HPK/2011/0194

Kingfisher Consulting

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16th January 2007

03 MAY 2011

HPK/2006/0837 – Change of use to childrens indoor play centre at Unit 16c Etherow Industrial Estate, Woolley Bridge Glossop

Site-specific Flood Risk Assessment in accordance with PPS25

In discussions with the Environment Agency and the consulting engineer Halcrow who prepared a previous flood analysis for the River Etherow in this location, it has been determined that the 100 year flood level at the flood gate position would be 123.87m OD including climate change. In the 100 year event the flood gate would overtop and flood water would flow along the estate road to the east of Unit 16c and subsequently onto Woolley Bridge Road. Flooding would also occur along the estate road to the west of Unit 16c.

Pedestrian ingress and egress from Unit 16c is provided at each end directly onto the estate roads. In the 100 year flood event it would therefore be necessary to provide certain precautionary measures as itemised below.

- The roof of the office and party rooms will be designed to take 3.0 kN/m² loading and provided with steps to provide a refuge area at 1.2m above the 100 year flood level.
- The existing roller shutter door on the east side of the building will be more effectively sealed to reduce the rate of ingress of flood water.
- Services will be set at an appropriate level in accordance with details to be submitted and approved in writing by the Local Planning Authority.

The above measures are shown on the attached plan K1081.

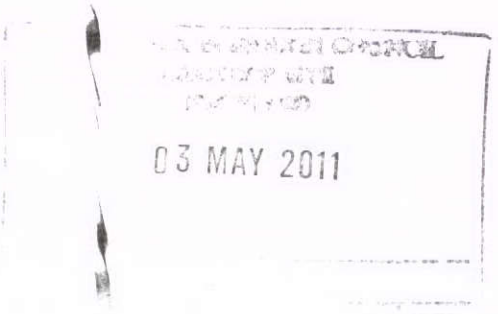
Jonathan Butterworth **BSc(Hons) CEng FICE MCIWEM**
Member of the Supervising Panel under the Reservoirs Act 1975

HPK/2011/0194

Our ref: S/472/ETHE/13313/DTA
Your ref:
creating a better place
Date: 26 January 2007

Environment Agency

Kingfisher Consulting
Barley Castle Yard
Market Street
Hayfield
Hayfield
High Peak
SK22 2EP



Dear Sir

DEVELOPMENT AT UNIT 16C ETHEROW INDUSTRIAL ESTATE

Thank you for the flood risk assessment for the above site. I am pleased to inform you that it is satisfactory and that the Agency has withdrawn its objection to the application.

Yours faithfully

David Astbury

DAVID ASTBURY
Development Control Engineer

Direct dial 01925 543412

Environment Agency
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