
Development at the former Orgill School site Egremont

Flood Risk Assessment

Client:**Gleeson Developments Ltd**

Rural Enterprise Centre
Redhills
Penrith
Cumbria
CA11 0DT

Prepared by:**joc consultants ltd**

Park Farm House
Leathley Lane
Leathley
Otley
LS21 2JU

REVISION HISTORY

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ABBREVIATIONS

AEP:	Annual exceedance probability
AOD:	Above Ordnance Datum
CCA:	Climate change allowance
FRA:	Flood risk assessment
LiDAR:	Light detection and ranging
LLFA:	Lead Local Flood Authority
MBC:	Metropolitan Borough Council
OWC:	Ordinary watercourse
PPG:	Planning Practice Guidance
ReFH2:	ReFH2: Revitalised flood hydrology model, version 2
SFRA:	Strategic Flood Risk Assessment
SuDS:	Sustainable drainage systems

1.0 INTRODUCTION

- 1.1. JOC Consultants Ltd is instructed by Gleeson Developments Ltd (the Client), to prepare a flood risk assessment (FRA) for a proposed residential development at the site of the former Orgill Primary School and on land at How Bank Farm, Egremont, Cumbria. The development is the subject of a planning application to Copeland District Council. This report deals only with the Orgill School site and the How Bank Farm site is the subject of a separate FRA report.
- 1.2. References in this report to “the site” are references to the site to which the planning application applies. Specific references to sources of information used in the report are shown in square brackets and are listed in section 11. Figure 1 is presented immediately following page 18 and the appendices follow thereafter.
- 1.3. This report is prepared specifically for Gleeson Developments Ltd for the purpose of the aforementioned planning application and the report may not be used for any purpose other than for the purpose for which it was commissioned, and it may not be assigned to any third party without our written permission.
- 1.4. In the preparation of this FRA report, JOC Consultants Ltd has relied on published information and on information provided by the Environment Agency and the Client and accepts no liability for its accuracy or adequacy or for the consequences of any changes to or re-assessment of this data in the future.

2.0 OBJECTIVES

- 2.1. The objectives of this flood risk assessment are to:
 1. establish whether the proposed development is likely to be affected by current or future flooding from any source;
 2. establish whether the proposed development will increase flood risk elsewhere; and
 3. recommend, as appropriate, measures for managing flood risk.

3.0 PLANNING POLICY ON FLOOD RISK

3.1 National Policy

- 3.1.1. National Planning Policy in relation to flood risk is set out in the National Planning Policy Framework (NPPF) [1].

3.2 Local Policy

- 3.2.1. Proposed local policy on development and flood risk is set out in Policy ENV 1 and Policy DM24 of the Copeland Local Plan, adopted on 5th December 2013 [2]. The local planning policies on development and flood risk reflect the requirements of the NPPF and are informed by the Copeland Strategic Flood Risk Assessment (SFRA) published in April 2007 [3].

3.3 Planning Practice Guidance

- 3.3.1. In addition to national and local policy, the Planning Practice Guidance for Flood Risk and Coastal Change [4] provides advice to planning authorities to assist them when considering planning applications in areas at risk of flooding. The Environment Agency Standing Advice [5] also provides guidance to assist local planning authorities when considering planning applications in areas at risk of flooding.
- 3.3.2. This report has been prepared with reference to the Planning Practice Guidance and the Standing Advice.

4.0 LOCATION AND DESCRIPTION OF THE SITE

- 4.1. The site, which is currently in use by the Environment Agency as a temporary compound, is situated to the west of Egremont, as shown in Figure 1 and extends to approximately 0.65ha. The area available for development however, excluding an Environment Agency easement adjacent to the western and southern boundaries, is approximately 0.45ha.
- 4.2. The NGR coordinates at the approximate centre of the site are 300480E, 511080N.
- 4.3. The topographical survey plan reproduced in Appendix A shows ground levels to fall generally towards the south, from 56.75m AOD at the northern boundary to 53.25m AOD at the south east corner, adjacent to Croadalla Avenue.

- 4.4. The nearest watercourse is Skirting Beck, a Main River which flows towards the south-east in a 900mm diameter culvert adjacent to the western boundary of the site. Whangs Beck, an OWC, is approximately 300m to the south-west of the site. Both watercourses are within the River Ehen catchment area.
- 4.5. The BGS Geology of Britain shows the site to overly the Brocram-Breccia formation bedrock which is overlain by superficial alluvium deposits comprising clay, silt, sand and gravel.

5.0 THE PROPOSED DEVELOPMENT

- 5.1. A development of 17 dwellings is proposed, as shown on the site layout plan provided in Appendix B.
- 5.2. The development is classified as **More Vulnerable** in accordance with Table 2 of the Planning Practice Guidance, paragraph 066.

6.0 FLOOD RISK

6.1 Assessment methodology

- 6.1.1. The development and proposed or recommended mitigation measures are assessed against the Design Flood, as defined in PPG paragraph 055 [4], taking into account existing flood defences.
- 6.1.2. Events which exceed the Design Flood and breach events are assessed as residual risks
- 6.1.3. Flood risk at the site has been assessed using data published by the Environment Agency and the local planning authority.

6.2 History of Flooding

- 6.2.1. Egremont has a well documented history of flooding, caused by a combination of insufficient capacity in the sewerage network and culverted watercourses which is exacerbated by the back-up effect of the River Ehen when it is in spate. The SFRA refers at paragraph 74 to 30 properties having been affected by flooding during a prolonged and intense rain storm in 1999.
- 6.2.2. The SFRA also refers at paragraph 199 to a “recently completed” hydraulic assessment of the Orgill Estate which identified parts of the sewer network in need of upgrading and it

anticipated that work would “soon be underway” to address the problems. As the SFRA was published in 2007, it is possible that this work was completed shortly thereafter, but we have no confirmation of this.

- 6.2.3. Although there is no specific evidence in the SFRA of flooding of the Orgill School site, it is likely that it will have been affected by fluvial flooding from Skirting Beck in the past.

6.3 Flood zones

- 6.3.1. The eastern half of the site is in flood zone 1 and the western half is mainly in flood zone 2 except for an area towards the centre of the western half which is in flood zone 3, as shown in the Flood Map for Planning in Appendix C.

- 6.3.2. The SFRA Character Area 3 Map of Egremont shows a margin of land adjacent to the western and southern boundaries to be in the functional floodplain: flood zone 3b. It is understood from the Environment Agency that, following completion of the flood alleviation scheme, discussed below, Skirting Beck will be re-modelled and it is expected that the site will no longer fall within the definition of Functional Floodplain.

6.5 Skirting Beck and Whangs Beck Flood Alleviation Scheme

- 6.4.1. In assessing the risk of flooding to the development the effect of the Skirting Beck and Whangs Beck Flood Alleviation Scheme, proposed by the Environment Agency has been considered. The scheme has been developed in response to the high risk of flooding in the town of Egremont and is described in the FRA report [6] submitted with the planning application to Copeland District Council under reference 4/19/2044/0F1.

- 6.4.2. In summary, the scheme comprises the creation of four main flood storage areas at:

- How Bank on Skirting Beck, to the north of How Bank Farm, providing 10,000m³ of storage retained by an earth embankment with a crest level in the range 67.65m to 68.50m AOD;
- Whangs Beck Upper on Whangs Beck, to the west of the site, providing 6,000m³ of storage retained by an earth embankment with a crest level in the range 78.0m to 78.80m AOD;
- Whangs Beck Lower on Whangs Beck, to the south of the site, providing 4,500m³ of storage retained by an earth embankment with a crest level in the range 69.8m to 70.62m AOD;

- West Lakes Academy to the east of the site, providing 6,000m³ of storage retained by earth embankments and retaining walls up to 1.5m high.

6.4.3. The How Bank storage reservoir is designed to release a controlled flow not exceeding 2m³/s. This is designed to greatly reduce flood risk to the area downstream, including the area in which the development is located.

6.4.4. In addition to the storage areas, the scheme also includes for improvements to existing culverts; the creation of sustainable drainage features to manage overland flows; the raising of kerbs and the creation of low walls to manage overland flows in the highway, and flood resilience measures to selected properties that are exposed to residual risks. A new 1,050mm diameter culvert is currently being constructed parallel to the existing 900mm diameter culvert passing through the site, in order to provide additional capacity for flows in Skirting Beck.

6.4.5. It is understood from discussions with Environment Agency personnel that, on completion, validation modelling will be carried out and the results of the model will provide evidence for the flood zone maps to be updated.

6.6 Fluvial flood risk

6.5.1. The spillway level at the How Bank Storage area is 67.65m AOD but, as shown in the data in Appendix D, the 1% AEP flood level including an allowance for climate change is 67.48m AOD, which indicates no overtopping of the spillway in this event. The site will not therefore be at risk from this storage area under normal operating conditions.

6.7 Surface water flood risk

6.6.1. The Updated Surface Water Flood Map shows the site is at a 'Very Low' risk of surface water flooding, (see Appendix E). No overland flow paths are indicated within the site.

6.8 Risk of sewer flooding

6.7.1. Sewer flooding can occur when the capacity of a sewerage system is exceeded, or when the outflow from the sewer is restricted to the extent that the water level in the system rises and emerges from gullies or manholes at low points. There is no existing risk of sewer flooding to the site as there are no sewers in the immediate vicinity, and given the topography of the site, the risk of this type of flooding following development is assessed to be low.

6.9 Risk of groundwater flooding

- 6.8.1. Groundwater flooding of land occurs when the water table rises above the ground surface or enters basements and is typically associated with permeable rock such as chalk. These conditions are not present at the site and no basements are proposed in the development. The risk of this type of flooding is negligible, given the geology and topography of the site.

6.10 Risk of flooding from reservoirs and canals

- 6.9.1. The reservoirs flood map shows the site is not in an area at risk of flooding from the uncontrolled release of water from reservoirs (see Appendix F). A catastrophic failure of the How Bank impounding embankment however, could result in the sudden release of up to 10,000m³ of water. The likelihood of such an event is very low, provided the embankment and spillway are adequately maintained by the Environment Agency but, should such a release of water occur, the site would be in the flow path and at risk.
- 6.9.2. With a storage capacity of 10,000m³, How Bank storage reservoir is at the threshold at which the requirements of the Reservoirs Act 1975, as amended by the Flood and Water Management Act 2010, apply. The reservoir would therefore be subject to the safety inspection regime imposed by the Act and therefore the likelihood of a catastrophic failure is assessed to be very low.
- 6.9.3. The site is not at risk of flooding from canals.

7.0 EFFECTS OF CLIMATE CHANGE

7.1 Climate change allowances

- 7.1.1. The effects of climate change must be assessed over the lifetime of the development. The Planning Practice Guidance states at paragraph 026 that residential development should be considered for a minimum period of 100 years. For the purposes of this assessment, climate change effects are therefore considered up to the year 2120.
- 7.1.2. Current guidance on the application of climate change allowances was issued in February 2016 and updated on 15th February 2019 [7]. The guidance provides the anticipated changes to peak river flow and rainfall intensity for different scenarios of carbon dioxide emissions over future epochs up to 2115.

7.2 Peak river flow allowances

- 7.2.1. Climate change allowances are provided for each river basin district in England and as the site is situated within the North West river basin district, the allowances applicable to the period 2070 to 2115 are shown in Table 7.1 below.

Table 7.1: Total percentage change in peak river flow in the period 2070 - 2115		
River Basin District	Allowance Category	Climate change effect
NORTH WEST	H++	95%
	Upper end	70%
	Higher central	35%
	Central	30%

- 7.2.2. The allowances in Table 7.1 refer to the 1961-1990 baseline epoch. The Capita/Aecom Modelling Report states that a 20% CCA has been applied, based on the Central allowance, adjusted from the 2012 estimates in an earlier report by Atkins.

7.3 Peak rainfall intensity

- 7.3.1. The climate change guidance requires the Central and Upper End allowances to be used when assessing the effects of increases to peak rainfall intensity. The allowances apply across the whole of England and are shown in Table 7.2 for the period 2070 to 2115.

Table 7.2: Total percentage change in peak rainfall intensity in the period 2070 - 2115	
Allowance Category	Climate change effect
Upper end	40%
Central	20%

- 7.3.2. Estimates of peak rainfall rates and runoff have been prepared using FEH 2013 point data for the site and the ReFH2 model. The results for return periods between 1 year (100% AEP) and 1000 years (0.1% AEP) are provided in Appendix G. The effects of the CCA allowances on the site in its existing condition are shown in Table 7.3 below.

Table 7.3: Effect of climate change on the 1% AEP rainfall event – existing condition		
	Peak runoff rate increase	Runoff volume increase
20% CCA	27.6%	40.0%
40% CCA	58.0%	74.0%

8.0 EFFECT OF THE DEVELOPMENT ON FLOOD RISK

8.1 Fluvial flood risk

- 8.1.1. Although part of the site is currently in flood zones 2 and 3, the completion and verification of the Environment Agency flood alleviation scheme is likely to result in the site being mainly in flood zone 1 with a possible margin of flood zone 2 along the eastern and southern margins of the site. The proposed development will have no effect on flood storage in a 1% AEP event and will not therefore affect fluvial flood risk elsewhere.

8.2 Surface water flood risk

- 8.2.1. It is estimated for the purposes of this FRA that the development will create an impervious area over approximately 50% of the site. This is a conservative estimate as the impervious area in Gleeson developments is usually between 40% and 50% of the gross site area. The ReFH2 model results in Appendix G show that this could increase the 1% AEP peak runoff rate and runoff volume approximately 494% and 449% respectively. These increases can be mitigated by the proposals for surface water management in section 9.2 below.

9.0 FLOOD RISK MANAGEMENT

9.1 Fluvial flood risk

- 9.1.1. The site is potentially at risk from fluvial flood events in Skirting Beck which exceed the spillway level of 67.65m AOD at the How Bank storage reservoir. The model data in Appendix D shows that events up to the 1% AEP_20% CCA event would be contained, but more extreme events may pass over the spillway and flow down the watercourse to Chaucer Avenue where there could be overland flow across the road and through the site.
- 9.1.2. It is therefore recommended that ground levels are raised by 600mm within the development area, but excluding the area within the 8m easement to watercourse along the western and

southern boundaries. This will create an exceedance flow route through the easement and it is important that, should any fences be erected within the easement, these should be of a type that allows the passage of floodwater. These measures should be reviewed and, if necessary, adjusted when the results of the Environment Agency verification modelling are known.

- 9.1.3. Finished floor levels should be at least 150mm above finished ground levels adjacent to the houses, in accordance with normal practice.

9.2 Surface water flood risk

- 9.2.1. The effect of the proposed development on surface water run-off volumes can be mitigated by the implementation of sustainable drainage principles. The Building Regulations require surface water to be discharged according to the following preference hierarchy:

1. to ground by infiltration;
2. to a watercourse;
3. to a sewer, if options (1) and (2) are not reasonably practicable.

- 9.2.2. The underlying geology suggests that infiltration drainage may not be feasible. Should field tests prove this to be the case, surface water should be discharged to the Skirting Beck culvert at a rate to be agreed with the LLFA and the Environment Agency.

- 9.2.3. Attenuation storage will be required and it is proposed to provide a storage basin within the public open space at the south of the site. The UK SuDS preliminary estimate of storage in Appendix H indicates a required storage capacity of 222m³. The actual required storage capacity will be verified in the detailed design of the drainage system for the development.

- 9.2.4. It is recommended that a detailed drainage design is prepared for the development in accordance with the technical standards for sustainable drainage [8] and the Building Regulations 2015. The design should be submitted to Copeland District Council for approval prior to construction.

9.3 Residual risks

- 9.3.1. Residual risks are those which persist after any flood risk management measures designed to protect against the design flood event. These risks include:

- flood events that are greater than the design event;

- greater climate change effects than the 20% CCA used in the Environment Agency flood alleviation scheme;
- catastrophic failure of the impounding embankments; and
- an increase in the design event resulting from updated flood forecasting.

9.3.2. As noted in paragraph 9.1.1 above, the site is potentially at risk from events which exceed the spillway level at the How Bank storage reservoir. The recommended measures in paragraphs 9.1.2 and 9.1.3 should minimise the risk of flooding to the development but the Environment Agency's verification model should be reviewed when its results are available and an assessment should be made of the effects of a 0.1% AEP event on the development site. This may result in further flood risk mitigation measures, such as flood resilience, being required.

9.3.3. The residual risk associated with greater climate change effects can be mitigated by the recommendation in 9.3.2 above.

9.3.4. The effects of a catastrophic failure of the impounding embankments, resulting in a sudden release of stored water do not appear to have been considered in the FRA report for the flood alleviation scheme. As noted in paragraph 6.9.2, the risk of such a failure is assessed to be very low.

9.3.5. Should updated flood forecasting and climate change predictions result in increased flood levels in Whangs Beck, the spillway would be overtopped more frequently, but the measures recommended to mitigate the residual risk in 9.1.2 above are likely to be sufficient to mitigate this risk also.

9.3.6. It is recommended that the above recommendations for flood risk management are reviewed and, if necessary, adjusted when further details of the proposals for managing exceedance flows are received from the Environment Agency.

10.0 CONCLUSIONS AND RECOMMENDATIONS

10.1 Conclusions

10.1.1. The development is classified as More Vulnerable and is currently partly in Flood Zones 1, 2 and 3a and 3b. The Skirting Beck and Whangs Beck Flood Alleviation Scheme proposed by the Environment Agency however, will reduce flood risk at the site and the flood zones will

be re-assessed following completion of the scheme when the results of verification modelling are known.

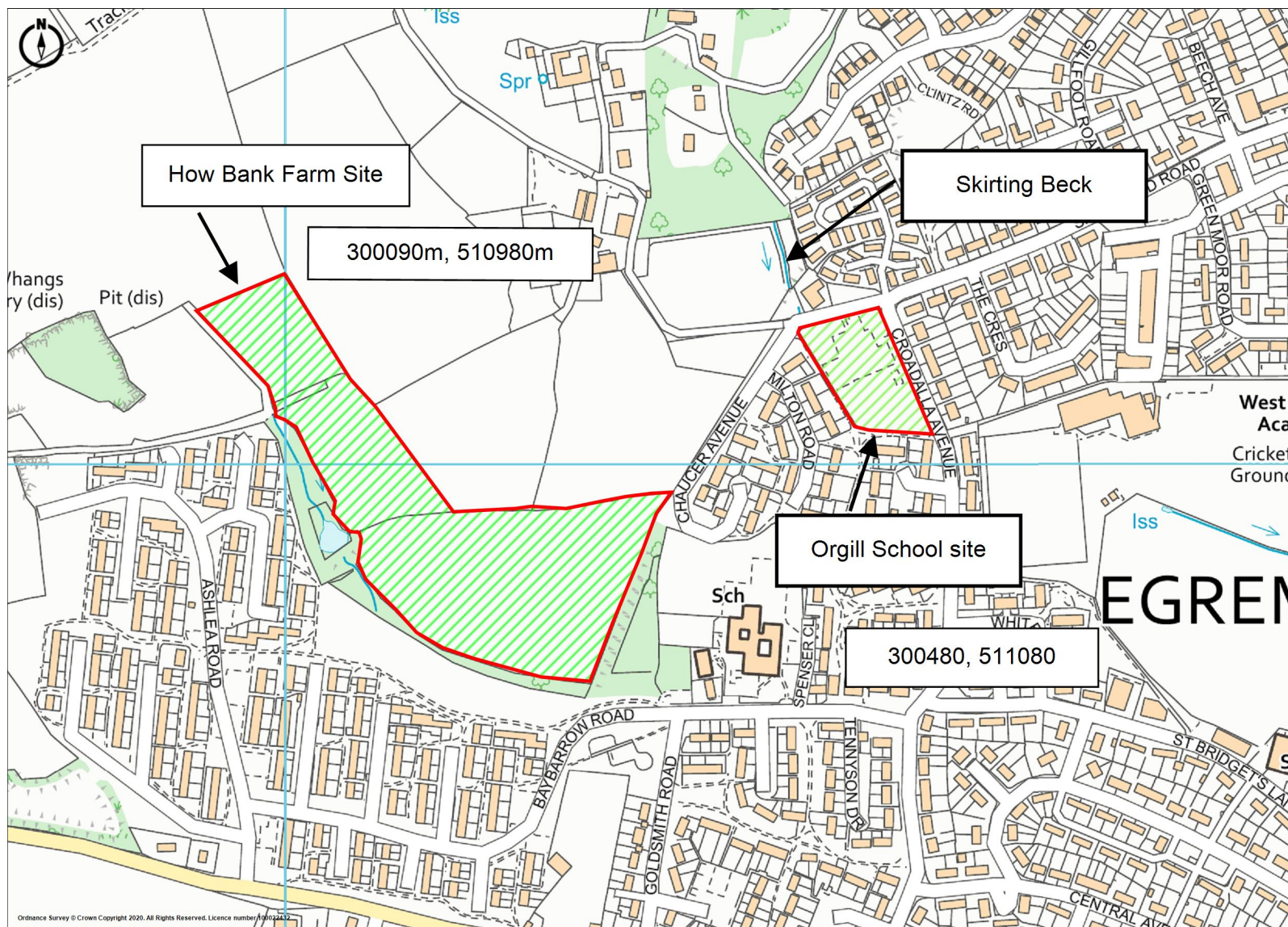
- 10.1.2. Egremont has a history of severe flooding, caused by rapid response runoff from the upper catchment; inadequate capacity in the sewerage and culvert network; and high water levels in the River Ehen preventing drainage. The location of the site in relation to Skirting Beck suggests that flooding in the past is likely to have occurred.
- 10.1.3. The risks of surface water flooding and sewer flooding to the development are very low and the site is not currently within an area at risk from the uncontrolled release of water from reservoirs. The Skirting Beck and Whangs Beck Flood Alleviation Scheme will however create a 10,000m³ storage reservoir at How Bank, above the downstream ground level and the development will be at risk of a catastrophic failure of the embankment. The likelihood of such an event is assessed to be very low, as the reservoir will be subject to safety inspections under the Reservoirs Act 1975, as amended.
- 10.1.4. The site is not at risk of flooding from any canal.
- 10.1.5. The use of a 20% CCA in the Skirting Beck and Whangs Beck Flood Alleviation Scheme is not in accordance with current guidance and could result in future flood levels being underestimated.
- 10.1.6. The effect of climate change on peak rainfall intensity is estimated to increase peak runoff rates in the 1% AEP event within the range 28% to 58%. Runoff volumes in the same event are estimated to increase in the range 40% to 74%.
- 10.1.7. The creation of impervious area within the development could increase surface water runoff rates and volumes in the 1% AEP event by 494% and 449% respectively. These increases will be mitigated by the application of sustainable drainage principles in the drainage design for the development, including the provision of attenuation storage.
- 10.1.8. Ground conditions are unlikely to be suitable for infiltration drainage and therefore surface water would have to be discharged to the Skirting Beck culvert at a controlled rate to be agreed with the LLFA and the Environment Agency.
- 10.1.9. The development will have no effect on fluvial flood risk and will not increase off-site flood risks provided the recommendations for surface water management are implemented.

10.2 Recommendations

- 10.2.1. The recommended flood risk management precautions in section 9 of this report should be implemented in the design and construction of the development.
- 10.2.2. It is recommended that a detailed drainage design, based on the Drainage Strategy, is prepared and submitted to Copeland District Council and United Utilities for approval, prior to construction.

11.0 REFERENCES

1. National Planning Policy Framework. Department for Communities and Local Government. February 2019.
2. Copeland District Council Local Plan 2013 – 2018, adopted 5th December 2013.
3. Copeland District Council SFRA, 2007.
4. Planning Practice Guidance: Flood Risk and Coastal Change. Updated 15th April 2015. Department for Communities and Local Government.
5. Environment Agency Standing Advice to local planning authorities. April 2015.
6. Skirting Beck and Whangs Beck Flood Risk Assessment version S2, VBA Joint Venture Limited, 31st January 2019.
7. Flood risk assessments: climate change allowances. Environment Agency, 19th February 2016, updated 3rd February 2017.
8. Sustainable Drainage Systems. Non-statutory technical standards for sustainable drainage systems. DEFRA March 2015.



APPENDIX A

Topographical survey plan



SURVEY STATIONS					
Name	Easting		Northing	Height	Remark
S1	300459.995	511129.806		57.067	
S2	300470.992	511018.751		53.619	
S3	300467.995	511046.177		54.203	
S4	300414.541	511111.327		56.703	
S5	300500.356	511130.554		56.249	
S6	300509.613	511082.482		55.158	
S7	300531.655	511020.423		52.728	
S8	300504.388	511022.792		52.988	

- | Survey Features | |
|-----------------|----------------------------|
| ----- | Blm of Batter |
| ----- | Top of Batter |
| ----- | Fence (Concrete) |
| ----- | Fence (Pallisade) |
| ----- | Fence (Metal) |
| ----- | Fence (Close Board) |
| ----- | Hedge/line |
| ----- | Wall |
| ----- | Building (Structure) |
| ----- | Road (Channel) |
| ----- | Track |
| ----- | Kerbing |
| ----- | Footpath |
| ----- | Tree / Vegetation Canopy |
| ----- | Edge of Stone |
| ----- | Concrete |
| ----- | Tarmac / Asphalt |
| ----- | Drop Kerbing |
| DK | DK |
| ----- | Centreline |
| ----- | Verge |
| ----- | Edging Kerbs |
| ----- | Watercourse / Ditch |
| ----- | Contour (Major) |
| ----- | Contour (Minor) |
| ----- | Overhead Electricity Cable |
| ----- | Overhead Telecom Cable |

- | | | | |
|---|-----------------|---|-------------------------------|
|  | Ground Level |  | Manhole (Square) |
|  | Lampost |  | Manhole (Triangular) |
|  | Electric Pole |  | Manhole (Circular) |
|  | Telegraph Pole |  | Inspection Chamber |
|  | Gas Valve |  | Inspection Chamber (Circular) |
|  | Cables / Comms |  | Stop Valve |
|  | British Telecom |  | Air Valve |
|  | Bollard |  | Fire Hydrant |
|  | Survey Station |  | Stop Lock |
|  | Sign post |  | Invert Level |
|  | Tree |  | Wash Out |
|  | Bush / Shrub |  | Road Gully |
|  | Waste Bin |  | Gully |
|  | Lighting Column |  | Metal Pole |
|  | Wooden Post | | |

-
- Undergroud Utility Mapping**
- Underground Electricity Utility
 - Underground Gas Utility
 - Underground Water Utility
 - Underground BT Utility
 - Underground Telecom Utility
 - Unknown route obtained with GPR
 - Unknown Utility
 - Storm Water
 - Foul Water
 - Combined Sewer

- | | |
|---|------------------------|
|  | End of Trace |
|  | Loss of GPR Reflection |
|  | Loss/End of Signal |

Site Grid
OS National Grid (OSTN15 Transformation)
Scale Factor removed so as true dimensions
can be used on site for future work.

Site Datum
OS National Geoid Model (OSGM15)
to obtain local area corrections.

DO NOT SCALE FROM DRAWING
DIMENSIONS TO BE TAKEN ON SITE



Former
Orgill School
Egremont

TITLE

Gleeson Homes

CLIENT

Topographical Survey

TITLE

1:250 @ A1 SCALE	J D Gibson DRAWN
---------------------	---------------------

11/05/2020 DATE	J D Gibson APPROVED
--------------------	------------------------

Gibson Surveying and Mapping Ltd

21 West View,
Crook,
County Durham.
DL159EY.

Mob. 07896698865
Tel. 01388 764106

Email. info@gmsmsurvey.co.uk
www.gmsmsurvey.co.uk

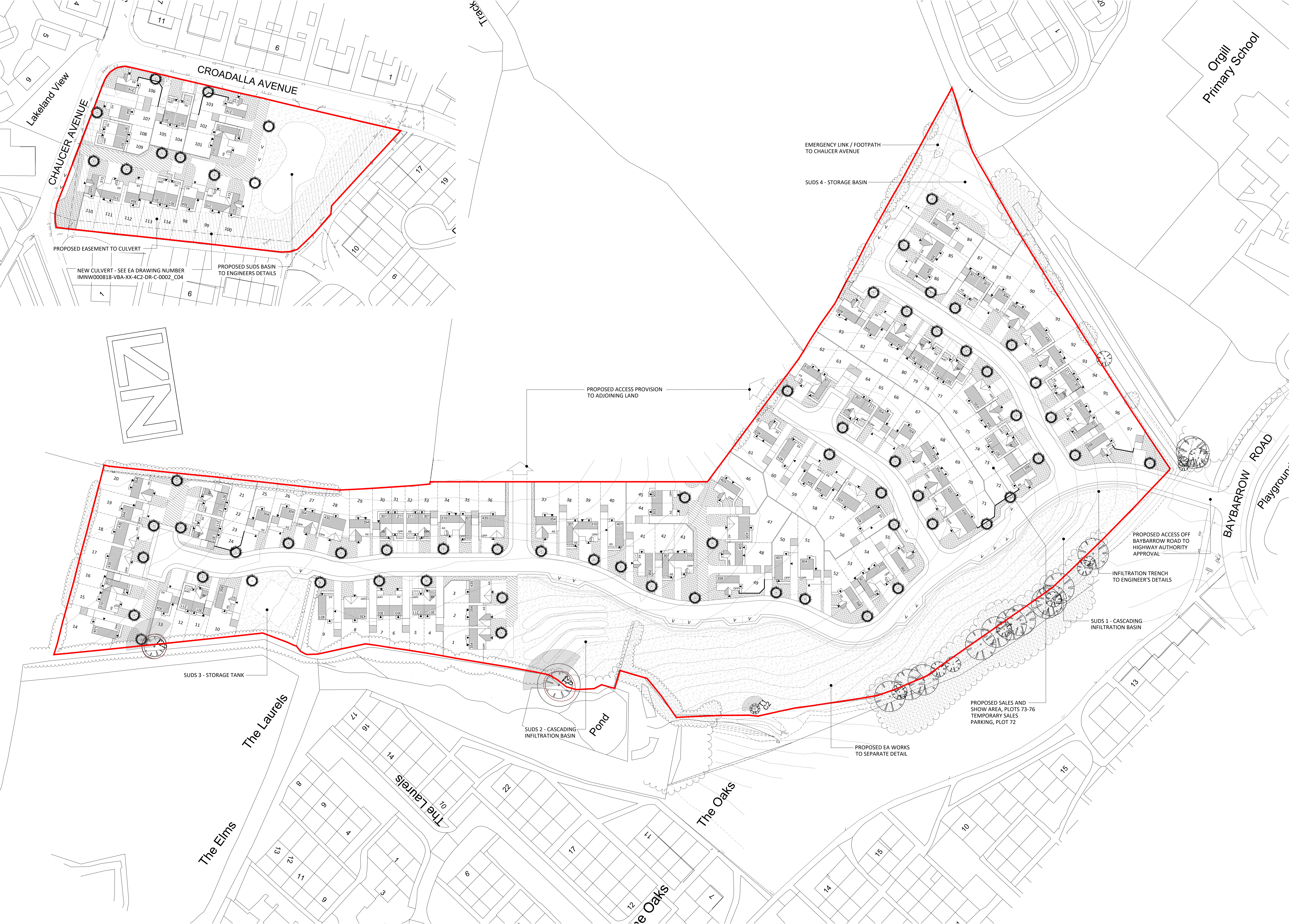
REV	AMENDMENT	DRAWN	CHECKED
PROJECT No.		DRG No.	REV

APPENDIX B

Planning Layout drawing

Drawing No: MGL/PL/111 dated September 2020 by
Twenty 10 Design and Planning

FORMER ORGILL INFANTS SCHOOL, EGREMONT



KEY

1.8m HIGH TIMBER SCREEN FENCE TO SEPARATE DETAIL

1.8m HIGH TIMBER SCREEN DIVISIONAL FENCE TO SEPARATE DETAIL

1.8m HIGH SCREEN WALL TO SEPARATE DETAIL

PROPOSED TREE PLANTING

EXISTING TREES TO BE REMOVED

SHARED DRIVE

'AS' AND 'OPP' HANDINGS OF HOUSE TYPES

SCHEDULE OF ACCOMMODATION - HOW BANK FARM

TYPE	NAME	DESCRIPTION	SQ.FT	No.
211	Boston	2 bed semi-det.	651	11
301	Tyrone	3 bed semi-det.	759	20
303	Wicklow	3 bed semi-det.	772	4
310s	Woodford	3 bed semi-det.	788	7
304	Kilkenny	3 bed detached	772	12
354	-	3 bed detached	904	13
358	-	3 bed detached	984	8
401	Longford	4 bed detached	1066	6
403	Carlow	4 bed detached	1048	4
435	Dublin	4 bed detached	1172	12
TOTAL			84,485 SQ.FT	97No.

SCHEDULE OF ACCOMMODATION - FORMER ORGILL INFANTS SCHOOL

TYPE	NAME	DESCRIPTION	SQ.FT	No.
301	Tyrone	3 bed semi-det.	759	7
310s	Woodford	3 bed semi-det.	788	3
313	-	3 bed semi-det.	772	2
304	Kilkenny	3 bed detached	772	3
314	-	3 bed detached	772	2
TOTAL			13,081 SQ.FT	17No.

A	ACCESS AMENDED TO HOW BANK FARM; TOPO INFO ADDED TO ORGILL SCHOOL.	06.10.20
REV.	DESCRIPTION	DATE



GLEESON HOMES & REGENERATION

DRAWING
PLANNING LAYOUT

PROJECT	HOW BANK FARM & FORMER ORGILL INFANTS SCHOOL, EGREMONT
SCALE	1:500@A0
DATE	SEP 2020
DRAWN	TWENTY10
REV.	A
DRAWING No.	MJG/PL-111

TWENTY 10
DESIGN AND PLANNING

Twenty10 Management Limited, 62 Hawkhead Avenue, Euxton, Chorley, Lancashire, PR7 6TE
Tel: 01257 277 100 Email: info@twenty10.co.uk Fax: 01257 266 911

HOW BANK FARM, EGREMONT