed on 13 April 2023 15:51:33, by Grieve, Toby

APPENDIX F – S278 LEVELS & CONTOURS

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5. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION FOR HIGHWAYS WORKS AND LOCAL AUTHORITY GUIDANCE.
6. UNDERGROUND SERVICES MAY BE PRESENT IN THE AREA. CONTRACTOR IS TO CONFIRM THE PRECISE LINE AND DEPTH OF ANY SERVICES PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION WORKS
7. EXTENT OF PROPOSED OVERLAY/ FULL CONSTRUCTION IS INDICATIVE ONLY AND SUBJECT TO CARRIAGEWAY/ FOOTWAY TESTING & VERIFICATION TO DETERMINE SUITABILITY.

LEGEND

- S278 WORKS BOUNDARY
- S38 ADOPTION BOUNDARY
- NEW KERB LINE
- TACTILE PAVING
- MAJOR CONTOUR (100mm)
- MINOR CONTOUR (25mm)
- 195.000 SECTION MARKER

Footpath levels to be raised slightly against existing wall to suit revised carriageway levels

Raised plateau to lift carriageway 94mm to leave 6mm upstand

Existing access points to be retained. area to be re-surfaced to suit revised levels

Tie-in to proposed Victoria Riverside S278 Works. Refer SCP Transport drawings for further details

Area and interface with Victoria Riverside scheme subject to review with Landscape Architect/ MCC Highways

DANTZIC STREET

Dantzic Street

DZSCL

DUSCL

LOADING ONLY

UP

Drought Lobby 15 m²

Lobby 98 m²

Commercial

Commercial

Contours & Levels - Viewport 1

Scale 1:200

New edging kerb installed offset from building to allow levels to be raised slightly at back of existing footpath to suit revised carriageway levels

Existing access points to be retained. area to be re-surfaced to suit revised levels

New edging kerb installed offset from building to allow levels to be raised slightly at back of existing footpath to suit revised carriageway levels

Existing access points to be retained. area to be re-surfaced to suit revised levels

Existing back of footpath levels to be retained

Raised plateau to lift carriageway 94mm to leave 6mm upstand at pedestrian crossing point

DANTZIC STREET

Dantzic Street

LOADING ONLY

DUSCL

Commercial 401 m²

Contours & Levels - Viewport 2

Scale 1:200

Dalton Street carriageway to be re-constructed/ re-surfaced to suit new levels. Ch 0.000 - 23.000

Existing footway and kerb line to be retained

New pedestrian crossing installed and footway re-surfaced to suit

Dalton Street carriageway to be re-surfaced. Ch 23.000 - 151.112

Dalton Street

DALTON STREET

LOADING ONLY

NT04

DUSCL2

Internal slab levels to be graded/ adjusted to suit external threshold levels

Contours & Levels - Viewport 3

Scale 1:200

WORK IN PROGRESS

ALL INFORMATION ON THIS DRAWING IS SUBJECT TO CHANGE AS THE SCHEME IS DEVELOPED AS THE FOLLOWING INFORMATION IS EITHER YET TO BE FINALISED OR DETERMINED

- LANDSCAPE/ EXTERNAL WORKS LEVELS
- LANDSCAPE/ EXTERNAL WORKS FINISHES
- S278 TECHNICAL APPROVAL

REV.	DATE	DETAILS	DRN.	CHK
P02	20.11.23	DRAWING UPDATED GENERALLY	ARJ	MN
P01	03.11.23	FIRST ISSUE	ARJ	MN

DRAWING STATUS

PRELIMINARY

RIBA STAGE

STAGE 3

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DRAWN	DATE	SCALES
ARJ	OCT 23	1:250
CHECKED	DATE	THE ABOVE SCALES APPLY WHEN PLOTTED AT A1 SIZE –DO NOT SCALE–
PAW	OCT 23	
APPRVD.	DATE	EMAIL FOR DRAWINGS
MN	OCT 23	info@rocconsulting.com

CLIENT

FAR EAST CONSORTIUM INTERNATIONAL LTD

PROJECT TITLE

PLOTS NT02, NT03 & NT04
NORTHERN GATEWAY

DRAWING TITLE

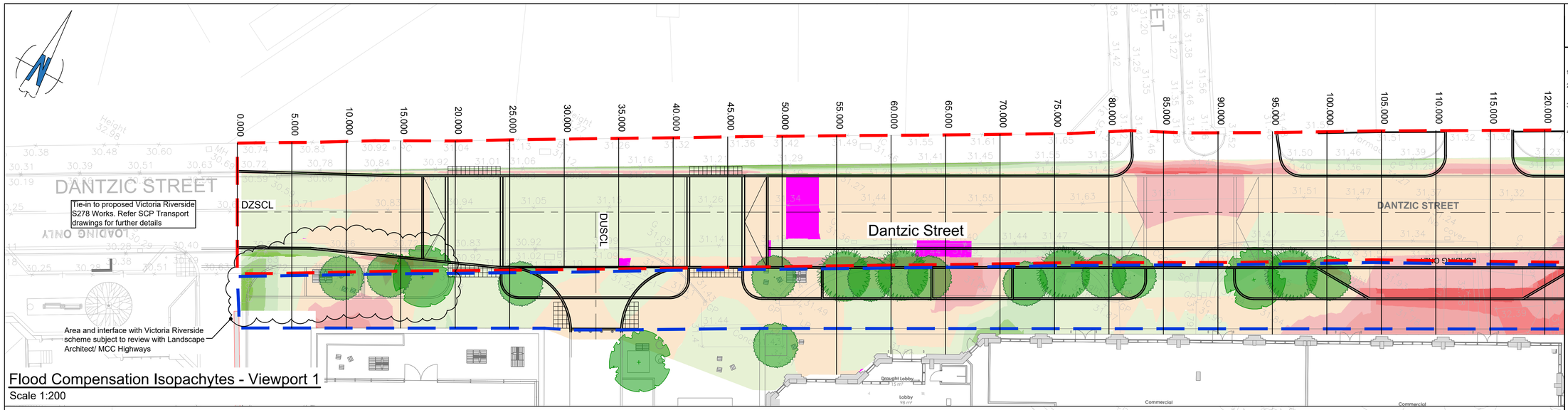
SECTION 278 WORKS
CONTOURS & LEVELS

DRAWING No.	REV.
RDB/ROC/ZZ/XX/DR/C/47/0704	P02

4328

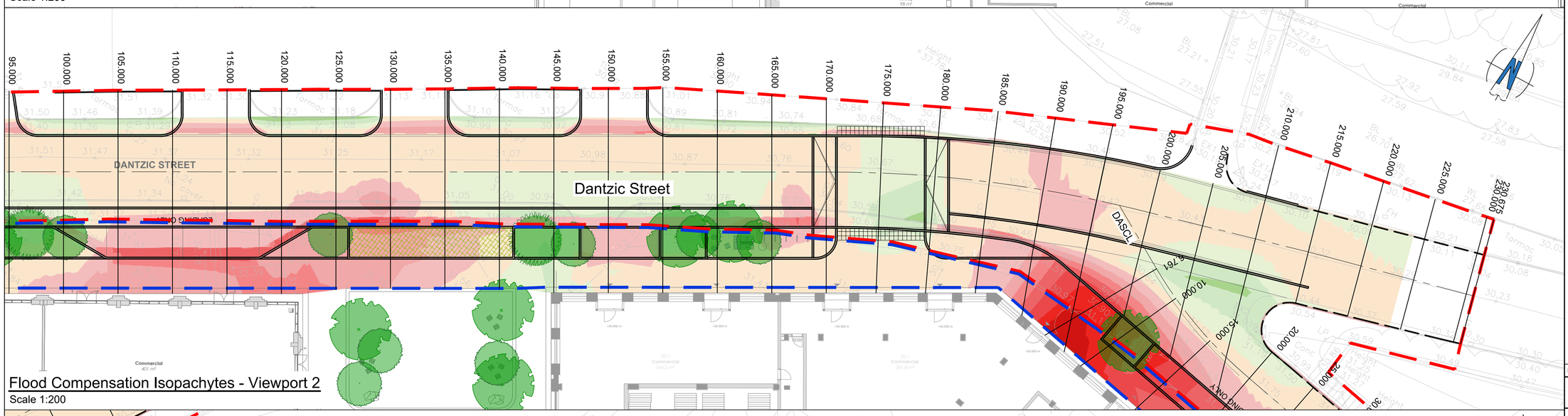
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APPENDIX G – FLOOD STORAGE ASSESSMENT



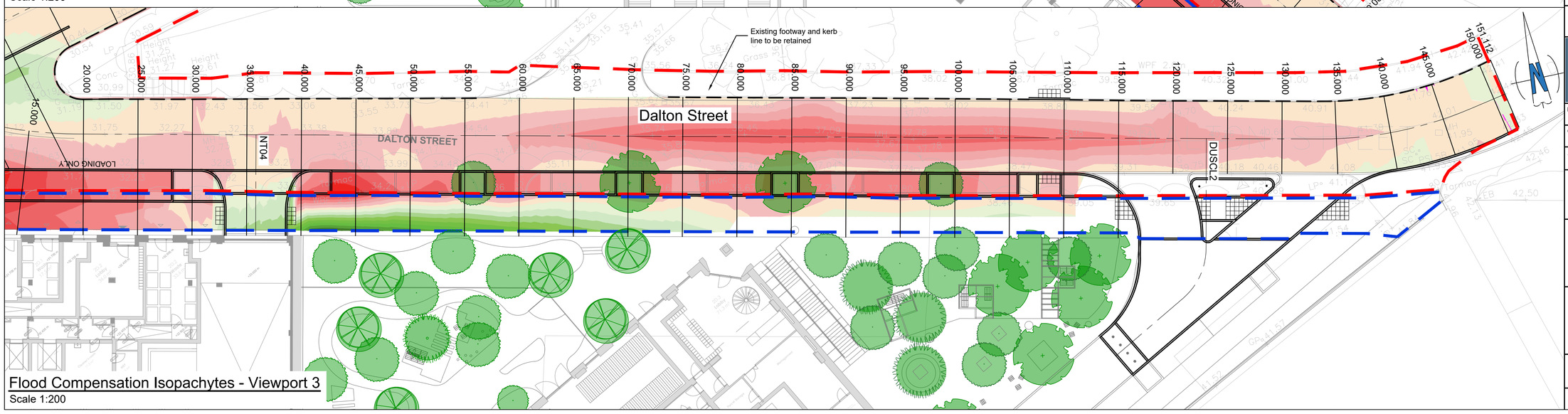
Flood Compensation Isopachytes - Viewport 1

Scale 1:200



Flood Compensation Isopachytes - Viewport 2

Scale 1:200



Flood Compensation Isopachytes - Viewport 3

Scale 1:200

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LEGEND

- S278 WORKS BOUNDARY
- S38 ADOPTION BOUNDARY
- NEW KERB LINE
- TACTILE PAVING
- 195.000 SECTION MARKER

CUT / FILL BANDS

CUT	FILL
0.00 - 0.00m	0.00 - 0.00m
0.00 - 0.05m	0.00 - 0.05m
0.05 - 0.10m	0.05 - 0.10m
0.10 - 0.15m	0.10 - 0.15m
0.15 -0.20m	0.15 -0.20m
0.20 - 0.25m	0.20 - 0.25m
0.25 - 0.30m	0.25 - 0.30m
0.30 - 0.35m	0.30 - 0.35m
0.35 - 0.41m	0.35 - 0.40m

COMPENSATORY STORAGE VOLUME ANALYSIS

GROSS CUT	GROSS FILL	NET CUT/FILL
230m³	51m³	179m³ CUT

CUT & FILL VOLUMES ABOVE ARE BASED ON A COMPARISON OF THE PROPOSED DESIGN LEVELS ASSOCIATED WITH THE S278 HIGHWAY IMPROVEMENTS (DRAWING RDB/ROC/ZZ/XX/DR/C/47/0704 P02) AGAINST THE WSP FLOOD MITIGATION DESIGN LEVELS (DRAWING RDB-WSP-XX-XX-DR-TP-018 P02) AS PROPOSED IN THE CONSENTED FLOOD RISK ASSESSMENT (REPORT REF: 79268-VICN-WSP-FRA-001) (PLANNING REF: 136814/FO/2023).

THE ANALYSIS DEMONSTRATES THAT THE S278 DESIGN LEVELS ARE GENERALLY LOWER OVERALL THAN THE MITIGATION LEVELS AND PROVIDE AN ADDITIONAL 179m³ OF FLOOD COMPENSATORY STORAGE ALONG DANZTIC STREET AND DALTON STREET

REV.	DATE	DETAILS	DRN.	CHK
P01	12/09/25	FIRST ISSUE	ARJ	JAS

DRAWING STATUS

PRELIMINARY

RIBA STAGE

STAGE 4

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DRAWN	DATE	SCALES
ARJ	SEP 25	1:200
CHECKED PAW	SEP 25	THE ABOVE SCALES APPLY WHEN PLOTTED AT A1 SIZE –DO NOT SCALE–
APPRVD. JAS	SEP 25	EMAIL FOR DRAWINGS info@rocconsulting.com

CLIENT

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PROJECT TITLE

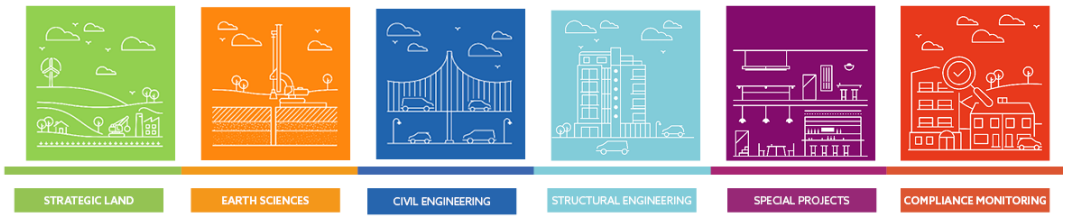
REDBANK DEVELOPMENT

DRAWING TITLE

S278 WORKS
FLOOD COMPENSATION ANALYSIS
DANTZIC STREET

DRAWING No.	REV.
RDB/ROC/XX/XX/DR/C/47/0740	P01

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