

Former Mondi/Holcombe Mill, Bridge Street, Ramsbottom Flood Risk and Drainage Assessment

Executive Summary

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1. A planning application for the erection of 57 dwellings on the former Mondi/Holcombe Mill site in Ramsbottom was submitted to Bury Council on 1 November 2023. The application was validated on 10 November 2023 with the planning reference 70222.
2. The planning application was accompanied by a Flood Risk and Drainage Assessment report ("the submitted FRDA") prepared by Weetwood Services Ltd (report ref: 4714/FRDA/Final/v1.0/2023-10-27).
3. The Environment Agency (EA) provided a consultation response by way of a letter dated 16 January 2024. The first paragraph of the letter states "... ***we have no objection in principle to the proposed development***". The EA letter recommends engagement with the Council's emergency planners in respect of the car park and residual risk of flooding (see below).
4. The submitted FRDA states that the risk of flooding from surface water, groundwater, reservoirs, canals, and other artificial water bodies is Low to Negligible.
5. The site is located adjacent to the River Irwell. Detailed site specific hydraulic modelling presented in the submitted FRDA demonstrates that subject to implementation of a package of "designed in" mitigation measures (i.e. widening of River Irwell channel, ground re-profiling, finished floor levels of all dwellings set at a specified minimum height), that the residential development would not flood during the 1 in 100 or 1 in 1000 annual exceedance probability (AEP) events, or during the 1 in 100 AEP event plus an allowance for future climate change.
6. The residential development is shown to be safe from flood risk for its lifetime, in accordance with planning policy. The assessment also demonstrates that the proposal would not increase flood risk elsewhere for the lifetime of the development, again in accordance with planning policy.
7. The proposed Car Park located off Bridge Street has been designed to flood during the 1 in 1000 AEP event and the 1 in 100 AEP event plus climate change. A Flood Warning Plan for the Car Park has now been prepared for the Council. The Plan recommends that the Car Park entry/exit barrier is closed in the event that a flood warning is issued by the EA.
8. Surface water runoff from the proposed development would be discharged to the River Irwell. The peak runoff rate and volume of surface water runoff from the proposed development would be significantly lower than existing rates and volumes. As such, surface water runoff from the proposed development would be sustainably managed in accordance with planning policy and associated guidance.
9. Foul water from the proposed development would be discharged to the public sewerage network. United Utilities has advised that it will allow foul flows from the proposed development to discharge to the public sewer system at an unrestricted rate.
10. United Utilities has also confirmed that the foul loading associated with the proposed development would result in "*no deterioration to the flood risk of any nodes / manholes that are hydraulically connected to the development flow conveyance sewers*" and that "*there is no threat of flooding to the new properties given the respective predicted Top Water Levels (TWL) in the new foul sewers and the FFL of the properties within the development site*".
11. The submitted FRA concludes that the proposed development would not increase the risk of flooding from the public combined sewer network.
12. Finally, the submitted FRDA acknowledges that if the wall acting as a flood defence feature along the northern edge of Bridge Street fails, there is a residual risk of flooding during the 1 in 100 AEP event plus an allowance for future climate change. However, the assessment demonstrates that in the unlikely event of a wall failure, no flooding of residential dwellings would occur.

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