

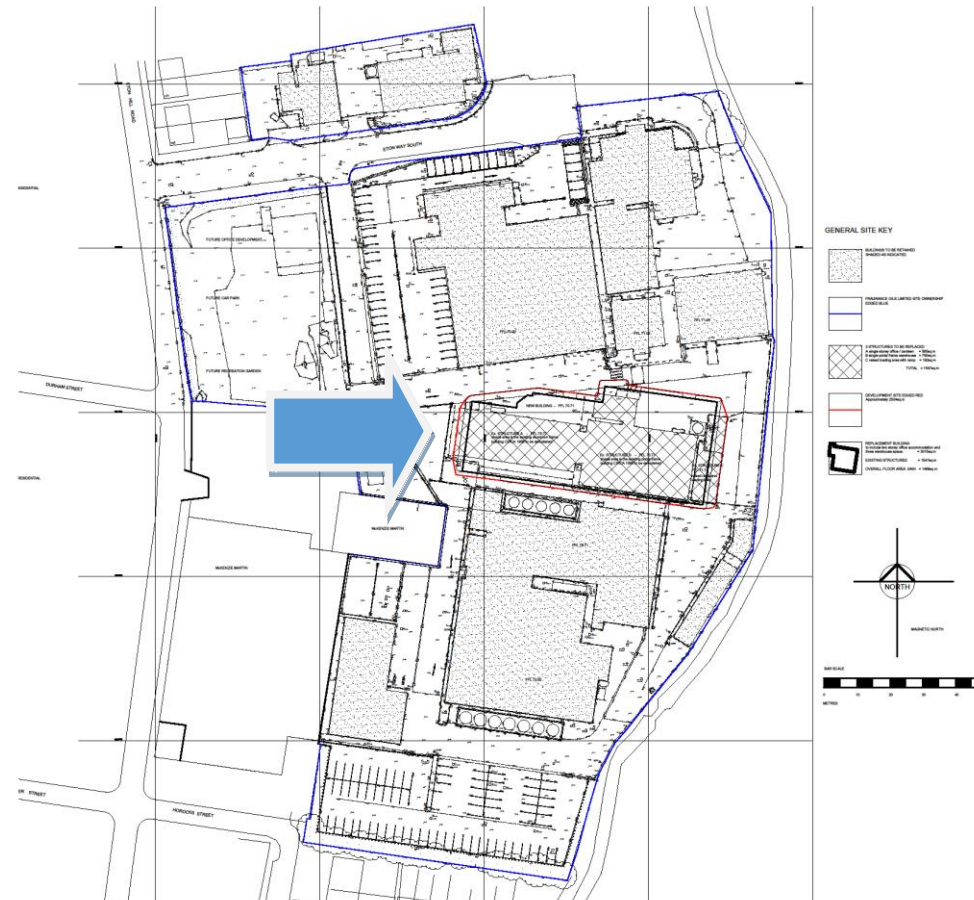
Fragrance Oils Limited, Eton Hill Road, Eton Way South, Radcliffe, Bury M26 2FR

Sustainable Drainage System (Sustainable Urban Drainage Pro-forma)

TO ACCOMPANY the PLANNING APPLICATION for the Redevelopment of Existing Facilities known as the BT

Site Layout

Grid Reference 379505, 408170



Sustainable Drainage System (Sustainable Urban Drainage Pro-forma)

INTRODUCTION:

This design statement has been prepared to provide a pro-forma drainage design, for the proposed development at Fragrance Oils Limited Radcliffe and support the planning application. This report will justify why the development drainage strategy differs from the standard requirement of the Policy on Sustainable Drainage

SITE LOCATION and FEATURES

Fragrance Oils International Limited have been on this 5-acre site since 1979 and are proud of the “state of the art” facilities they have now achieved. The company is thriving globally and with success comes the need to expand, renew and increase their workforce. The management have actively sought to expand onto land adjacent to the main site so they can utilise existing facilities including the drainage system, In the last few years have made two major acquisitions of adjacent buildings and land for this expansion programme. However, there are areas within the site that have become outdated for the companies increased staffing levels, modern processing, and distribution requirements. Some building structures which may have been acceptable in 1979 are now not fit for purpose and the site subject to this application is one such situation.

FRAGRANCE OILS LIMITED- DRAINAGE OVERVIEW

Prior to 2011 all the site surface water drainage would be collected in soak-away- chambers linked together and the overflow. If any, would discharge into Hutchinson’s Goyt, a deep cut waterway located to the east of the plant boundary. Some buildings, such as the administration block would discharge directly into the mains sewers at Eton Way South to the north and Ashworth Road to the south. The large production factory 4 was built in 2011 together with an eighty-space carpark and associated roads.

It was a requirement, at that time, to incorporate a sustainable storage system, but rather than create one for one building the management agreed to having a system suitable to cater for the expansion programme and a fully integrated SuDS system has been designed by WA Fairhurst and Partners, Newcastle-Upon-Tyne and implemented post 2011.

The system in simple terms direct surface water to an interceptor, to protect from spillages, and then to the infiltration tank which located in the lower section of the south car park. The stored water percolates into the ground although an overflow to Hutchinson’s Goyt is provided

It is the intention of the project management team to redirect, as possible, a portion of the drainage to the 65m x 5.5m x 1m infiltration tank which it is believed to considerably under capacity as this is the first major redevelopment since it’s installation.



FLOOD RISK ASSESSMENT

All data has been taken from the HM Government web site and LLFA information

Rivers and the sea **Very low risk of flooding**

Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Surface water **Very low risk of flooding**

Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area

Flooding on this site from the above risks are classed as unlikely, this is confirmed by the fact no flooding has occurred since 1979

THE DEVELOPMENT SITE

The development subject to the present application replaces existing buildings which have an existing run-off, consideration must be given to the fact, the actual run-off to be considered is less than an additional 30% of the existing buildings and the understanding that a SuDS system has been designed and implement to cater for any redevelopment within the whole plant.

The management team will commission a civil engineer to check the design for the proposals and the previously designed SuDS system and oversee the construction.

Taking account of the project location within the plant setting and the location of the infiltration tank and that some it may still be necessary to use the mains sewers, and this would be agreed with the LLFA

The development site

The infiltration tank

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