



Environmental

Geotechnical

Highways

Structural

Civil

Proposed Clubhouse for Thornton-Cleveleys FC

Flood Risk and Surface Water Drainage Assessment.

For: Thornton Cleveleys FC

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Date: Oct 19

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1. **INTRODUCTION**

- 1.1 Integra Consulting has been commissioned by Steve Abbott of Thornton-Cleveleys Football Club to undertake a Flood Risk and Surface Water Drainage Assessment (FRA) for the site at Gamble Road, Thornton. This document has been prepared to accompany the planning application for the proposed development of the application site.
- 1.2 The objective of the FRA is to identify potential flooding issues and any consequent implications on the proposed site development. Both existing and proposed surface water drainage for the development site are considered.
- 1.3 The FRA has been undertaken in accordance with the pro-forma guidance contained in:
- Department for Communities and Local Government document 'National Planning Practice Guidance: Flood Risk and Coastal Change'
 - Wyre Council Strategic Flood Risk Assessment Level 1 dated July 2016
 - Wyre Council Strategic Flood Risk Assessment Level 2 ref: B2236400|D03 by Jacobs dated October 2016
 - DEFRA / Environment Agency publication SC030219 'Rainfall Runoff Management for Developments' dated October 2013.
- 1.4 To date, consultations have been undertaken with the Environment Agency (EA).

2. STANDARDS AND LIMITATIONS

This report has been prepared solely for use by Thornton-Cleveleys Football Club.

It shall not be relied upon or transferred to any other party without the prior written authorisation of Integra Consulting.

The findings and opinions in the report are based on information derived from a variety of different sources. Integra Consulting do not accept any liability for the accuracy or otherwise of any information provided by third parties.

It should be noted that some of the aspects considered in this study may be subject to change with time. Therefore, if the development is delayed or postponed, consideration may need to be given to reviewing such issues to confirm that no changes have taken place, either at the site or within relevant legislation.

Further consultations with statutory bodies are likely as the scheme progresses. It should be noted that even where responses have been received from Regulators, these could be subject to change at a later date.

3. CURRENT SITUATION

3.1 Site Location and Description

The circa 1.4 hectare irregular shaped site is located directly to the south of Gamble Road, Fleetwood. The site is centred at National Grid reference 333795, 443878 as shown on the site location plan in Appendix 1.

The site is bounded to the north by Gamble Road / Butts Road, to the east and west by residential properties and to the south by the Fleetwood Town FC training facility.

3.2 Hydrology and Flooding

Current Environment Agency flood mapping is attached in Appendix 2 with the proposed clubhouse lying wholly within Flood Zone 1.

The Environment Agency have confirmed that they have no records of flooding at the subject site.

A review of the EA / DEFRA mapping indicates that no risk of surface water flooding or reservoir flooding is evident at the site.

3.3 Existing Sewers

The existing adopted sewers surrounding the site are noted as follows (refer to Appendix 4 for detailed UU sewer plans):

- 300mm diameter surface water sewer extending north beneath Wembley Road and Crystal Road from the north west corner of the site;
- 300mm diameter foul water sewer extending from west to east beneath Butts Road from the north eastern corner of the site;

4. PROPOSED DEVELOPMENT

4.1 Development Proposals

It is proposed to undertake a sports / leisure based development of the application site with access from Wembley Road.

4.2 Surface Water Drainage

The issue of surface water drainage to the proposed development has been considered with reference to the hierarchy of surface water disposal as noted in the Building Regulations H3:

- i) Sustainable Urban Drainage Systems (SUDS)
- ii) Discharge of surface water off site direct to watercourse
- iii) Discharge to adopted sewer

SUDS are made up of one or more structures built to manage surface water runoff. They are used in conjunction with good management of the site to prevent flooding and pollution. There are four general methods of control:

- Filter strips and swales
- Filter drains and permeable surfaces
- Infiltration devices
- Basins and Ponds

Desk study evidence confirms that the site is underlain by low permeability cohesive deposits - on this basis, soakaways and permeable surfaces are deemed unsuitable at this site.

The nearest watercourse to the site is located approximately 250m to the north of the site through a series of third party land ownerships. On this basis, direct discharge of post-development surface water to watercourse is not considered viable.

Accordingly, it is proposed to discharge suitably attenuated post-development surface water from the new clubhouse and associated car park/ access road at greenfield runoff rates into the existing adopted 300mm diameter surface water beneath Wembley Road from United Utilities manhole number 6903 which is located adjacent to the north west corner of the site – this surface water sewer in turn discharges to an unnamed watercourse circa 150m to the north of the site.

Proposed post-development run off from the existing greenfield area of the development site equates to 2.5 litres per second over a 1 hectare hard surfaced area of the post-development site (refer to Appendix 5).

The above proposed greenfield runoff rate results in estimated on site storage to cater for a 1 in 100 year plus 30% climate change event of approximately 280 m³ (refer to Appendix 5 for estimated storage calculation details) with underground storage to cater for the 1 in 30 year event (approximately 150 m³). It is noted that these estimated figures are naturally subject to future detailed drainage design.

It is proposed to accommodate the approximate storage volumes noted above within a combination of below ground storage crates, drainage pipework and manholes with circa 130 m³ stored above ground level in post-development car park areas and naturally retained within the site boundary in a critical storm event. The approximate 130 m³ above ground storage relates to a depth of circa 40mm over the proposed 3000 m² car park area.

The post development surface water drainage system will be designed to ensure that:

- There is no surcharge in the 1 in 1 year event;
- Surface water flows up to a 1 in 30 year event remain in below ground storage;
- Surface water flows remain on site up to a 1 in 100 year + 30% climate change storm event. Sufficient surface water storage and shallow ponding volume will be available to ensure there is no risk to property.

4.3 Foul Water Drainage

It is proposed to connect the limited foul flows from the site into the existing adopted 300mm diameter foul sewer that extends from west to east beneath Butts Road from United Utilities manhole number 8904 located adjacent to the north eastern corner of the site.

4.4 National Planning Policy Framework and Technical Guidance

The sport / leisure site development proposals are classed as 'water-compatible' development in Table 2 of the Flood Risk and Coastal Change guidance.

'Water-compatible' development in Flood Zone 1, Flood Zone 2 and Flood Zone 3 (defended) are classed as appropriate according to Table 3 of the Flood Risk and Coastal Change guidance.

Proposed post development levels will be engineered in order to protect the development and not provide any increased flood risk elsewhere.

Types of flooding that could affect the site are:

River- the site lies in a combination of Flood Zone 1, Flood Zone 2 and Flood Zone 3 (defended)

Sea – there is no risk of flooding from the sea

Land – there are no undrained land slopes towards the site

Groundwater – there are no springs or weep areas on the site

Sewers – there have been no local reports of sewer surcharge

4.5 Strategic Flood Risk Assessment & EA Mapping Review

From our review of the Wyre Council Level 1 Strategic Flood Risk Assessment by dated July 2016 and the Wyre Level 2 Strategic Flood Risk Assessment by Jacobs dated October 2016, the site does not lie within a Critical Drainage Area.

4.6 Safe Access and Egress

Safe access / egress from the site in extreme conditions will be via the entrance on Wembley Road.

5. CONCLUSIONS

5.1 Flooding

Current Environment Agency flood mapping is attached in Appendix 2 with the proposed clubhouse lying wholly within Flood Zone 1.

The Environment Agency have confirmed that they have no records of flooding at the subject site.

There are to be no off site surface water flood routes generated by the development during an enhanced 1 in 100 year storm. All surface water run-off will remain on site in the 1 in 100 year + 30% climate change event.

5.2 Site Surface Water Drainage

It is proposed to discharge suitably attenuated post-development surface water from the new clubhouse and associated car park / access road at greenfield runoff rates into the existing adopted United Utilities surface water sewer network beneath Wembley Road at United Utilities manhole number 6903. This surface water sewer in turn discharges to an unnamed watercourse circa 150m to the north of the site.

5.3 Site Foul Water Drainage

It is proposed to connect foul flows from the site into the existing adopted 300mm diameter foul sewer that extends from west to east beneath Butts Road from United Utilities manhole number 8904.

5.4 Flood Risk Management Measures

There will be a site management Health and Safety document prepared in respect of the site.

5.5 Off Site Impacts

All roofed and paved areas are to be formally drained into the site surface water drainage system. The design of the site surface water system will ensure that no off site flood flows are generated by the proposed development in the 1% plus climate change event.

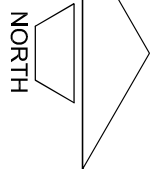
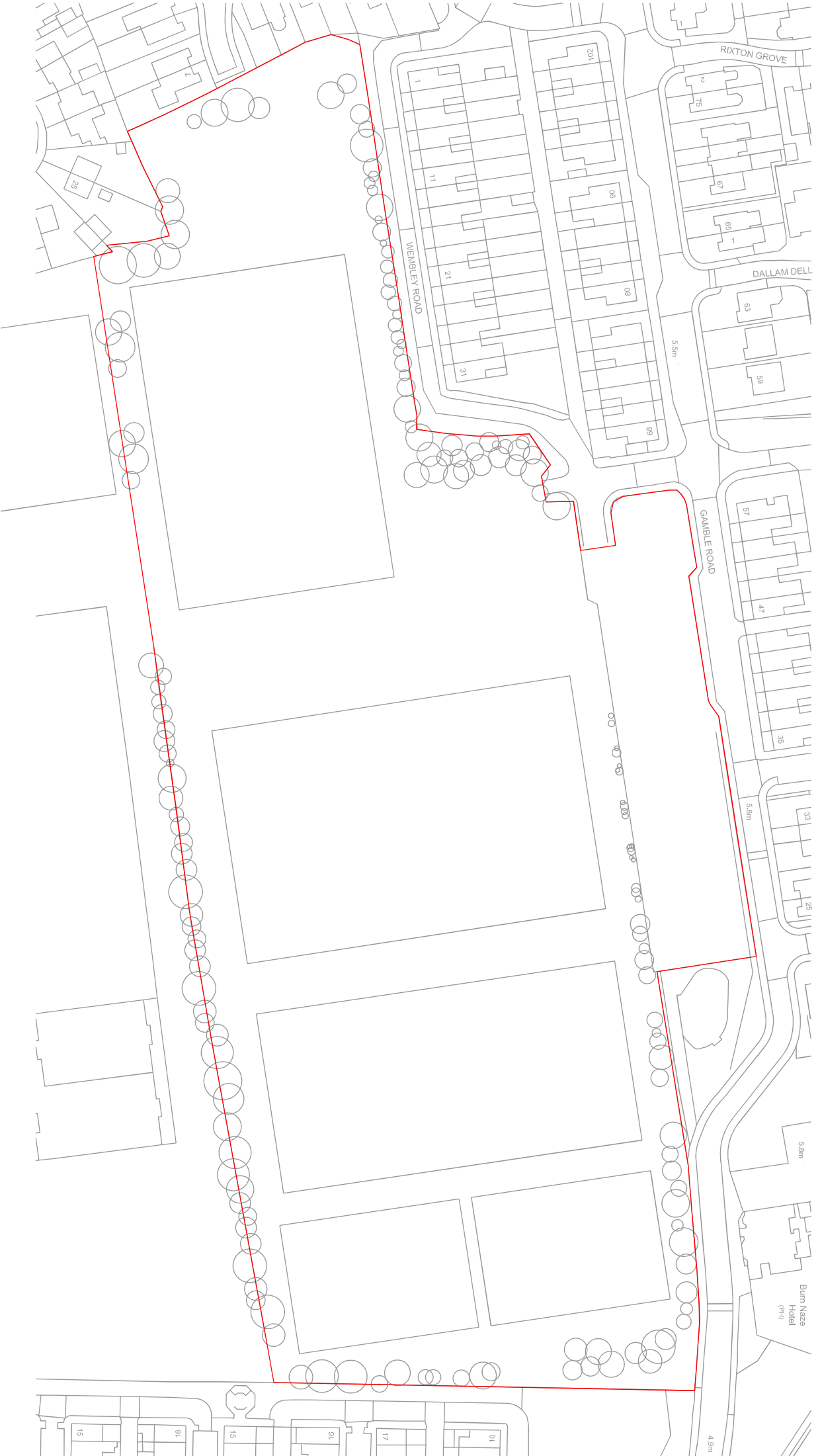
5.6 Residual Risk

With careful design of the drainage elements as described above, there will be no residual flood related risks remaining after the development has been completed.

A post-development safe emergency access can be maintained at all times during a flood event. Emergency access will be from Wembley Road.

APPENDIX 1

SITE LOCATION PLAN



THORNTON-CLEVELEYS FC
PROPOSED CLUBHOUSE
 Gamble Road, Thornton
EXISTING SITE LAYOUT PLAN

Scale 1 : 300 @ A1
 Date August 2019
 Drawn GA
 Drawing No. A 19 - 12 / 4

GEOFF ATTWATER
 ARCHITECTURAL DESIGN SERVICE

40, Stanah Gardens,
 Thornton - Cleveleys,
 Lancs, FY5 5JH,
 Tel: 01253 828848 / Mob: 07539 264785
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APPENDIX 2

ENVIRONMENT AGENCY FLOOD MAPPING

Flood map for planning

Your reference
Thornton-Cley

Location (easting/northing)
333763/443810

Created
9 Oct 2019 22:24

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

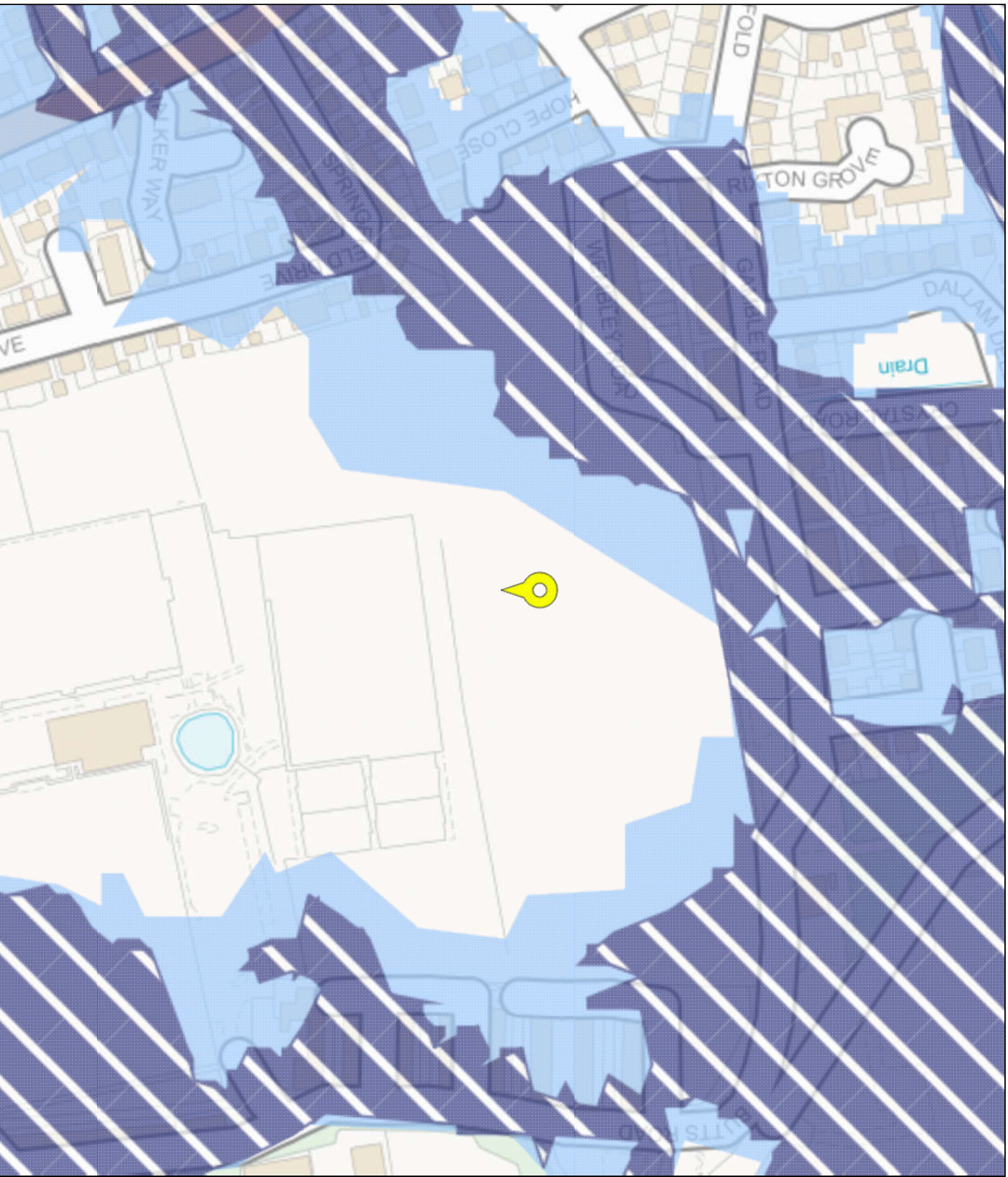
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Environment Agency

Flood map for planning

Your reference
Thornton-Cley

Location (easting/northing)
333763/443810

Scale
1:2500

Created
9 Oct 2019 22:24



Selected point



Flood zone 3



Flood zone 3: areas benefitting from flood defences



Flood zone 2



Flood zone 1



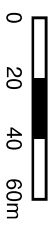
Flood defence



Main river



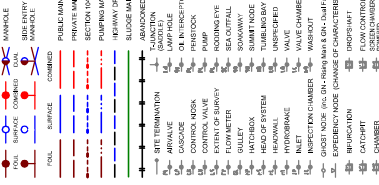
Flood storage area



APPENDIX 3

UNITED UTILITIES SEWER PLAN

WASTE WATER SYMBOLOLOGY



Note - All dimensions are in millimeters unless otherwise stated.

MANHOLE / NODE TYPE

- T Transition
F Full
S Surface
O Overflow
C Combined
M Manhole
J Junction
L L-shaped
Y Y-junction
G Gully
R Riser
I Inlet
F Outlet
V Combined Sewer
P Pumping Station
S Substation
D Dual Function
U Unspecified
W Treatment Works

SEWER SHAPE

- C Circular
E Egg
O Oval
R Rectangular
S Square
T Trapezoidal
A Arch
B Barrel
C Channel
H Half
U Unspecified

SEWER MATERIAL

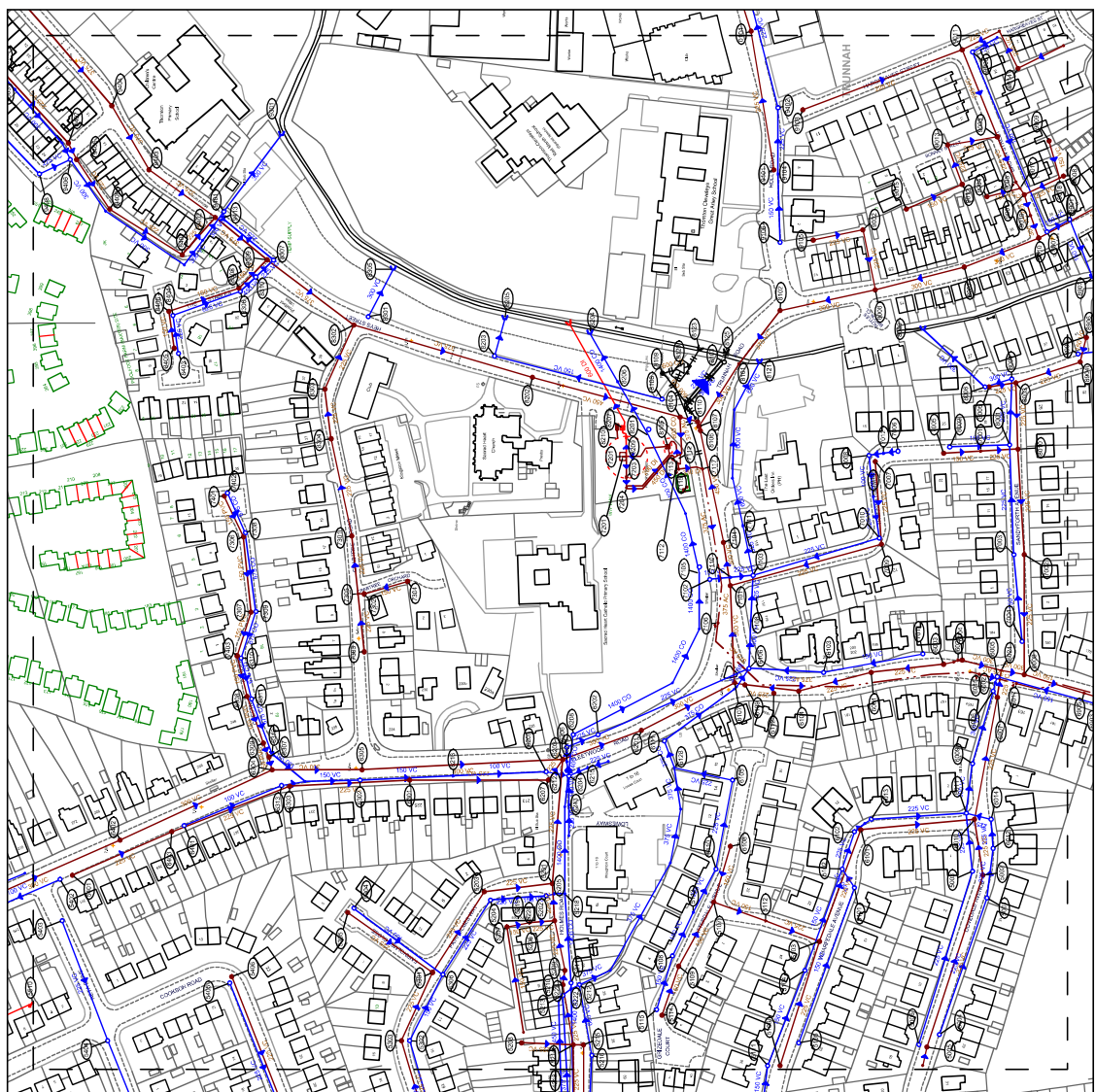
- AC Asbestos Cement
CI Cast Iron
SJ Spun (Grey) Iron
CC Concrete
CS Concrete Segment (Uncoated)
DI Ductile Iron
GR Glass Reinforced Concrete
PS Plastic / Steel Composite
PV Polyvinyl Chloride
RP Reinforced Plastic Matrix
ST Steel
VC Vitreous Clay (All Clayware)

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OS Sheet No: SD3343SE
Scale 1:1250 Date: 19-Jul-2013
272 Nodes
Sheet 1 of 1

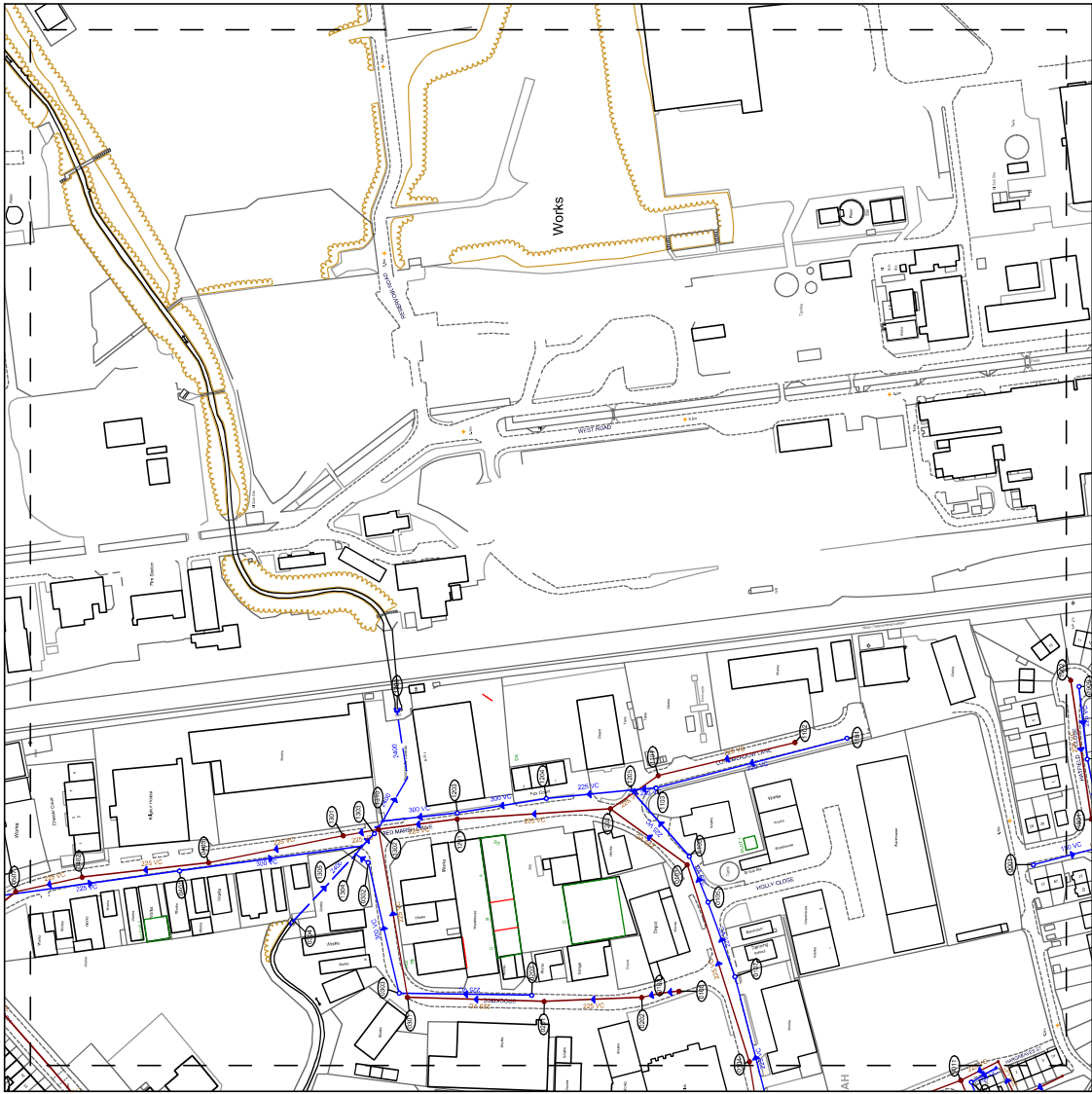


Table of node data with columns for Node ID, Material, Shape, Size, and Function. Includes nodes like 7000, 7001, 7002, etc.



OS Sheet No: SD3343SE
Scale 1:1250 Date: 19-Jul-2013

Printed by: Gareth Hindley



Refno. Cover Firm Type Invert Size, Qty Shaded Grid Scale Length

0001	S	M	150	1	38.29
0101	F	M	230	1	15.94
0102	F	Q	230	225	2.36
0103	F	Q	30	54	5.22
0104	F	S	30	190	2.77
0105	S	M	3.5	225	3.25
0106	S	M	3.5	225	3.25
0107	S	M	3.5	225	3.25
0108	F	M	4.07	150	4.07
0109	F	M	4.07	150	4.07
0110	F	M	4.07	150	4.07
0111	F	M	4.07	150	4.07
0202	F	M	3.72	225	3.72
0203	F	M	3.72	225	3.72
0204	F	M	3.72	225	3.72
0205	F	M	3.72	225	3.72
0302	S	M	2.75	300	2.75
0303	S	M	2.75	300	2.75
0304	S	M	2.75	300	2.75
0305	S	M	2.75	300	2.75
0401	S	M	3.04	300	3.04
0402	S	M	3.04	300	3.04
0403	S	M	3.04	300	3.04
0404	S	M	3.04	300	3.04
0405	S	M	3.04	300	3.04
0501	F	M	2.31	225	2.31
0502	F	M	2.31	225	2.31
1101	F	M	3.11	225	3.11
1102	F	M	3.11	225	3.11
1103	F	M	3.11	225	3.11
1104	F	M	3.11	225	3.11
1105	F	M	3.11	225	3.11
1106	F	M	3.11	225	3.11
1107	F	M	3.11	225	3.11
1108	F	M	3.11	225	3.11
1109	F	M	3.11	225	3.11
1110	F	M	3.11	225	3.11
1201	F	M	2.85	300	2.85
1202	F	M	2.85	300	2.85
1203	F	M	2.85	300	2.85
1204	F	M	2.85	300	2.85
1205	F	M	2.85	300	2.85
1206	F	M	2.85	300	2.85
1207	F	M	2.85	300	2.85
1208	F	M	2.85	300	2.85
1209	F	M	2.85	300	2.85
1210	F	M	2.85	300	2.85
1211	F	M	2.85	300	2.85
1212	F	M	2.85	300	2.85
1213	F	M	2.85	300	2.85
1214	F	M	2.85	300	2.85
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1216	F	M	2.85	300	2.85
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1221	F	M	2.85	300	2.85
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1267	F	M	2.85	300	2.85
1268	F	M	2.85	300	2.85
1269	F	M	2.85	300	2.85
1270	F	M	2.85	300	2.85

WASTE WATER SYMOLOGY

	SEWER MAIN
	WATER MAIN
	STORM WATER MAIN
	GAS MAIN
	ELECTRIC POWER LINE
	TELEPHONE LINE
	CABLE TV LINE
	FIRE ALARM LINE
	PUBLIC WATER MAIN
	PRIVATE WATER MAIN
	SECTION LINE
	EASEMENT LINE
	SURVEY LINE
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPERTY LINE
	LOT LINE
	BUILDING FOOTPRINT
	DRIVEWAY
	ROAD
	PATH
	FENCES
	TREES
	WATER FEATURES
	UTILITIES

MANHOLE FUNCTION

T Transition
F Flow
S Surface
C Combined
U Unspecified

MANHOLE / NODE TYPE

M Manhole
Z Chest in Railing Main
J Junction
C Cascade
L Lanthole
Y Gallery
R Radial
O Oil Tank
I Inlet
F Outlet
V Combined Sewer
B Hydrobrane
P Pumping Station
S Sump Station
D Dual Function
U Unspecified
W Treatment Works

SEWER SHAPE

C Circular
T Trapezoidal
E Egg
O Oval
D Oval Duct
R Rectangular
S Square

SEWER MATERIAL

AC Asbestos Cement
CI Cast Iron
SI Spin (Grey) Iron
CO Concrete
CS Concrete Segments (Rubber)
CS Concrete Segments (Unrubber)
CC Concrete Box Culvert
DI Ductile Iron
GR Glass Reinforced Concrete
GR Glass Reinforced Plastic
PS Plastic / Steel Composite
PV Polyvinyl Chloride
RP Reinforced Plastic Matrix
ST Steel
VC Vitreous Clay (All Clayware)
VFC Vitreous Clay (Fibre Clay)
PFC Fibre Clay
PF Fibre Fibre
MA Masonry - In Regular Courses
MA Masonry - Randomly Coursed
U Unspecified

Note: All symbols are from British Standards BS5588:2002 not significant

OS Sheet No: SD3443SW
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36 Nodes
Sheet 1 of 1



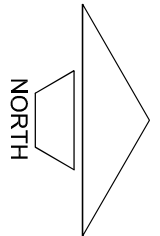
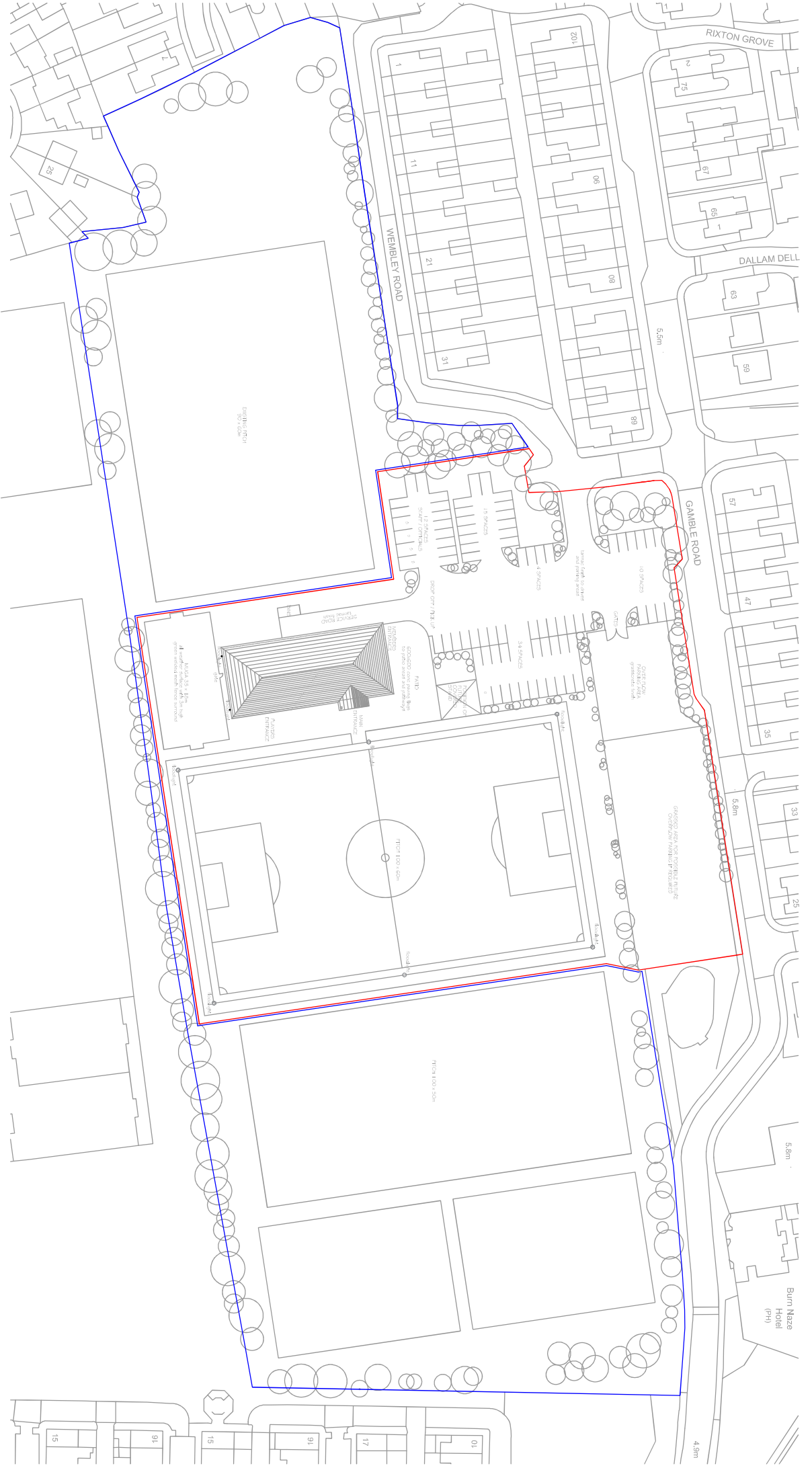
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APPENDIX 4

PROPOSED SITE MASTERPLAN



C - 04.10.19 - Red edges amended.
 B - 27.11.19 - Redesign.
 A - 18.07.19 - Redesign.

THORNTON-CLEEVELEYS FC PROPOSED CLUBHOUSE Gamble Road, Thornton	
SITE LAYOUT PLAN	
Scale	1 : 300 @ A1
Date	August 2019
Drawn	GA
Drawing No.	A 19 . 12 / 1 rev C
GEOFF ATTYWATER ARCHITECTURAL DESIGN SERVICE 40, Stanah Gardens, Thornton - Cleeveleys, Lancs, FY6 5JH. Tel: 01253 828848 / Mob: 07539 264785 Email: geoffattwater@talktalk.net	

APPENDIX 5

SURFACE WATER STORAGE CALCULATION ESTIMATES

Job Title TCFC

Storm Water Flood Model

M5-60 = 17 **r = 0.4** **Return, T = 30** **Area (m²) = 4500**
CC Factor = 0 **Limit (l/s) = 2**
Totals **143** **143**

D (mins)	M5-D (mm)	MT-D (mm)	Rate (mm/hr)	Flow (l/s)	CC Flow (l/s)	Storage (m ³)	CC Storage (m ³)
10.00	9.00	13.28	79.66	98.94	98.94	58.16	58.16
15.00	10.70	16.05	64.19	79.72	79.72	69.95	69.95
20.00	11.95	17.98	53.94	66.99	66.99	77.99	77.99
25.00	12.93	19.55	46.93	58.28	58.28	84.42	84.42
30.00	13.75	20.86	41.72	51.82	51.82	89.68	89.68
35.00	14.45	21.99	37.69	46.81	46.81	94.11	94.11
40.00	15.07	22.97	34.46	42.80	42.80	97.93	97.93
45.00	15.62	23.86	31.81	39.51	39.51	101.27	101.27
50.00	16.12	24.66	29.59	36.75	36.75	104.24	104.24
55.00	16.58	25.39	27.70	34.40	34.40	106.91	106.91
60.00	17.00	26.06	26.06	32.37	32.37	109.32	109.32
65.00	17.39	26.69	24.63	30.60	30.60	111.52	111.52
70.00	17.76	27.27	23.38	29.03	29.03	113.54	113.54
75.00	18.11	27.82	22.26	27.64	27.64	115.39	115.39
80.00	18.43	28.34	21.25	26.40	26.40	117.10	117.10
85.00	18.74	28.83	20.35	25.27	25.27	118.69	118.69
90.00	19.03	29.29	19.53	24.25	24.25	120.17	120.17
95.00	19.32	29.74	18.78	23.33	23.33	121.55	121.55
100.00	19.58	30.16	18.10	22.47	22.47	122.84	122.84
105.00	19.84	30.56	17.46	21.69	21.69	124.05	124.05
110.00	20.09	30.95	16.88	20.97	20.97	125.19	125.19
115.00	20.33	31.32	16.34	20.30	20.30	126.26	126.26
120.00	20.56	31.68	15.84	19.68	19.68	127.27	127.27
125.00	20.78	32.03	15.37	19.10	19.10	128.21	128.21
130.00	21.00	32.36	14.94	18.55	18.55	129.11	129.11
135.00	21.20	32.69	14.53	18.04	18.04	129.95	129.95
140.00	21.41	33.00	14.14	17.57	17.57	130.75	130.75
145.00	21.60	33.30	13.78	17.12	17.12	131.51	131.51
150.00	21.79	33.60	13.44	16.69	16.69	132.22	132.22
155.00	21.98	33.88	13.12	16.29	16.29	132.90	132.90
160.00	22.16	34.16	12.81	15.91	15.91	133.54	133.54
165.00	22.34	34.43	12.52	15.55	15.55	134.15	134.15
170.00	22.51	34.70	12.25	15.21	15.21	134.73	134.73
175.00	22.68	34.95	11.98	14.88	14.88	135.27	135.27
180.00	22.84	35.20	11.73	14.57	14.57	135.79	135.79
185.00	23.00	35.45	11.50	14.28	14.28	136.28	136.28
190.00	23.16	35.68	11.27	14.00	14.00	136.75	136.75
195.00	23.31	35.92	11.05	13.73	13.73	137.19	137.19
200.00	23.46	36.14	10.84	13.47	13.47	137.61	137.61

Integra Consulting

Job No	Date
Sheet	By

Calculations Telephone: 0161 237 3400

jh

Job Title TCFC

Storm Water Flood Model

M5-60 = 17

r = 0.4

Return, T = 100

Area (m²) = 4500

CC Factor = 0.3

Limit (l/s) = 2

Totals

201

280

D (mins)	M5-D (mm)	MT-D (mm)	Rate (mm/hr)	Flow (l/s)	CC Flow (l/s)	Storage (m ³)	CC Storage (m ³)
10.00	9.00	16.98	101.88	126.54	164.50	74.72	97.50
15.00	10.70	20.74	82.95	103.02	133.93	90.92	118.73
20.00	11.95	23.29	69.87	86.78	112.81	101.73	132.97
25.00	12.93	25.40	60.96	75.72	98.43	110.57	144.65
30.00	13.75	27.16	54.32	67.47	87.71	117.85	154.28
35.00	14.45	28.68	49.16	61.06	79.37	124.02	162.48
40.00	15.07	30.01	45.01	55.90	72.67	129.36	169.61
45.00	15.62	31.19	41.59	51.66	67.16	134.08	175.92
50.00	16.12	32.27	38.72	48.09	62.52	138.28	181.57
55.00	16.58	33.25	36.28	45.05	58.57	142.08	186.68
60.00	17.00	34.16	34.16	42.42	55.15	145.53	191.34
65.00	17.39	35.00	32.31	40.12	52.16	148.68	195.63
70.00	17.76	35.78	30.67	38.09	49.52	151.59	199.59
75.00	18.11	36.52	29.21	36.28	47.17	154.28	203.26
80.00	18.43	37.21	27.91	34.66	45.06	156.78	206.69
85.00	18.74	37.87	26.73	33.20	43.16	159.10	209.89
90.00	19.03	38.49	25.66	31.87	41.43	161.28	212.91
95.00	19.32	39.08	24.68	30.65	39.85	163.32	215.74
100.00	19.58	39.64	23.78	29.54	38.40	165.24	218.42
105.00	19.84	40.18	22.96	28.52	37.07	167.05	220.95
110.00	20.09	40.70	22.20	27.57	35.84	168.76	223.35
115.00	20.33	41.19	21.49	26.69	34.70	170.38	225.63
120.00	20.56	41.67	20.83	25.88	33.64	171.91	227.80
125.00	20.78	42.13	20.22	25.11	32.65	173.36	229.86
130.00	21.00	42.57	19.65	24.40	31.72	174.73	231.83
135.00	21.20	43.00	19.11	23.73	30.85	176.04	233.71
140.00	21.41	43.41	18.60	23.11	30.04	177.29	235.51
145.00	21.60	43.81	18.13	22.51	29.27	178.47	237.24
150.00	21.79	44.19	17.68	21.96	28.54	179.60	238.89
155.00	21.98	44.57	17.25	21.43	27.86	180.68	240.47
160.00	22.16	44.93	16.85	20.93	27.21	181.71	241.99
165.00	22.34	45.29	16.47	20.45	26.59	182.69	243.44
170.00	22.51	45.63	16.11	20.00	26.00	183.63	244.84
175.00	22.68	45.97	15.76	19.57	25.45	184.53	246.19
180.00	22.84	46.29	15.43	19.17	24.92	185.39	247.49
185.00	23.00	46.61	15.12	18.78	24.41	186.21	248.73
190.00	23.16	46.92	14.82	18.40	23.92	187.00	249.94
195.00	23.31	47.22	14.53	18.05	23.46	187.75	251.09
200.00	23.46	47.52	14.26	17.71	23.02	188.47	252.21