

EA Objections

1. In relation to the request for information regarding 'Flood storage compensation', I refer you to section 5.2, where the report suggests that the proposed development is expected to displace flood water. I make reference to EA letter M/232/WES2/12447/JR, in this letter the Flood defence engineer John Ruckledge stated that "referring to the spot levels on the plan, they clarify and confirm, that in the event of flood water over-topping the bank, it would not pond due to the topography of the area". The topography of this area has not changed other than to be vastly improved by a multi million pound public investment into a substantial flood defence wall, minimising the risk of any flood water breaching the bank, let alone the flood defence wall itself.

2. In this letter the EA Flood defence engineer also made recommendation that the floor levels must still be above the bank top level, in order to avoid being affected by overflowing water and would suggest a minimum of 24.3m AOD.

The submitted plans have taken this measurement into consideration and as an added safety margin, have actually increased the safety margin of these floor levels from the recommended level from 24.3m AOD to 24.5m AOD.

The EA flood defence wall modelling has also increased the safety margins of surface water flooding up to 24.09 AOD (Node 5) and (Node 6) and again due to the topography of the area the surface water will not pond in this area of proposed development as per the Level 3 Flood Risk report.

3. Resistance and resilience has been outlined in the above two points and will result in the proposed development of the 3 properties being in receipt of more flood protection than much of the surrounding existing properties, taking into account the EA flood defences and the resistance and resilience measures proposed to the floor levels of the proposed dwellings.

4. Site emergency access and egress – in extreme rare event of catastrophic flooding to the proposed site, there emergency plan would be to evacuate residents along Sportsman Street, in an easterly direction towards the junction of Parsonage Way with both vehicle and pedestrian access being possible. This will evacuate residents to higher ground not subject to the parameters of the flood modelling. Please refer to additional MAP which has been expanded to include the access and egress to the proposed site.

Further pedestrian evacuation from the proposed site is achievable by exiting Sportsman Street to the West on foot and by turning right in a Northerly direction along Wigan Road. This will evacuate residents to higher ground not subject to the parameters of the flood modelling.

HIGHWAYS OBJECTIONS

1. Please see revised map of proposed site (attached below), showing expanded area and detailing vehicle and pedestrian access and egress along the existing access road outlined in red. To the right of this image the red outline extend to the junction of Parsonage Way.

2. A shared pedestrian and vehicle access road width of a minimum of 4 metres, was agreed with the Highways Agency, Environment Agency and Wigan Planning Office (Dave Rawsthorne) during a meeting at the Flood defence works along Sportsman Street. This was agreed that a planning application would be re-applied for at a later date.

This also falls in line with my deeds to the land owned by me, which gives me and proposed owners of the properties rights of unlimited rights of access to allow vehicles of any size or nature to pass unhindered over the area (outlined in red below). (I can make a copy of my deeds available which confirms the above statement if necessary)

3. Swept analysis of 12m fixed axle vehicle - on the proposed plans, please locate the turning points as marked on the map below by blue stars. The furthest right star shows access onto the proposed development by reversing onto the site from Parsonage way. The middle blue star indicates a large existing turning area suitable for deliveries by large goods vehicles to the existing timber yard at this location. The furthest left blue star indicates the proposed vehicle turning point contained within the proposed plans suitable for a vehicle of this size.

SITE LOCATION PLAN
 AREA 4 HA
 SCALE: 1:1250 on A4
 CENTRE COORDINATES: 364911 , 400294



Supplied by Streetwise Maps Ltd
www.streetwise.net
 Licence No: 100047474
 15:01:30 06/10/2021