

A7. Meadow Mill

7.1. Overview

Meadow Mill is located in the Portwood area of Stockport Town Centre. The Mill itself is an historic 19th Century Grade II listed building used for cotton and worsted spinning. It was extensively converted to industrial units and to residential apartments and ground floor commercial space from 2017. This was completed in 2023. Historic records show a canal and basin from the River Tame where the main access road Water Street now lies.

There are industrial and commercial units and other residential and office properties in the area around the mill. There is extensive car parking around the site.

The area is bounded by the M60 to the south and situated on the bend of the River Tame to the north. The area is next to the large Tesco Superstore.

The flood map from rivers and sea shows the Meadow Mill area to be at high risk of flooding from the River Tame (Figure A7.1) and is also at high risk of surface water flooding (Figure A7.2).

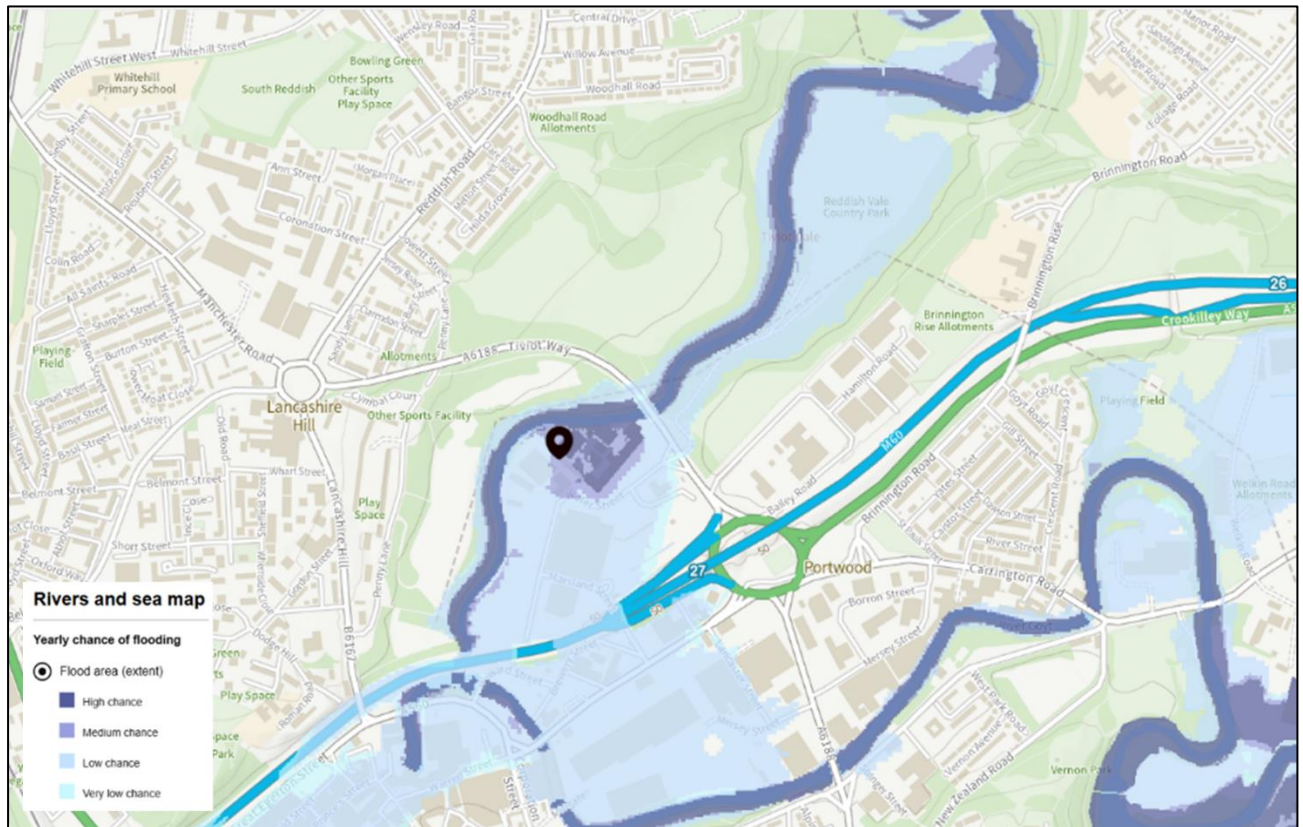


Figure A7.1. Meadow Mill Fluvial Flood Risk maps. Image Source: Environment Agency.

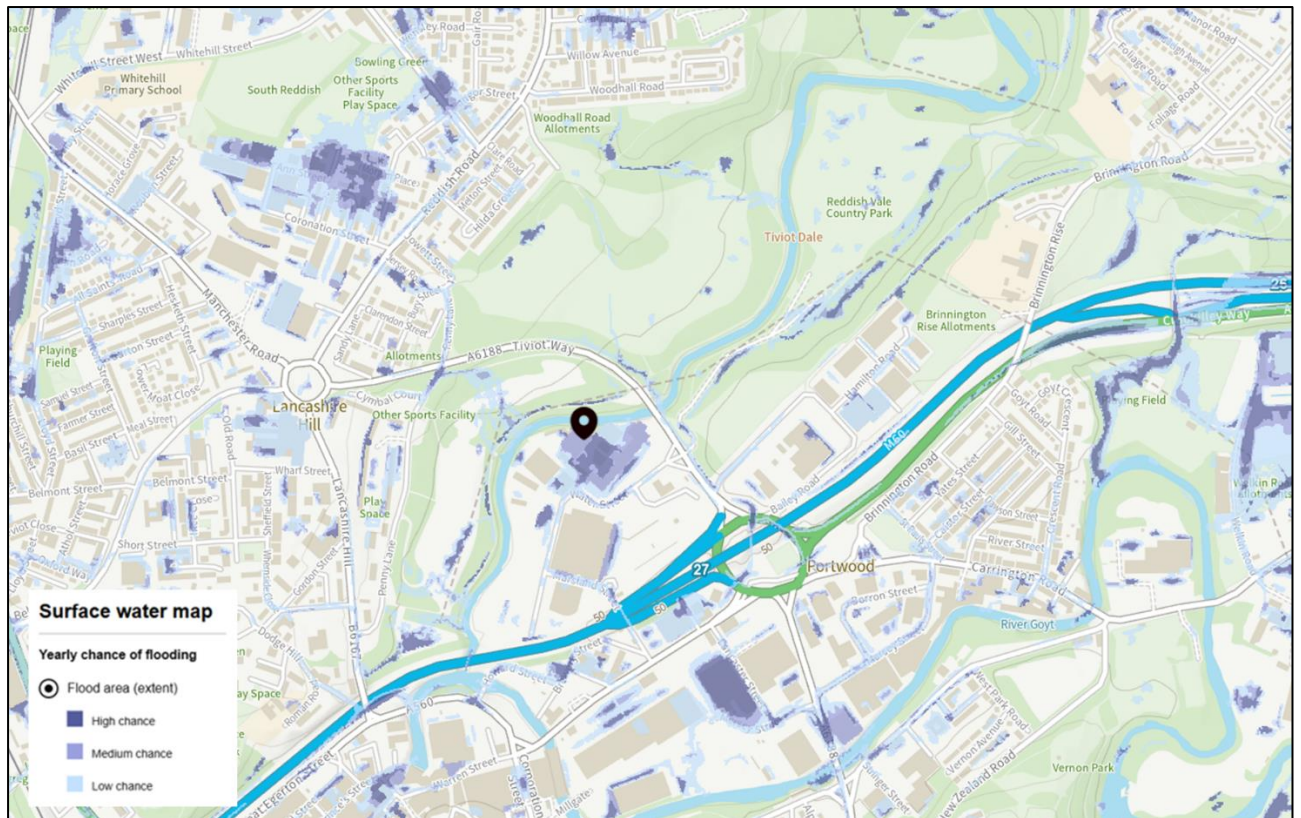


Figure A7.2. Meadow Mill Surface Water Flood Risk maps. Image Source: Environment Agency.

7.2. Flooding Analysis

The area between Water Street and the River Tame was largely inundated with flows directly from the River Tame near to Tiviot Way. Reports are that the river overtopped its banks along most of Reddish Vale upstream and flooding occurred downstream from the River Mersey at Cheadle Wood and Ford St. The River Tame at Portwood and River Mersey at Brinksway reached their highest recorded levels. The flooding was essentially fluvial from the river, but all the domestic drains and car park drains connected directly to the river were backed up due to the high river levels resulting in contributory surface water flooding. The area flooded in 2022 during Storm Eunice and Storm Franklin largely due to large rainfall events in the Peak District within the River Goyt catchment. The River Goyt flows into the River Mersey at the confluence at Portwood and in 2022 the River Tame backed up from the Mersey. This event on 1st January 2025 was solely due to the higher and record flows and levels on the River Tame.

Reddish Vale Country Park suffered impact around the River Tame but the vale itself is a steep sided natural open section of the river and there are no reports to damage to properties; however, bridges were significantly damaged and large areas of river banks were eroded (Figure A7.3).



Figure A7.3. Bridge badly damaged in Reddish Vale Park.

Portwood and where the River Tame goes under Tiviot Way are the first sections of the Meadow Mill area that received the most severe impact. All industrial ground floor units were flooded internally at the rear of the mill. The Tannery was flooded at the ground floor as was the mill itself. There is no evidence that any homes flooded as residential apartments are higher than the ground floor by design. However, power and water supply were affected and Greater Manchester Fire and Rescue Service evacuated an estimated 400 residents from the apartments using boats. Cars in the car parks in most of the areas were submerged by the flooding.

Residents had to find alternative accommodation for many days and weeks and some residents chose to return to their properties despite not having energy or water. Some retail units have now ceased to trade.

Figure A7.4 shows an image of the flooding at Meadow Mill during the 1st January 2025 event and Figure A7.5 shows the flooding mechanisms of out of bank flow from the left bank of the River Tame.



Figure A7.4. Image showing flood waters around Meadow Mill on 01.01.2025. Image Source: DMW Droneography (Facebook).



Figure A7.5. Meadow Mill Site overview Image with indicative flood flow routes.

7.3. Flooding Impacts

The number of properties internally flooded within the Meadow Mill area are summarised in Table A7.1.

Table A7.1. Flood Impact Summary

Number of properties evacuated	Number of properties flooded	Number of domestic properties flooded	Number of commercial premises flooded	Comment
400+	20	0	20	As reported to Stockport Council prior to publishing

Table A7.2. provides a brief summary of the flood event, impact and response in the Meadow Mill area.

Table A7.2. Meadow Mill Flooding Summary

Date	<ul style="list-style-type: none"> 1st January 2025
Affected Roads	<ul style="list-style-type: none"> Water Street
Description	<ul style="list-style-type: none"> Out of bank flow of River Tame, surcharge of drainage systems due to elevated water levels at river outfalls.
Flood Alert / Warning Issued	<ul style="list-style-type: none"> A Flood Alert for the River Mersey Uplands catchment was issued at 16:57 on the 31st December 2024. A Flood Warning for the Meadow Industrial Estate was issued at 23.01 on the 31st December 2024.
Flooding Impacts and Observations	<ul style="list-style-type: none"> Property damage and evacuation Watercourse damage (structures and banks) Highway flooded affecting access
Summary of Flooding Incident Response	<ul style="list-style-type: none"> Business owners do what they can to protect their own properties Greater Manchester Fire and Rescue Service evacuated affected residents

7.4. Existing Measures in the Catchment

The Upper Mersey Catchment Partnership developed a project for the River Tame in 2020. This is led through United Utilities and although flood specialists are involved the main focus on the outcomes of that project was based on river pollution, water quality and access to the river. The majority of the scheme is focused within Oldham and Tameside in the upper Tame catchment. Previously the main impact of flood events along the River Tame was around Reddish Vale Country Park so not affecting properties directly. There are no specific measures for the reach of the River Tame through Stockport. There are flood defences in

the upper Tame catchment, natural land management and provision of sustainable drainage methods under other Local Authorities that only have minimal benefit to flood risk in Stockport.

There is a flood storage reservoir at Fletcher Moss Park in Didsbury and just outside Stockport on the Mersey that is designed to help relieve East Didsbury, where homes were evacuated in 2022, but did not flood. The flood storage reservoir was opened at 3:00 on the 1st January 2025 after high river levels were recognised by the Environment Agency. This would not affect the flooding on the River Tame.

7.5. Recommended Actions

The following actions are recommended for the Meadow Mill flooding hotspot area:

Action ID	Recommended Action	RMA Lead	Stakeholders	Timescale	Constraint
MM1	Support affected businesses to explore property protection measures and development of emergency flood plans.	Stockport Council, as LLFA	Local residents, Environment Agency	Ongoing	Available funding to support affected residents.
MM2	Stockport Council, as LLFA, the Environment Agency, Residents and Businesses to discuss emergency response arrangements that enable safe evacuation during flood events.	Stockport Council, as LLFA, Environment Agency	Residents and Businesses	Ongoing	Voluntary basis, reliant on organisations to ensure suitable safe evacuation and emergency flood response plan.