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PEVERIL SECURITIES LTD

Howard Town Mills - Flood Risk

Addendum to Flood Risk Assessment (April 2007)

February 2011

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February 2011

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1 INTRODUCTION

1.1 General

1.1.1 Wardell Armstrong LLP has been commissioned by Red Property Services on behalf of Peveril Securities Ltd to prepare a Flood Risk Assessment (FRA) in support of their proposed planning application for Howard Town Mill, Glossop. This planning application incorporates amendments to the approved scheme (HPK/2007/0196).

1.1.2 This FRA is intended as an addendum to the FRA previously prepared by Wardell Armstrong in April 2007 in support of planning application HPK/2007/0196 which was submitted by the previous owners of the site, B&R Developments. This report should, therefore, be read in conjunction with FRA Report No NL08528/J02 dated April 2007.

1.2 Planning History

1.2.1 Howard Town Mill has a long planning history associated with its redevelopment. Wardell Armstrong's involvement with the site dates back to 2006 when a Flood Risk Assessment was requested by High Peak Borough Council in support of planning application HPK/2006/0938.

1.2.2 A summary of the planning history of the site is provided in Table 1 below. The major planning applications are shown in bold text.

1.2.3 Flood Risk Assessment Report No NL08528/J01 dated December 2006 was prepared in support of planning application HPK/2006/0938 and was subsequently updated in January 2007 (Report No NL08528/J01a) with new flood data received from the Environment Agency.

1.2.4 The scheme proposed under planning application HPK/2006/0938 was refused in March 2007 against officer recommendation. The Environment Agency did, however, review the FRA (J01a) and had no objections in principle to the development, but recommended two planning conditions.

1.2.5 In April 2007 the refused scheme (HPK/2006/0938) was resubmitted with amendments under planning reference HPK/2007/0196 and approved in July 2007. FRA Report No NL08528/J02 supported this planning application.

Table 1. Planning History of Howard Town Mill, Glossop			
Planning Ref	**Status**	**Submitted By**	**Description**
HPK/2003/0936	Approved March 2005	B&R Developments	Application for major redevelopment of Howard Town Mill and adjacent land. Conversion and extension of existing mill to retail units offices and 56 residential units, 1486 sq. metres of new build retail units with associated car parking
HPK/2003/1001	Approved January 2005	B&R Developments	Listed Building Consent - Alteration
HPK/2004/0071	Approved March 2005	B&R Developments	Conservation Area Consent
HPK/2005/0484	Approved September 2005	B&R Developments	Minor amendments to HPK/2003/0936
HPK/2006/0938	Refused March 2007	B&R Developments	Amendments to HPK/2003/0936 - Provision of retail, food and drink units with apartment block containing 21units and associated works
HPK/2007/0196	Approved July 2007	B&R Developments	Resubmission of HPK/2006/0938 with amendments. New build development to provide A1 (Retail) A3 (Restaurants and Cafes) and A4 (Drinking Establishments)
HPK/2007/0813	Approved November 2007	Hurstwood Construction Ltd	Amend parking layout - condition 5 on planning application no. HPK/2007/0196
HPK/2007/0853	Approved December 2007	Hurstwood Construction Ltd	Minor amendments to HPK/2007/0196 – Re-site units 2 - 4 and 16

1.2.6 B&R Developments appointed Hurstwood Construction Ltd as the principle contractor in 2006. In May 2008, however, Hurstwood Construction Ltd went into administration, and the redevelopment work ceased. B&R Developments, subsequently, went into administration in June 2009.

1.2.7 The redevelopment of Howard Town Mill was left incomplete and vacant for over one year whilst the administration process was executed. In late 2010 Peveril Securities Ltd acquired the Howard Town Mill redevelopment site.

1.3 Status of the Development

1.3.1 Hurstwood Construction Ltd worked on the site between autumn 2006 and May 2008 during which time construction work focussed on the redevelopment of the original mill building and construction of new retail units immediately to the east of the mill building.

1.3.2 Hoarding on the site surrounds the mill building and the new retail units including an area in front of the retail units up to the existing site access road which runs through the centre of the site. The central and northern parts of the site are not protected and are currently used as a public car park.

1.3.3 The northern boundary of the site is partially fenced off to protect the incomplete works to the retaining wall.

1.3.4 Two new electrical substations have been installed adjacent to the site's boundary with Smithy Fold in the north-western corner.

1.3.5 It was observed during a site walkover (November 2010) that work had started on a new retail unit adjacent to the site's access junction with Victoria Street.

1.3.6 With regards to the drainage for the redeveloped site, it was also observed during the site walkover inspection that some new drainage had been installed during the construction works up to May 2008. This included an oil interceptor located in the proposed parking area in front of the new retail units.

1.3.7 The drainage design drawings that have been made available show that the surface water runoff from the proposed parking area will discharge to Glossop Brook via the interceptor.

1.3.8 The existing surface water outfall pipe was located during the site walkover inspection, and the drainage design drawings show that this will be retained and utilised under the development proposals.

1.3.9 Drainage channels have been installed in the basement of the original mill building which will be used as an underground parking area under the current development proposals. The drainage channels will discharge to Glossop Brook via a package surface water pumping station located in the south-western corner of the site adjacent to the proposed entrance to the basement parking area (see Drawing No. 06050-D101C - Drainage Layout in Appendix 2).

1.3.10 It was observed during the site walkover that the base for the package surface water pumping station has been constructed but the pump station has not been installed. The drainage design drawings show that surface water from the basement will be pumped for a short distance within the parking area in the south-west corner of the site before discharging to Glossop Brook via an interceptor.

2 DEVELOPMENT PROPOSALS

2.1 Summary of Development Proposals

2.1.1 It is likely that a number of planning applications will be submitted to High Peak Borough Council by Peveril Securities Ltd. This FRA will accompany two core planning applications. The proposals under the first planning application are shown on Drawing P2952-SK005 in Appendix 1. It is proposed to construct a new food retail unit (Unit 2) in the northern part of the site, in place of the four smaller units (Units 2, 3, 4 and 16) previously proposed and approved in 2007 under planning application HPK/2007/0196.

2.1.2 In addition, the planning application also proposes amendments to the approved car parking scheme in the northern part of the site due to the proposed, larger retail unit.

2.1.3 The second planning application relates to the introduction of a hotel into the main mill building ie an amendment to the proposed use of part of the mill building from that previously approved.

2.2 Drainage Proposals

2.2.1 It is proposed that the surface water drainage from the development will discharge to Glossop Brook via the existing surface water outfall. Those parts of the drainage system already installed during the earlier construction phase will be retained on-site under the current proposals – see Drawing No 06050-D101C Drainage Layout in Appendix 2.

2.2.2 Surface water runoff from the car parking areas will pass through an oil interceptor prior to discharge to the Glossop Brook.

2.2.3 The surface water pumping station located in the south-western corner of the site adjacent to the original mill building will be completed and retained under the development proposals. This will pump surface water runoff from the basement area to the Glossop Brook at a second discharge point.

3 FLOOD RISK

3.1 Discussions with the Environment Agency

3.1.1 The Environment Agency was contacted with regards to the requirements for this Flood Risk Assessment in light of the proposed planning application for amendments to the approved scheme (HPK/2007/0196).

3.1.2 The Environment Agency has confirmed (see Appendix 3 for copies of the correspondence) that FRA Report No NL08528/J02, dated April 2007, will be sufficient for submission with the two forthcoming planning applications as described in Section 2.1, so long as it provides details on the following points:

- the drainage ditch along the eastern site boundary – details of its 'remediation' and maintenance;
- flood flow routes and finished floor levels which should be above flood levels; and
- arrangements for the bund/flood wall to prevent overland flood flows from impacting on the site.

3.1.3 The above points raised by the Environment Agency are discussed in the original FRA report and are expanded upon below. Drawing No P1964-sk01 prepared by Pozzoni Architects and attached to FRA Report No NL08528/J02 (April 2007), shows the flood risk mitigation proposals for the development site.

3.2 Drainage Ditch Proposals

3.2.1 A shallow, overgrown drainage ditch is present along the eastern boundary of the site in the south-eastern corner. The ditch, as shown in Figure 1 below, is approximately 200mm deep, 500mm wide and 20m long and discharges directly into Glossop Brook.

3.2.2 Under the development proposals, a flood wall will be constructed along the eastern boundary of the site to prevent overland flood flows, from the east, impacting on the site. The flood wall will be constructed along the western side of the drainage ditch

and, therefore, any floodwater directed towards the site will be intercepted by the ditch and redirected towards Glossop Brook.

3.2.3 To ensure that the ditch is effective in conveying flood water, it will be cleared of dense vegetation and litter and re-profiled as part of the development works.

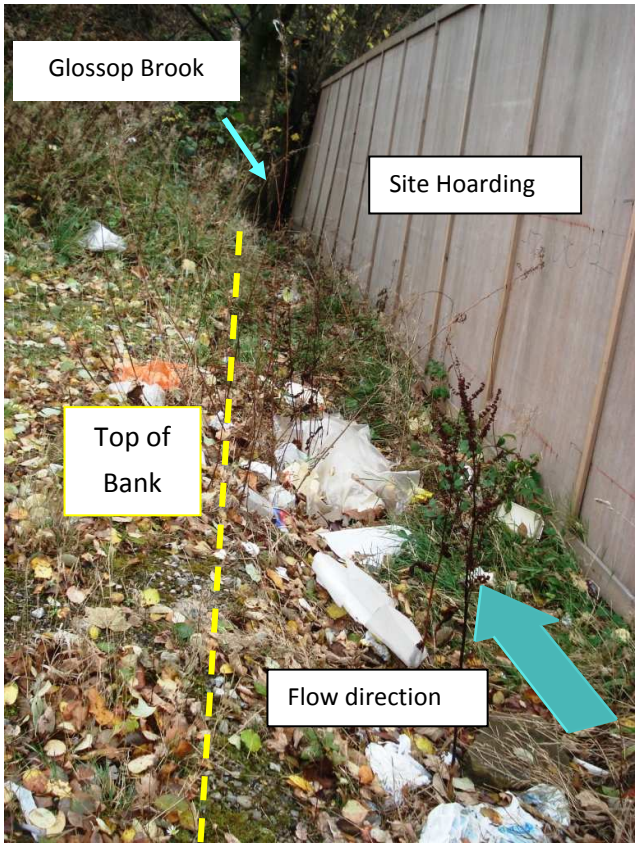

Figure 1. Drainage Ditch along eastern site boundary

3.2.4 In order to ensure that the ditch is maintained at all times, it is proposed that an area of land in the south-eastern corner of the site is lowered to match the levels of the ditch and provide access at its downstream end.

3.3 Flood Flow Routes and Finished Floor Levels

3.3.1 The proposed development is not at a direct risk of flooding from Glossop Brook. The brook does, however, have an indirect impact on the site during flood events if its banks are breached upstream of the site. In this situation, flood water flows in a westerly direction towards the site.

3.3.2 To prevent overland flood flows from impacting on the development the finished floor levels of the proposed units will be constructed at or above 148.3mAOD ie above the 1 in 100 year flood level including a 20% allowance for climate change, as provided by the Environment Agency.

3.3.3 Unit 3 and 4 which are located immediately to the east of the mill building and adjacent to Glossop Brook are already partly constructed. The floor level (top of slab) of these units is currently 148.25mAOD which is equivalent to 650mm above the 1 in 100 year flood level including 20% for climate change.

3.4 Flood Wall and Flood Bund Proposals

3.4.1 The flood risk mitigation proposals for the approved scheme will remain unchanged under the current planning application. Flood risk will be mitigated by the construction of a flood wall and bund with an elevation between 148.3 to 148.5mAOD around the eastern side of the site ie between 700m and 900mm above the 1 in 100 year flood level, including a 20% allowance for climate change, previously provided by the Environment Agency.

3.4.2 The flood wall and bund will prevent flood flows from entering the site from the east in the event that Glossop Brook overtops its banks. Flood water from the east of the development will be redirected into Glossop Brook via an existing drainage ditch. Further details are provided in the original FRA dated April 2007.

4 CONCLUSIONS

4.1.1 This report has been prepared as an addendum to the Flood Risk Assessment of April 2007 (NL08528/J02) in respect of the new development proposals at Howard Town Mill, Glossop.

4.1.2 The planning applications to which this FRA addendum relates, propose to incorporate a new larger retail unit in the northern part of the site and hotel accommodation into part of the original mill building.

4.1.3 The Environment Agency has confirmed that subject to further details regarding the flood flow routes, drainage ditch and flood bund proposals, the original FRA is sufficient for the purposes of the planning application.

4.1.4 This addendum outlines the current development proposals and provides further detail on flood flow routes, the drainage ditch and flood bund proposals as requested by the Environment Agency.

4.1.5 It is considered that the flood risk mitigation proposals described in the original FRA report and this addendum will be sufficient to protect the development from significant flooding up to the 1 in 100 year flood level, including a 20% allowance for climate change. The site is, therefore, considered suitable for the type of development proposed.

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