

Flood Risk Assessment

For a site referred to as

**Ancoats Works,
Manchester**

Undertaken on behalf of

Banidev Ltd

Report Title:	Ancoats Works, Manchester Flood Risk Assessment
Report Reference:	9809-WML-00-XX-RP-C-1002
Client:	Banidev Ltd
Issue Date:	November 2021
Drafted By:	D Baker
Authorised By:	N Garside
Revision:	02

This document has been prepared for the titled project (or named part thereof) and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authorization being obtained from WML Consulting. WML accepts no responsibility or liability for the consequences of the use of this document, wholly or in part, for any other purpose than that for which it was commissioned. Any persons so using or relying upon this document for such other purpose do so at their own risk.

This report was prepared for the sole use of the Client and shall not be relied upon or transferred to any other party without the express written authorisation of WML. It May contain material subject to copyright or obtained subject to license; unauthorised copying of this report will be in breach of copyright/license.

The findings and opinions provided in this document are given in good faith and are subject to the limitations imposed by employing site assessment methods and techniques, appropriate to the time of investigation and within the limitations and constraints defined within this document. The findings and opinions are relevant to the dates when the assessment was undertaken, but should not necessarily be relied upon to represent conditions at a substantially later date.

The findings and opinions conveyed in this report are based on information obtained from a variety of sources as detailed and which WML assumes to be reliable, but has not been independently confirmed. Therefore, WML cannot and does not guarantee the authenticity or reliability of third party information it has relied upon.

Where opinions expressed in this report are based on current available guidelines and legislation, no liability can be accepted by WML for the effects of any future changes to such guidelines and legislation.

The limitations of liability of WML for the contents of this document have been agreed with the Client, as set out in the terms and conditions of offer and related contract documentation.

WML Consulting Ltd
No. 8 Oak Green,
Earl Road,
Stanley Green Business Park,
Cheadle Hulme,
Cheshire
SK8 6QL

Tel: 0161 482 0600
Email: info@wmlconsulting.com
www.wmlconsulting.com

WML Consulting
9809-WML-00-XX-RP-C-1002

Ancoats Works, Manchester
November 2021

CONTENTS

1.0	INTRODUCTION	1
	Appointment	1
	Proposed Development	1
	Objective	1
	Sources of Information	1
2.0	SITE LOCATION AND DESCRIPTION.....	2
	Site Address/Location	2
	Existing Site Description and Topography.....	2
3.0	EXISTING DATA	4
	Geo-Environmental Setting & Ground Conditions	4
	Hydrogeology & Hydrology.....	4
	Existing Site Drainage & Drainage Features.....	4
4.0	ASSESSMENT OF FLOOD RISK AND MITIGATION	5
	Sources of Flooding	5
	Historic Flooding.....	8
	Climate Change	8
	Mitigation Measures.....	8

APPENDICES

Appendix 01	-	Proposed Development Plan
Appendix 02	-	United Utilities Sewer Records
Appendix 03	-	Flood Maps – Manchester, Salford & Trafford Strategic Flood Risk Assessment

1.0 INTRODUCTION

Appointment

- 1.1 WML Consulting has been commissioned by Capital & Centric / Kamani Property Group on behalf of Banidev Limited to undertake a Flood Risk Assessment of a site located at the former Ancoats Works, Manchester to support a full planning application.

Proposed Development

- 1.2 The project comprises a residential-led development to provide 183 no. apartments and 10 no. duplex apartments (Use Class C3) and flexible commercial space (Use Class E/ sui generis) at the site of Ancoats Works on Pollard Street, Manchester.
- 1.3 The demolition and partial demolition of existing buildings is proposed, but the scheme includes retention of the southern area of the former industrial building together with its Pollard Street elevation.
- 1.4 Two new build residential blocks are proposed to the north of the retained building, with a central courtyard providing amenity space for use by residents. A ground floor commercial unit is proposed on the corner of Pollard Street and Carruthers Street.
- 1.5 A proposed development plan is presented in Appendix 01.

Objective

- 1.6 This report comprises a Flood Risk Assessment (FRA), as required by the National Planning Policy Framework (NPPF 2021). The FRA has been carried out in accordance with BS 8533:2011 – Assessing and Managing Flood Risk in Development.
- 1.7 The NPPF identifies that it is the responsibility of developers to demonstrate:
- Whether the development would be affected by current or future flooding from any source.
 - That the development is safe and where possible reduces flood risk overall.
 - Whether flood risk would be increased elsewhere.
 - Likely mitigation measures for any identified flooding risks.
 - That the site can be developed and occupied safely.
- 1.8 The FRA identifies whether there are any flooding or surface water management issues related to the development site that may warrant further consideration, to comply with current Planning Policy and associated Flood Risk Practice Guide.

Sources of Information

- 1.9 Information has been obtained from the following sources:
- Phase 1 Desk Study and Preliminary Geoenvironmental Assessment, Reference 9809G-WML-ZZ-XX-RP-G-0001, dated October 2021.
 - Manchester, Salford and Trafford Strategic Flood Risk Assessment (SFRA).

2.0 SITE LOCATION AND DESCRIPTION

Description	Comments
Site Address	Ancoats Works Pollard Street Manchester M4 7AS
National Grid Reference	385696E, 398485N
Site Area	0.51 hectares
Site Location	The site is bounded by:- North – Ashton Canal and residential properties off Piercy Street. North-east – Shared access to the Hope Mill Theatre. East – Pollard Street with residential properties beyond. South – Junction of A662 and Caruthers Street. West – Caruthers Street with mixed residential and commercial properties beyond.
Site Description	The northern and eastern sections of the site comprise the former Ancoats Works, being a two to three-storey brick structure. In September 2021, the structure was partially disused with sections utilised as a storage area for office and retail equipment. The main building had two large side by side bays approximately 13.5m wide by 56m long. The main building to the south-west of the halls is two and three storeys high and thought to have been offices serving the original mill. The southern section of the site primarily comprised the former Bank of England public house, which had been disused for several years by the time of the walkover in 2021. The structure was of brick construction and two-storey in height. An infilled brick arch just visible at ground level to the most north-eastern elevation indicates the presence of a basement at least to parts of the structure. The western and north-western sections of the site were surfaced with a mix of hardcore, concrete and asphalt hardstanding used as a car park. A series of wooden pallets and metal fencing were also being stored in the car park to the rear of the main structures. Localised low-lying vegetation was noted to the perimeter of the car park and along the north-western boundary with the canal. The south-western elevation of the main structure, close to the car park includes an unsupported brick wall, with the adjacent car park secured from use. The north-western boundary of the site is formed with the Ashton Canal where a sections of the main structure also forms or is integrated into the canal wall. The remaining sections of the canal wall appear to comprise a mix of brick and stone and is densely vegetated. Several mature trees are located to the top of the canal wall with many saplings and low lying vegetation growing through the wall on the canal side.
Topography	A topographic survey had not been completed prior to the issue of this report. However, the Pollard Street elevation is relatively level and commensurate with the surrounding areas. The Carruthers Street elevation reduces from the Ashton Canal road bridge in the north-west by approximately 2.00m toward the public house on the south-western corner of the site.



Figure 2.1 – Aerial View from Google Maps

3.0 ENVIRONMENTAL SETTING & GROUND CONDITIONS

3.1 The following sections on the environmental setting and ground conditions are summarised from the WML Phase 1 Desk Study and Preliminary Geo-environmental Assessment ref; 9809G-WML-XX-ZZ-RP-G-0001, dated October 2021.

Description	Comments	
Geology (1:10, 000, 1:50,000 scale Map Sheets and digital mapping)	Artificial Deposits	None recorded.
	Superficial Deposits	Devensian Glacial Till comprising mainly clay but possibly with interbedded sand and gravel horizons.
	Solid Strata	The majority of the site is underlain by the Upper Carboniferous Halesowen Formation which generally comprise mudstone, siltstone and sandstone. The extreme western section of the site is inferred to be underlain by sandstone of the Permian Collyhurst Sandstone Formation.
	Geological Faults	None indicated within 250m of the site.
	BGS Records	None.
Hydrogeology	Superficial Aquifer	Secondary Undifferentiated Assigned where it is not possible to attribute either category A or B to a rock type. Previously been designated as both minor and non-aquifers.
	Bedrock Aquifer	Secondary A Geologically permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. Formerly classified as minor aquifers.
	Source Protection Zone (SPZ) within 500m	None.
	Groundwater Abstractions within 900m	None.
Hydrology	Surface Water Features within 250m	Ashton Canal forming north-western site boundary.
	Surface Water Abstractions within 1Km	None.
Existing Site Drainage & Drainage Features	From a review of the United Utilities public sewer records it is understood that there are existing sewers located within the adjacent Pollard St & Carruthers St which is assumed to serve the existing site in some capacity. At the time of writing information relating to the existing site drainage infrastructure is unknown. It is recommended that a CCTV survey is undertaken to confirm the location, depth, condition of all existing site drainage and determine suitability for reuse by the new development.	

4.0 ASSESSMENT OF FLOOD RISK AND MITIGATION

Description	Comments
Fluvial Flooding (Rivers & Sea)	Flood Risk Rating: <u>Very low</u>
	Environment Agency (EA) Fluvial Flood Map shows the site to be situated within Flood Zone 1 (low probability).
	 Figure 4.1 – EA Flood Map – Rivers & Seas
	Zone 1 indicates an Annual Exceedance Probability (AEP) of 0.1% (1 in 1000 year) – 'Low' risk. Zone 2 comprises land assessed as having an AEP of 1% (1 in 100 year) – 'Medium' risk. Zone 3a comprises land assessed as having an AEP of 3.3% (1 in 30 year) – 'High' risk. Given the above, the risk of flooding is considered to be less than 0.1% and therefore can be classified as 'very low'.

Description	Comments
Pluvial Flooding (Surface Water)	Flood Risk Rating: <u>Low</u>
	There is a potential risk of flooding from sheet run-off/overland flows from adjacent land / developments. Overland flow flooding is characterised by water flowing over the ground surface where there is no drainage system to accept it. It is caused when the intensity of rainfall exceeds the infiltration capacity of the surface onto which it falls, or when the soil is saturated and cannot accept more water. Overland flow may also occur where water flowing through the soil returns to the surface, for example in the saturated zone at the base of a slope.
	 Figure 4.2 – EA Flood Map – Surface Water
	EA mapping shows that small portions of the site are susceptible to surface water flooding for the low risk scenarios, however the extent of flooding is considered to be notional and the risk managed through the proposed drainage strategy for the new development. Given the above, the risk of flooding from surface water is considered to be low.
Groundwater Flooding	Flood Risk Rating: <u>Very Low</u>
	The potential risk of groundwater flooding has been considered. Groundwater flooding often happens over and around aquifers, where the underlying geology is highly permeable and has a high capacity to receive and store rainfall. Elevated levels of groundwater resulting from prolonged periods of heavy rainfall can cause the flooding of basements and other underground structures and ponding of water in low lying areas. The BGS and Phase 1 Geo-environmental Assessment confirm that there is a low potential for groundwater flooding across the eastern section of the site. The Groundwater Flood Map found within the Manchester, Salford and Trafford SFRA also indicates that the site is at a very low risk of flooding from groundwater. Given the above, the risk of flooding from groundwater is considered to be low.

Description	Comments
Sewer Flooding	Flood Risk Rating: <u>Low</u>
	There is a potential risk of flooding from existing sewers in close proximity to the site. When the scale of a rainfall or storm event exceeds the capacity of ditches, drains, culverts and sewers to convey the water out of an area, flooding may result. Such flooding can happen during events below the design capacity of the system, when capacity is temporarily reduced due to a blockage. Flood events of this type, while typically localised, can be particularly unpleasant, as the flood waters can be contaminated with sewage and can enter properties through the foul drainage system.
	It is understood that there are existing public surface water sewers in the vicinity of the site serving both the neighbouring highway and adjacent developments.
	United Utilities have been contacted regarding any historic records of flooding in the vicinity of the proposed development and a response is still awaited at the time of writing. Until such a time that a response from United Utilities has been received which alters the findings of this report, it is assumed/considered that the potential risk of flooding from existing sewers is Low.
Flooding from Other Sources	Flood Risk Rating: <u>Low</u>
	From the OS mapping it is understood that the site is bounded to the north by the Ashton Canal, which is the only other significant water source in the vicinity of the site.
	The Ashton canal is under the ownership and maintenance of the Canal & Rivers Trust whom have been contacted to confirm any historic records of flooding in the vicinity of the site.
	A review of the Flood Zone Mapping within the Manchester, Salford and Trafford SFRA indicates that the site is not at risk of flooding from the canal in the event of a breach, the extent of which can be seen below shaded solid green.
Flooding from Other Sources	
	Figure 4.3 – Canal Breach Flood Map – Manchester, Salford & Trafford SFRA
Flooding from Other Sources	Until such a time that a response from Canal & Rivers Trust has been received which alters the findings of this report, it is assumed/considered that the potential risk of flooding from the Ashton Canal is Low.

Description	Comments
Historic Flooding	A review of the Manchester, Salford and Trafford Strategic Flood Risk Assessment has indicated that the site is not subject to flooding with the exception of a low risk of surface water flooding. The Environment Agency (EA), Manchester City Council (MCC), United Utilities (UU) and Canal & Rivers Trust (CRT) have been contacted to confirm whether they hold information regarding past, present or future flooding issues that may affect the site. At the time of writing a response from the EA, MCC and CRT is still awaiting. Upon receipt and if the responses alter the findings of this report, the report will be amended accordingly and reissued to all parties. United Utilities have confirmed that they no current record of flooding in the vicinity of the proposed development.
Climate Change	When considering flood risk to the site it is necessary to fully consider the potential impacts of climate change for the lifetime of the development. The potential impacts of climate change on Peak Rainfall Intensities for the development site have been assessed as part of this FRA and will be applied at 40% for the purpose of design of any new site drainage system in accordance with the NPPF Technical Guidance, Table 5. The WML Drainage Strategy Document ref;9809-WML-00-XX-RP-C-1001 demonstrates that the development will be safe and does not increase the flood risk to third parties as required by the national policy and that this development is deliverable using the above climate change allowance.
Mitigation Measures	Whilst it is considered that the flood risk to the development is principally low, any residual flood risk to the site will be mitigated through the implementation of the measures proposed within the following section of this report. Access & Egress As the site is situated within EA Flood Zone 1, it is considered that all access and egress routes to the site from the adjacent highways are safe. Finished Floor Levels Standard requirements for ground floor levels of new development are set out in BS8533:2011 'Assessing and managing flood risk in new development – Code of practice'. This recommends floor levels are set a minimum of 300mm above the modelled 1 in 100 annual probability plus allowance for climate change flood level. All built development is proposed to be located outside of the 1 in 1000 annual probability flood extent and therefore it is anticipated that the British Standards minimum requirement is met as a matter of course. There is a low residual risk of flooding to the site from surface water in an extreme rainfall event. To mitigate this, it is recommended that ground floor levels are an appropriate freeboard above surrounding ground, and exterior ground levels around the site are contoured to ensure any overland flow routes in an extreme rainfall event are directed away from the building.

Sustainable Drainage (SUDs)	The NPPF recognises that flood risk and other environmental damage can be managed by minimising changes in the volume and rate of surface runoff from development sites. It recommends that priority is given to the use of 'Sustainable Drainage Systems' ('SUDs') in new developments. SUDs and surface water is also considered in the SFRA and it is recommended that the following items are considered as part of the proposed site drainage strategy; <i>Sustainable Drainage Systems should be included in new developments unless it is demonstrably not possible to manage surface water using these techniques;</i> <i>Runoff rates from new developments on Greenfield sites should not exceed Greenfield runoff rates pre-development and should allow for climate change and;</i> <i>The vulnerability and importance of local ecological resources, such as water quality and biodiversity, should also be considered when determining the suitability of SuDS."</i> In accordance with current best practice guidelines, SUDS techniques have been considered for the development site's drainage proposals. The suitability of various SuDs techniques have been reviewed within the WML Drainage Strategy Document.
Summary	The site is situated in Flood Zone 1 and is noted as having a less than 0.1% risk of flooding and therefore is classified as being 'Very Low' risk. The risk of flooding from all sources listed above are noted as being 'Low'. At the time of writing, a response confirming the record of any historic flooding in the vicinity of the development is still awaited from the Environment Agency (EA), Manchester City Council (MCC) and Canal & Rivers Trust (CRT). United Utilities (UU) have confirmed they hold no current record of flooding within the vicinity of the site. Given all of the above it can be concluded that the considered risk of flooding to the proposed development is 'Low'.

APPENDIX 01

Proposed Development Plan



- KEY:
- VEHICLE ACCESS
 - PEDESTRIAN ACCESS
 - EMERGENCY / MANAGED ACCESS
 - RED LINE BOUNDARY
- HARD LANDSCAPE TO NORTHERN AREA:
- EXISTING WALL AND STEEL COLUMNS RETAINED
 - SHARED SURFACE AREAS - SETT PAVING
 - GARDEN SPACES - SMOOTH SANDSTONE PAVING
- HARD LANDSCAPE TO CENTRAL GREEN COURTYARD:
- BBO AREAS - BLOCKWORK & TIMBER EFFECT CLADDING
 - ENTRANCE PLAZA - RESIN BOUND GRAVEL WITH PAVING SETT TRIMS
 - PARKING SPACES - TARMAC WITH WHITE LINING
 - POCKET GARDENS / SEATING AREAS - HERRINGBONE CLAY PAVIOURS
 - PAVING PLANKS THROUGH LAWN
 - MAIN CIRCULATION ROUTES - SANDSTONE SETTS/FLAGS
 - CHERRY PICKER SET DOWN / INFORMAL PATHS - GRASS-PAVING PLANKS
- HARD LANDSCAPE TO WATERSIDE AREA:
- WATERSIDE TERRACES / SEATING - COMPOSITE TIMBER DECKING AND SANDSTONE FLAGS
 - TIMBER TERRACE SEATING
- STREET FURNITURE:
- OUTDOOR TIMBER / METAL DINING TABLES
 - TIMBER SLEEPER SEATING WITH STEEL BASE
 - TIMBER PERGOLA
 - METAL RAISED PLANTERS TO PRIVATE TERRACES
 - TABLE TENNIS
 - FEATURE LIGHTING
 - TIMBER LOUNGER SEATING
- SOFT LANDSCAPE:
- PROPOSED SMALL TREES / FEATURE PLANTS
 - PROPOSED TREES
 - RAIN GARDEN / SUDS FEATURE
 - ORNAMENTAL SHRUBS AND PERENNIAL PLANTING
 - AMENITY GRASS
- LEGEND
- 1. ENTRANCE PLAZA
 - 2. GREEN LAWN
 - 3. TIMBER TERRACE SEATING
 - 4. OUTDOOR DINING AREA
 - 5. POCKET GARDENS
 - 6. SHARED SURFACE SPACE FOR VEHICLE ACCESS
 - 7. RAISED PLANTERS
 - 8. CANAL SIDE PLANTING
 - 9. CANAL SIDE SEATING
 - 10. CAR PARKING
 - 11. PRIVATE TERRACES
 - 12. GREEN BUFFER PLANTING
 - 13. INTERNAL STREET
 - 14. PROPOSED RESIDENTIAL BUILDINGS
 - 15. CYCLE PARKING

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:

- THE CDM DESIGN ISSUES REGISTER
- THE BDP RISK SERIES OF DRAWINGS
- THE PROJECT CDM RISK REGISTER

NOTES

P01	FIRST ISSUE	MP	JF	06.10.21
REVISION	DESCRIPTION	DATE	BY	CHKD

11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 (0)161 828 2200
www.bdp.com

PROJECT TITLE
Ancoats Works, Manchester

BDP JOB NUMBER P3001596	SCALE @ A1 1:200
DRAWING TITLE COLOURED LANDSCAPE MASTERPLAN	DATE FIRST ISSUED OCT '21
DRAWING NO. 1596-BDP-XX-00-DR-L-90201	REVISION P01

APPENDIX 02

United Utilities Sewer Records

Kate Harverye

**40
King Street,
Manchester,
M2 6BA**

FAO:

How to contact us:

**United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

**Your Ref: Ancoats Works
Our Ref: UUPS-ORD-288873
Date: 01/06/2021**

Dear Sirs

Location: Ancoats Works

I acknowledge with thanks your request dated 21/05/2021 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



Karen McCormack
Property Searches Manager

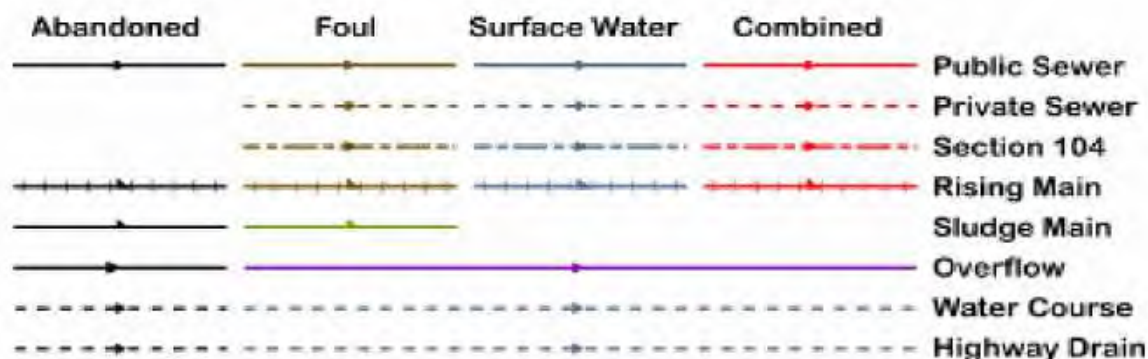
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

Wastewater Symbolology



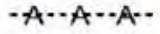
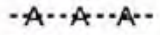
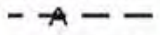
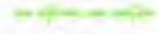
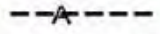
All point assets follow the standard colour convention: red – combined brown - foul
blue – surface water purple - overflow

Manhole	Side Entry Manhole
Head of System	Outfall
Extent of Survey	Screen Chamber
Rodding Eye	Inspection Chamber
Inlet	Bifurcation Chamber
Discharge Point	Lamp Hole
Vortex	T Junction / Saddle
Penstock	Catchpit
Washout Chamber	Valve Chamber
Valve	Vent Column
Air Valve	Vortex Chamber
Non Return Valve	Penstock Chamber
Soakaway	Network Storage Tank
Gully	Sewer Overflow
Cascade	Ww Treatment Works
Flow Meter	Ww Pumping Station
Hatch Box	Septic Tank
Oil Interceptor	Control Kiosk
Summit	
Drop Shaft	Change of Characteristic
Orifice Plate	

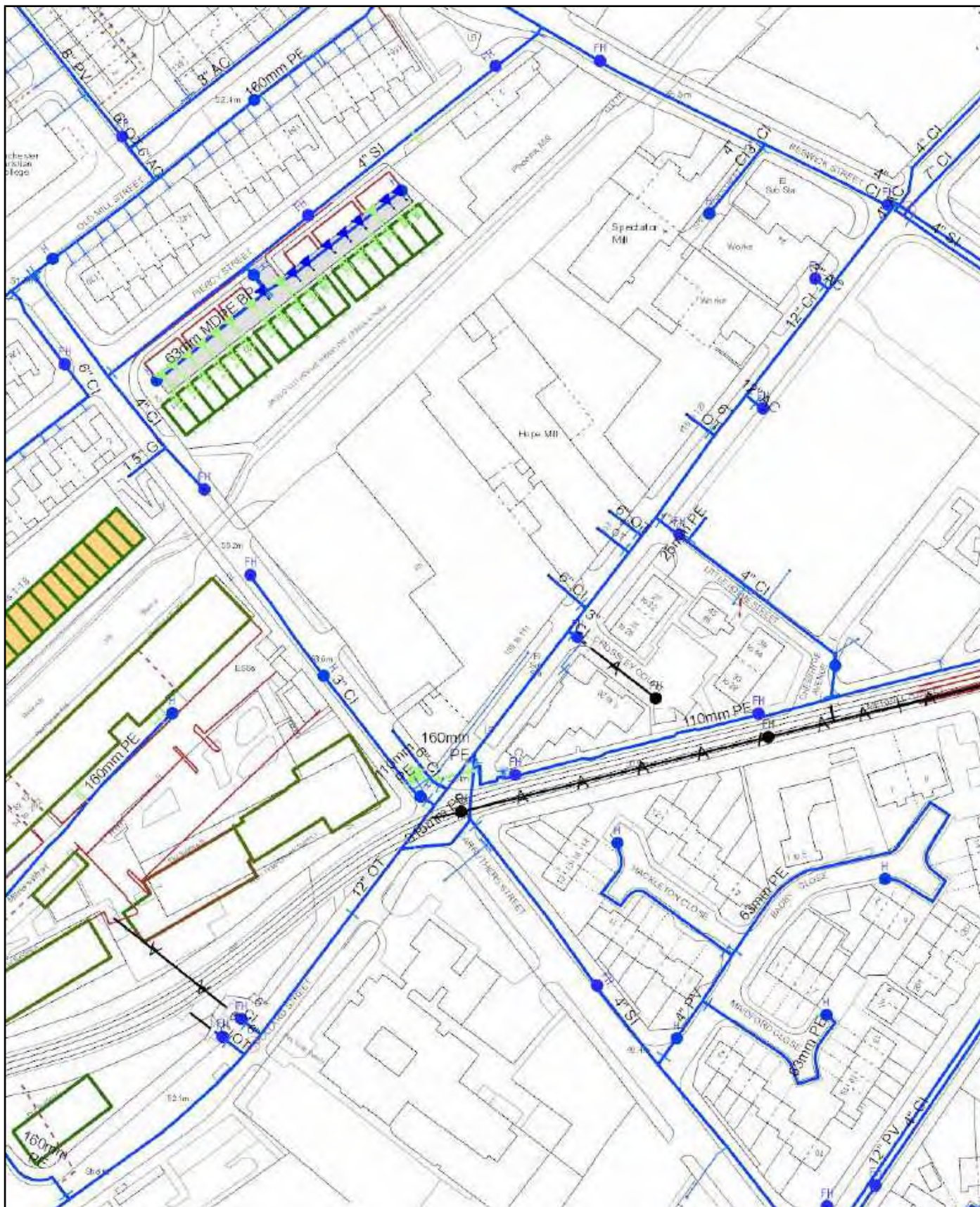


Crown copyright and database rights 2017 Ordnance Survey 100022432. Unauthorised reproduction will infringe these copyrights.

Clean Water Symbolology

Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
			LDTM Treated Water
			Air Valve
			AC Valve, open
			AC Valve, closed
			CC Valve, open
			CC Valve, closed
			Non Return Valve
			Pressure Management Valve
			OMS Valve
			Stop Tap
			Flow Meter
			Domestic Meter
			Commercial Meter
			Pump
			Hydrant
			Fire Hydrant
			Anode
			Chlorination Point
			De-chlorination Point
			Strainer Point
			Access Point
			Hatch Box
			IP Point
			Sampling Station
			Logger Box
			Bore Hole
			Inlet Point
			Bulk Supply Point
			End Cap
			Site Termination
			Change of Characteristic
			Condition Report
			<u>Property Types</u>
			Water Tower
			Valve House
			Booster Pumping Station
			Intake Pumping Station
			Water Treatment Works
			Supply Reservoir
			Service Reservoir
			Impounding Reservoir
			Pipe Bridge

Symbology for proposed assets is the same as above, but shown in **green**
 Symbology for abandoned assets is the same as above, but shown in **black**



Scale: 1:1497
Date: 01/06/2021

WATER MAINS RECORDS



Water for the North West

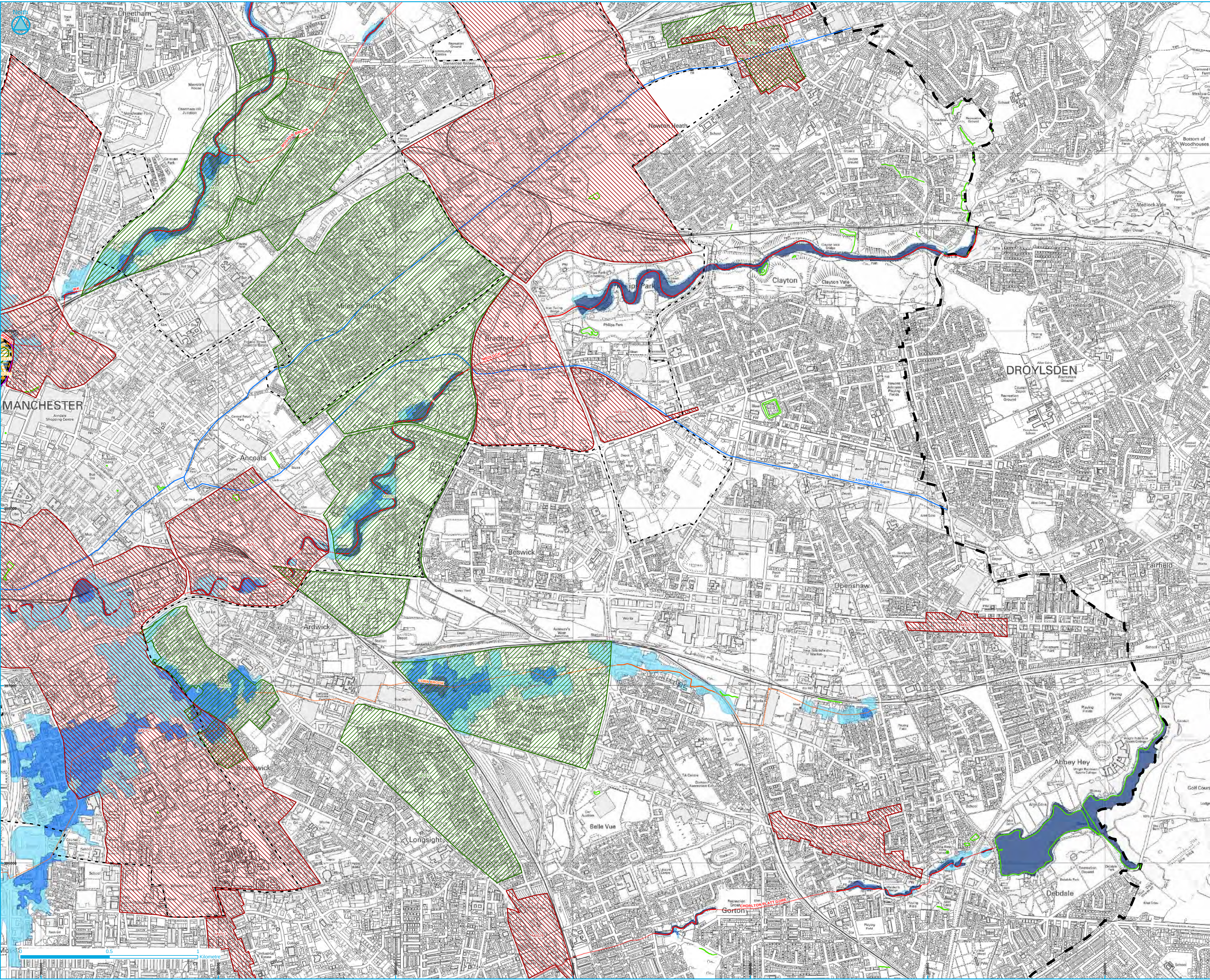
Address or Site Reference: Ancoats Works
Printed by: Property Searches

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

Crown copyright and database rights 2017 Ordnance Survey 100022432. Unauthorised reproduction will infringe these copyrights.

APPENDIX 03

Flood Maps – Extracted From Manchester, Salford & Trafford Strategic Flood Risk Assessment



Legend

- Council Boundary
- Ashton, Bridgewater and Rochdale Canals
- Manchester Ship Canal / Grey Inwell
- Other Waterbodies
- Employment
- Housing
- Mixed Use
- Other
- Regional Centre Boundary
- Flood Zone 3b (Functional Floodplain)
- Flood Zone 3a (V3.15)
- Flood Zone 2 (V3.15)
- Culverted
- Open
- Culverted
- Open

Main Rivers (V8.0)

Digitised River Lines

Other

This map has been produced in accordance with PPS25: Development and Flood Risk and its Practice Guide.

It is a Level 1 SFRA key output which shows Main Rivers, other watercourses and Flood Zones, including the Functional Floodplain (as defined in annex D table D.1 of PPS25), overlaid by previously allocated development sites or sites to be considered in the future.

PPS25 divides the country into three basic Flood Zones; Flood Zones 1, 2 and 3, corresponding to areas of low, medium and high flood risk, respectively. The Flood Zones provided are based upon the Environment Agency's Flood Map (version 3.15 issued in September 2009). They refer to the probability of flooding from rivers and ignore the presence of defences because these can be breached, overtopped or fail to operate during the lifetime of the development. They do not consider other forms of flooding and do not take account of climate change.

The Flood Zone maps also contain the undefended modelled outlines for the Manchester Ship Canal and outlines for the Grey Inwell. It is understood that the Grey Inwell outlines were integrated into the national Flood Map in March 2010 and the undefended modelled outlines for parts of the Sinderland and Timperley Brooks will become integrated into the national Flood Map in June 2010.

The Main River information shown in the SFRA is provided by the Environment Agency; the centreline data may deviate from that shown on basemapping due to inherent differences in data resolution. Further information on Main Rivers is provided on the Environment Agency's website. The mapping of culverted sections of watercourse is a strategic screening only based upon Ordnance Survey 1:10,000 mapping and should be confirmed for more detailed studies such as site specific Flood Risk Assessment. The canals layer does not necessarily cover all the canal arms, but the modelled overtopping/breaching and hydraulic interactions with rivers and other waterbodies is complete and accurate as appropriate for a Strategic Flood Risk Assessment.

The River Inwell between Victoria Station and Pomona Island is not shown as a Main River on the Environment Agency's Flood Map although Flood Zones related to the river are. The same approach has been taken in this SFRA.

This map should be used to facilitate the undertaking of the Sequential Test by planners and developers. The SFRA has produced a further suite of flood maps following its assessment of other sources of flooding and the implications of climate change and these should be used in conjunction with this map.

www.jeremybenn.co.uk
t 01925 570876
f 0845 8627772
e info@jbaconsulting.co.uk

Bank Quay House
Sankey Street
Warrington
WA1 1NN
United Kingdom

Other offices at Altherstone, Doncaster, Edinburgh, Haywards Heath, Limerick, Newcastle upon Tyne, Newport, Northallerton, Saltair, Skipton, Tadcaster & Wellingford

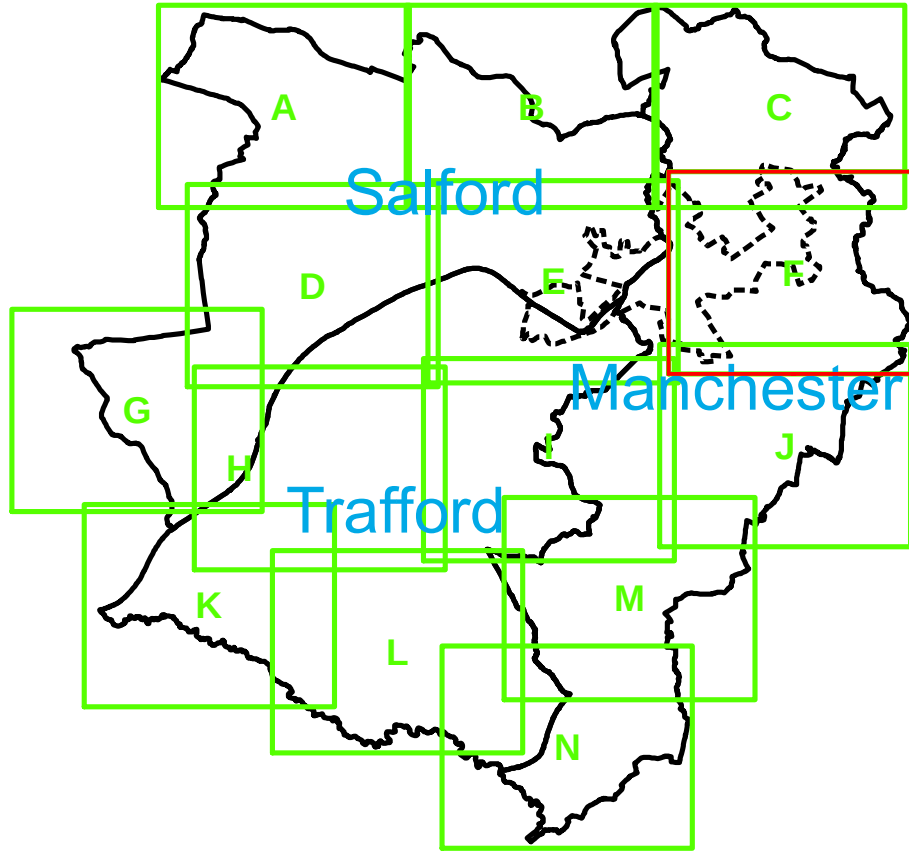
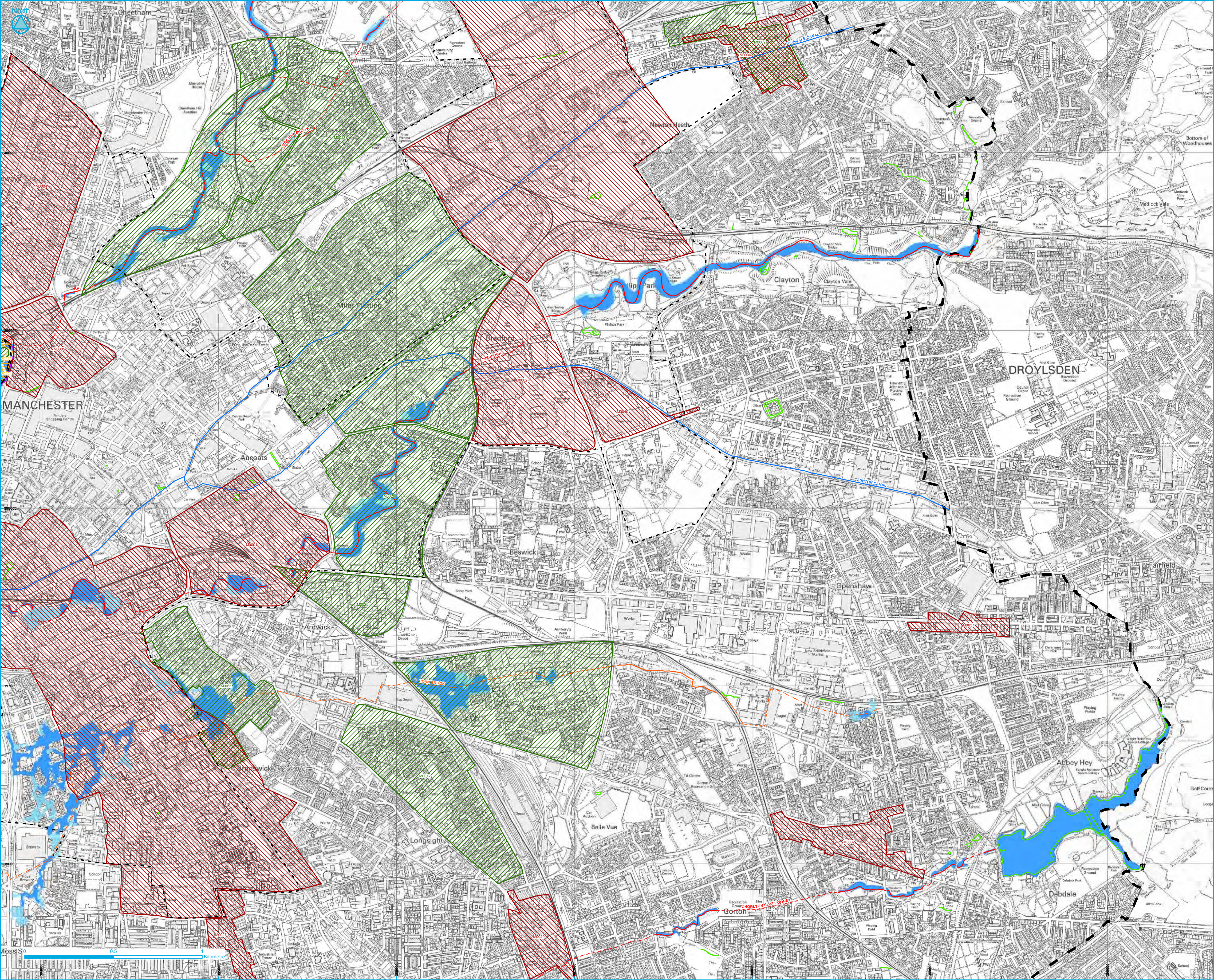
for

Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA

PPS25 Flood Zones

Drawn by: J Cheetham	Date: 16/11/2010	The map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence number: 100018668 2011.
Checked by: J Dimelow	Date: 22/11/2010	
Approved by: H O'Callaghan	Date: 22/11/2010	
File Name: ...ArcView\Mapping\Level1\MST_Flood_Zones_V1.3.mxd		
Drawing Number: FL_1.2 F	Status: FINAL	Scale: 1:10,000

Original @ A1



- Council Boundary**
- Ashton, Bridgewater and Rochdale Canals
 - Manchester Ship Canal / Grey Inwell
 - Other Waterbodies
- Fluvial Flood Extent**
- 1 in 100 Year
 - 1 in 100 Year With Climate Change
- Potential Development Sites / Locations**
- Employment
 - Housing
 - Mixed Use
 - Other
- Main Rivers (V8.0)**
- Culverted
 - Open
- Digitised River Lines**
- Culverted
 - Open

This map has been produced in accordance with PPS25: Development and Flood Risk and its Practice Guide.

The map shows estimated flood extents using the modelling outputs produced for this SFRA on the River Irwell, Grey Inwell, Irk, Medlock, Corn Brook, Mersey at Carrington and the Manchester Ship Canal. Beyond the modelled reaches, recent EA modelling or the Flood Zones have been used. Where climate change outlines do not exist, Flood Zone 2 was used as a proxy to represent how flood risk might increase in the future. The SFRA modelled reaches are shown on Figure 1.1 of the Maps Index.

The Main River information shown in the SFRA is provided by the Environment Agency; the centreline data may deviate from that shown on basemapping due to inherent differences in data resolution. Further information on Main Rivers is provided on the Environment Agency's website. The mapping of culverted sections of watercourse is a strategic screening only based upon Ordnance Survey 1:10,000 mapping and should be confirmed for more detailed studies such as site specific Flood Risk Assessment. The canals layer does not necessarily cover all the canal arms, but the modelled overtopping/breaching and hydraulic interactions with rivers and other waterbodies is complete and accurate as appropriate for a Strategic Flood Risk Assessment.

The River Irwell between Victoria Station and Pomona Island is not shown as a Main River on the Environment Agency's Flood Map although Flood Zones related to the river are. The same approach has been taken in this SFRA.

These maps should be used as an indication of areas in which fluvial flooding may increase in the future. These maps should be used to apply the Sequential Test and are also useful when reviewing which sites may require the Exception Test by Spatial Planners, Development Management and developers in assessing possible future fluvial risks. Emergency planners may also find them useful while designating access and egress routes.

The map should be used to apply the Sequential Test and Exception Test.

JBA consulting

www.jeremybenn.co.uk
t 01925 570876
f 0845 8627772
e info@jbaconsulting.co.uk

Bank Quay House
Sankey Street
Warrington
WA1 1NN
United Kingdom

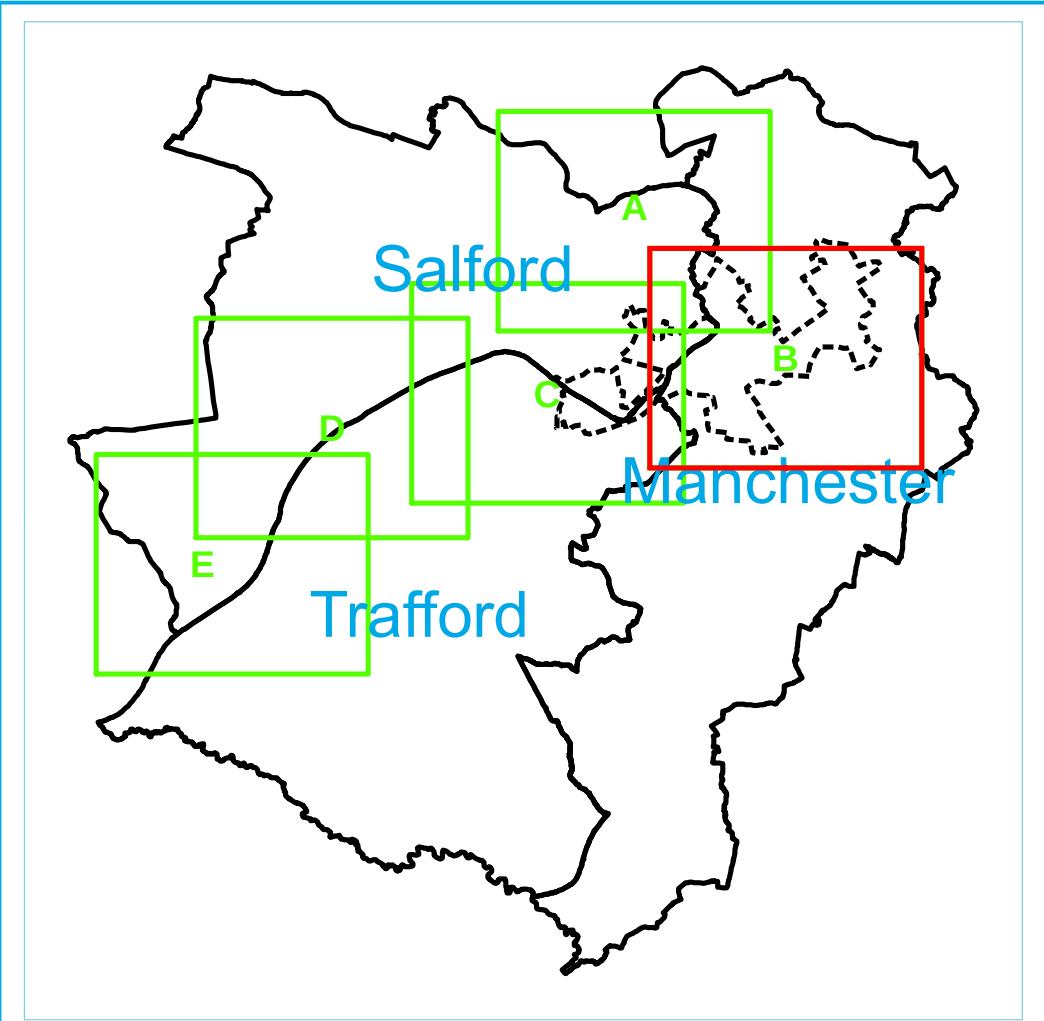
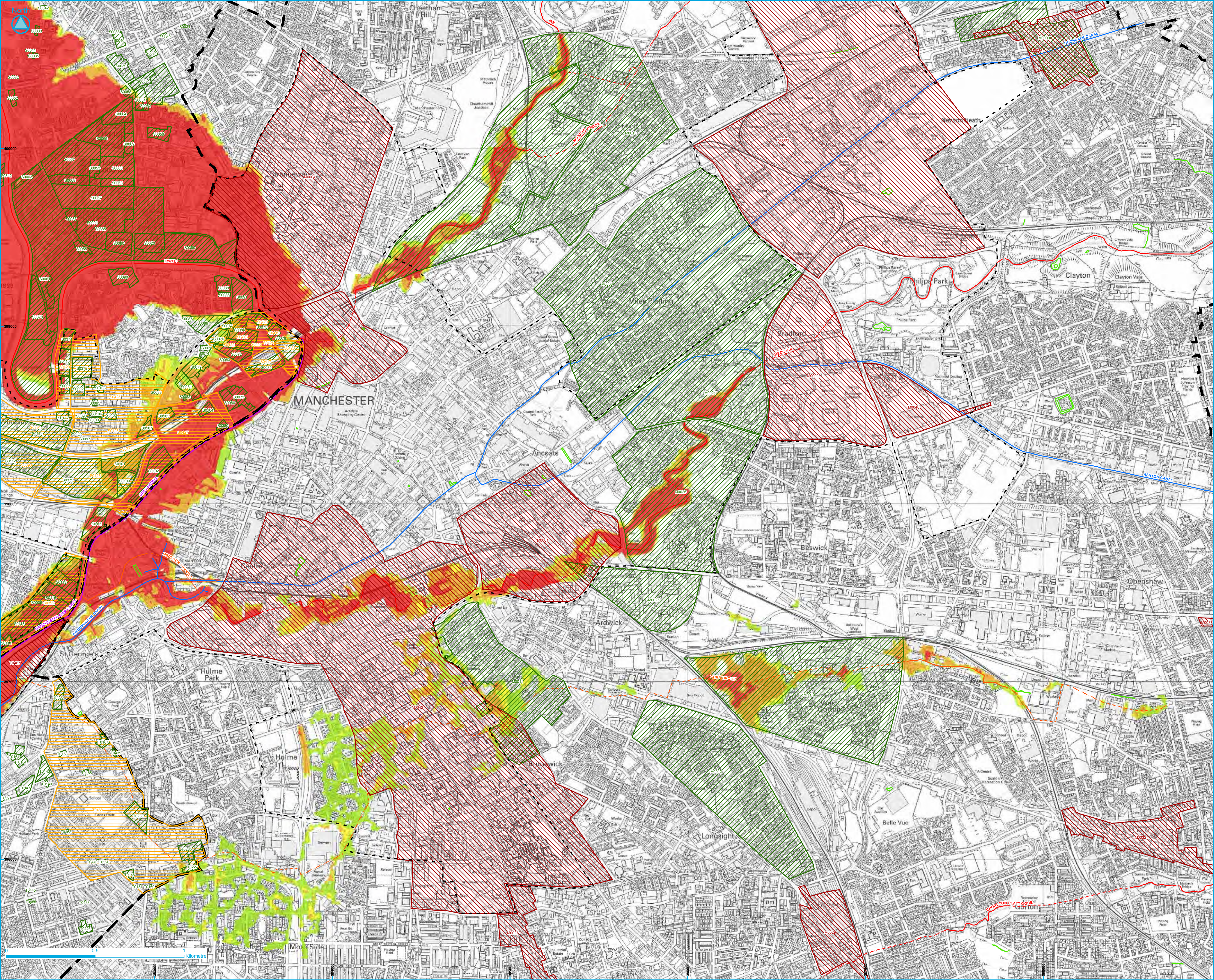
Other offices at Altherstone, Doncaster, Edinburgh, Haywards Heath, Limerick, Newcastle upon Tyne, Newport, Northallerton, Salford, Skipton, Tadcaster & Wellingford

for

Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA

1 in 100 Year and 1 in 100 Year With Climate Change Flood Extents

Drawn by: J Cheetham	Date: 17/11/2010	This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence number: 100016666 2011.
Checked by: J Dimelew	Date: 22/11/2010	
Approved by: H O'Callaghan	Date: 22/11/2010	
File Name: ...ArcViewMapping\Level2\MST_Fluvial_Q100_extnt_V1.2.mxd		
Drawing Number: FL_1.3F	Status: FINAL	Scale: 1:10,000



- Maximum Flood Hazard**
- Very Low Hazard
 - Dangerous For Some
 - Dangerous For Most
 - Dangerous For All
- Potential Development Sites / Locations**
- Employment
 - Housing
 - Mixed Use
 - Other
- Waterbodies**
- Ashton, Bridgewater and Rochdale Canals
 - Manchester Ship Canal / Grey Inwell
 - Other Waterbodies
- Waterbodies**
- Culverted
 - Open
- Digitised River Lines**
- Culverted
 - Open
- Other**
- Council Boundary
 - Regional Centre Boundary

This map has been produced in accordance with PPS25: Development and Flood Risk and its Practice Guide.

The map identifies the estimated flood hazards using the modelling outputs produced for this SFRA. The SFRA modelled reaches are shown on Figure 1.1 of the Maps Index. The map shows a worst case example and is useful in understanding residual risk to life for an extreme event, considering climate change.

The Main River information shown in the SFRA is provided by the Environment Agency; the centreline data may deviate from that shown on basemapping due to inherent differences in data resolution. Further information on Main Rivers is provided on the Environment Agency's website. The mapping of culverted sections of watercourse is a strategic screening only based upon Ordnance Survey 1:10,000 mapping and should be confirmed for more detailed studies such as site specific Flood Risk Assessment. The canals layer does not necessarily cover all the canal arms, but the modelled overtopping/breaching and hydraulic interactions with rivers and other waterbodies is complete and accurate as appropriate for a Strategic Flood Risk Assessment.

The River Inwell between Victoria Station and Pomona Island is not shown as a Main River on the Environment Agency's Flood Map although Flood Zones related to the river are. The same approach has been taken in this SFRA.

The map should be used to apply the Sequential Test and Exception Test.



Other offices at Altherstone, Doncaster, Edinburgh, Haywards Heath, Limerick, Newcastle upon Tyne, Newport, Northallerton, Saltlake, Skipton, Tadcaster & Wellingford



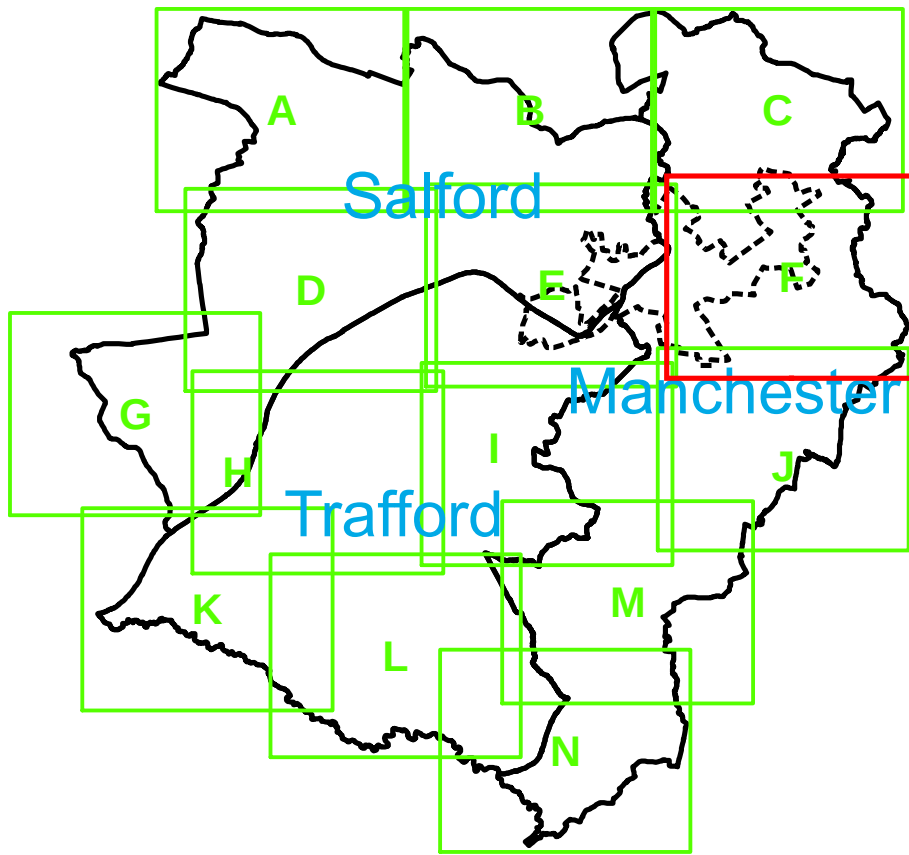
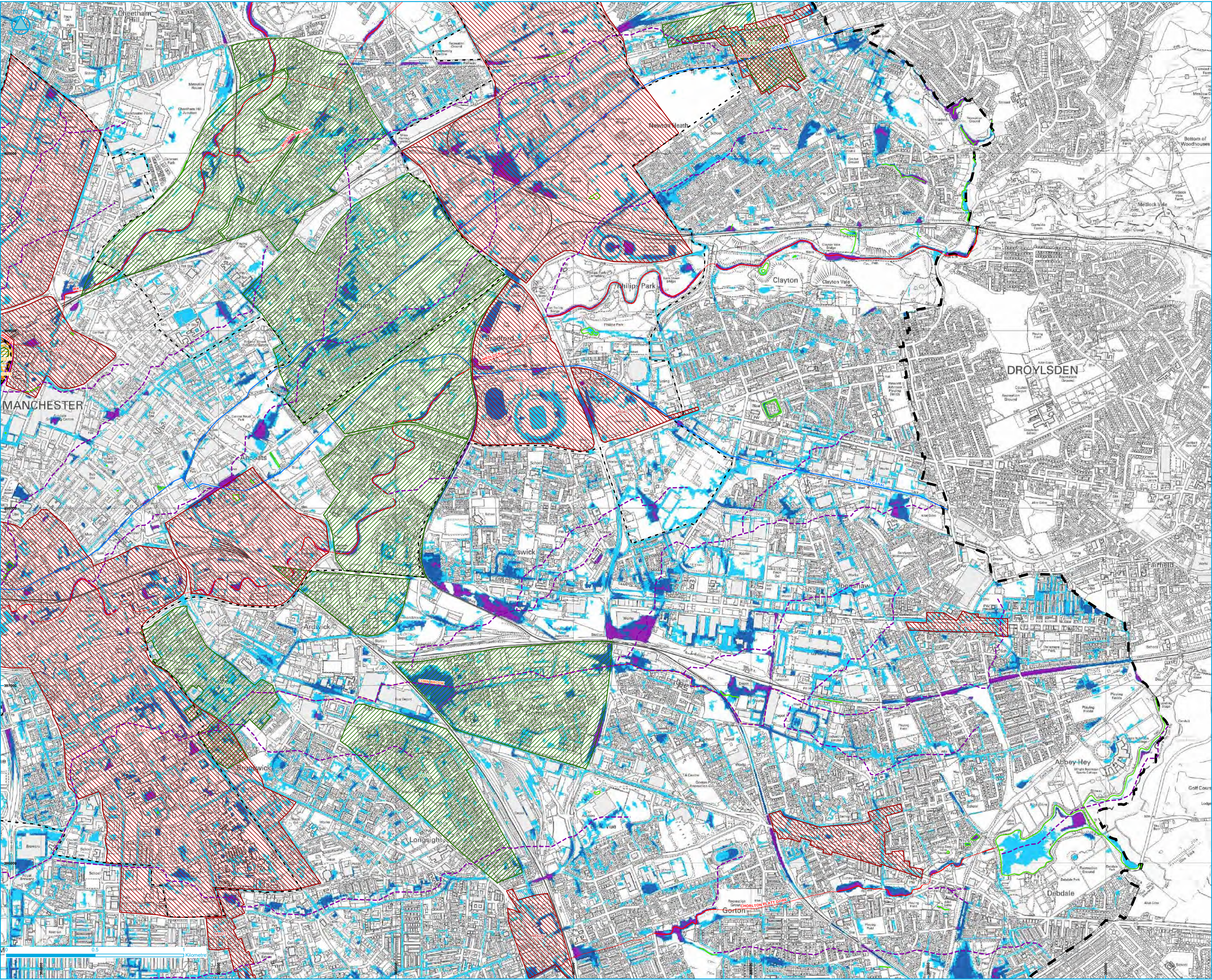
Bank Quay House
Sankey Street
Warrington
WA1 1NN
United Kingdom

for

Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA

Fluvial 1 in 1000 Year With Climate Change Flood Hazard

Drawn by: J Cheetham	Date: 27/01/2011	This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence number: 100016682 2011.
Checked by: J Dimelow	Date: 01/02/2011	
Approved by: J Cooper	Date: 01/02/2011	
File Name: ...ArcViewMapping\Level2\MST_Fluvial_Q1000_CC_Hazard_V1.2.mxd		
Drawing Number: FL_1.10B	Status: FINAL	Scale: 1:10,000
Original © A1		



- Council Boundary
- Lost Watercourses
- High Susceptibility
- Intermediate Susceptibility
- Low Susceptibility
- Employment
- Housing
- Mixed Use
- Other
- Regional Centre Boundary
- Ashton, Bridgewater and Rochdale Canals
- Manchester Ship Canal / Grey Inwell
- Other Waterbodies
- Main Rivers (V8.0)**
 - Culverted
 - Open
- Digitised River Lines**
 - Culverted
 - Open

This map has been produced in accordance with PPS25: Development and Flood Risk.

The map refines the Environment Agency's map of 'Areas Susceptible to Surface Water Flooding' based on more detailed modelling outputs produced for this SFRA.

The Main River information shown in the SFRA is provided by the Environment Agency; the centreline data may deviate from that shown on basemapping due to inherent differences in data resolution. Further information on Main Rivers is provided on the Environment Agency's website. The mapping of culverted sections of watercourse is a strategic screening only based upon Ordnance Survey 1:10,000 mapping and should be confirmed for more detailed studies such as site specific Flood Risk Assessment. The canals layer does not necessarily cover all the canal arms, but the modelled overtopping/breaching and hydraulic interactions with rivers and other waterbodies is complete and accurate as appropriate for a Strategic Flood Risk Assessment.

The River Inwell between Victoria Station and Pomona Island is not shown as a Main River on the Environment Agency's Flood Map although Flood Zones related to the river are. The same approach has been taken in this SFRA.

This map should be used to apply the Exception Test and to scope what the Flood Risk Assessment should consider in its placement of surface development and the management of runoff.

www.jeremybenn.co.uk
t 01925 570876
f 0845 8627772
e info@jbaconsulting.co.uk

Bank Quay House
Sankey Street
Warrington
WA1 1NN
United Kingdom

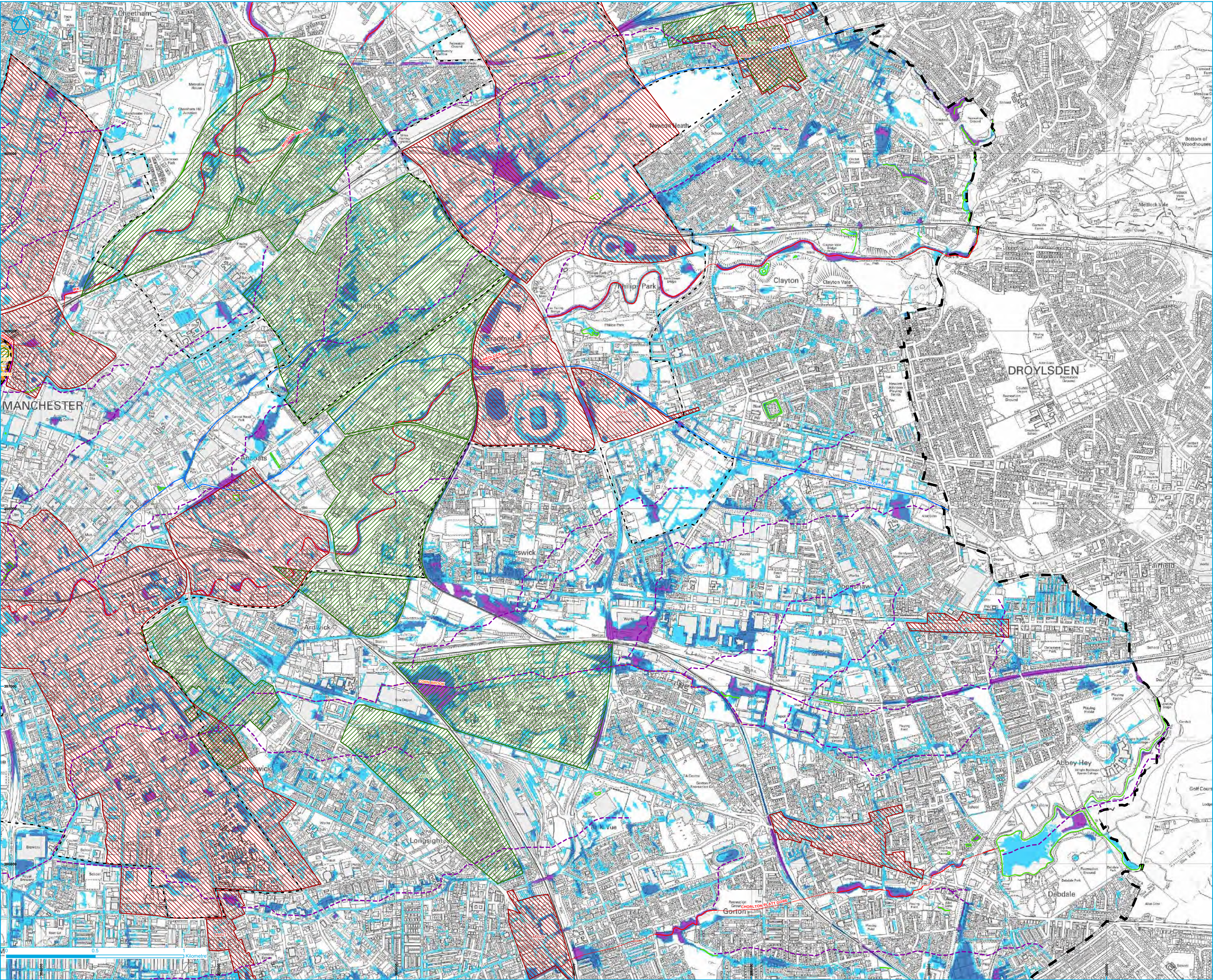
Other offices at Altherstone, Doncaster, Edinburgh, Haywards Heath, Limerick, Newcastle upon Tyne, Newport, Northallerton, Saltire, Skipton, Tadcaster & Wellingford

for

Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA

Susceptibility to Surface Water Flooding - Current Scenario

Drawn by: J Cheetham	Date: 29/01/2011	This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence number: 100016668-2011
Checked by: J Dimelew	Date: 01/02/2011	
Approved by: J Cooper	Date: 01/02/2011	
File Name: ...ArcViewMapping\Level2MST_SurfaceWaterFlooding_Current_V1.1.mxd		
Drawing Number: SS_4.1 F	Status: FINAL	Scale: 1:10,000



Legend

- Council Boundary
- Lost Watercourses
- Susceptibility to Surface Water Flooding**
- High Susceptibility
- Intermediate Susceptibility
- Low Susceptibility
- Potential Development Sites / Locations**
- Employment
- Housing
- Mixed Use
- Other
- Regional Centre Boundary
- Ashton, Bridgewater and Rochdale Canals
- Manchester Ship Canal / Grey Inwell
- Other Waterbodies
- Main Rivers (V8.0)**
- Culverted
- Open
- Digitised River Lines**
- Culverted
- Open

This map has been produced in accordance with PPS25: Development and Flood Risk.

The map refines the Environment Agency's map of 'Areas Susceptible to Surface Water Flooding' based on more detailed modelling outputs produced for this SFRA. This map can be used to assess the sensitivity of surface water flooding to climate change and urban development.

The Main River information shown in the SFRA is provided by the Environment Agency; the centreline data may deviate from that shown on basemapping due to inherent differences in data resolution. Further information on Main Rivers is provided on the Environment Agency's website. The mapping of culverted sections of watercourse is a strategic screening only based upon Ordnance Survey 1:10,000 mapping and should be confirmed for more detailed studies such as site specific Flood Risk Assessment. The canals layer does not necessarily cover all the canal arms, but the modelled overtopping/breaching and hydraulic interactions with rivers and other waterbodies is complete and accurate as appropriate for a Strategic Flood Risk Assessment.

The River Inwell between Victoria Station and Pomona Island is not shown as a Main River on the Environment Agency's Flood Map although Flood Zones related to the river are. The same approach has been taken in this SFRA.

This map should be used to apply the Exception Test and to scope what the Flood Risk Assessment should consider in its placement of surface development and the management of runoff.

www.jeremybenn.co.uk
t 01925 570876
f 0845 8627772
e info@jbaconsulting.co.uk

Bank Quay House
Sankey Street
Warrington
WV1 1NN
United Kingdom

Other offices at Altherstone, Doncaster, Edinburgh, Haywards Heath, Limerick, Newcastle upon Tyne, Newport, Northallerton, Saltair, Skipton, Tadcaster & Wallingford

— for —

Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA

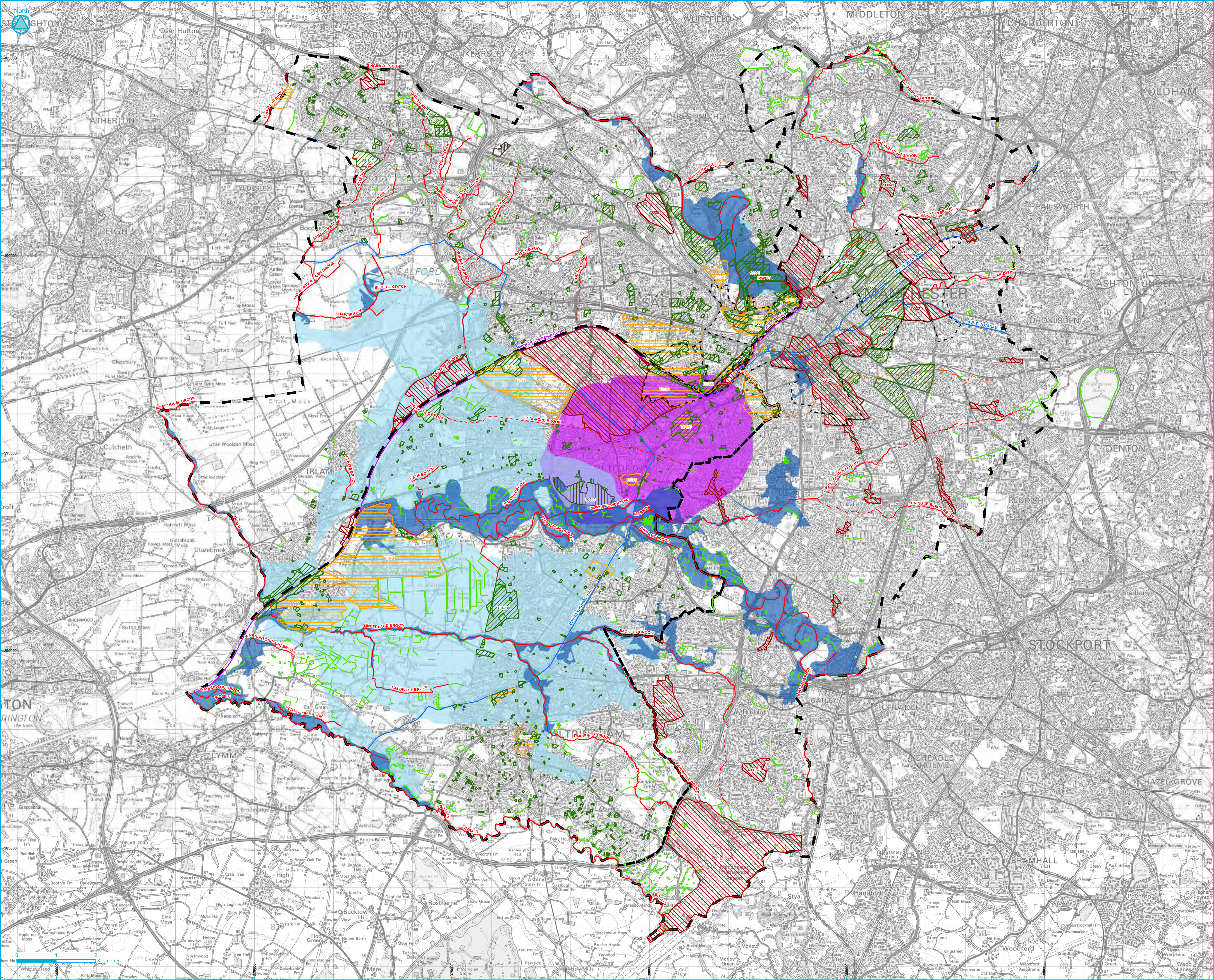
Susceptibility to Surface Water Flooding - Future Scenario

Drawn by: J Cheetham	Date: 31/01/2011	This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence number: 10001666-2011
Checked by: J Dimelow	Date: 01/02/2011	
Approved by: J Cooper	Date: 01/02/2011	

File Name: ...ArcViewMapping\Level2MST_SurfaceWaterFlooding_Current_V1.1.mxd

Drawing Number: SS_4.2 F	Status: FINAL	Scale: 1:10,000
--------------------------	---------------	-----------------

Original @ A1



- Council Boundary
- Ashton, Bridgewater and Rochdale Canals
- Manchester Ship Canal / Grey Irwell
- Other Waterbodies
- Main Rivers (V8.0)**
 - Culverted
 - Open
- Digitised River Lines**
 - Culverted
 - Open
- Groundwater Issue**
 - Areas at risk of GW Flooding
 - Areas of shallow GW
 - Areas at risk of GW rebound
- Potential Development Sites / Locations**
 - Employment
 - Housing
 - Mixed Use
 - Other
- Regional Centre Boundary

The map has been produced in accordance with PPS25: Development and Flood Risk and its Practice Guide. This map shows areas that are potentially at risk from groundwater flooding and should be used to scope suitable mitigation measures in a site specific Flood Risk Assessment.

The Main River information shown in the SFRA is provided by the Environment Agency; the centreline data may deviate from that shown on basemapping due to inherent differences in data resolution. Further information on Main Rivers is provided on the Environment Agency's website. The mapping of culverted sections of watercourse is a strategic screening only based upon Ordnance Survey 1:10,000 mapping and should be confirmed for more detailed studies such as site specific Flood Risk Assessment. The canals layer does not necessarily cover all the canal arms, but the modelled overtopping/breaching and hydraulic interactions with rivers and other waterbodies is complete and accurate as appropriate for a Strategic Flood Risk Assessment.

The information on the map is based on Environment Agency potential groundwater rebound areas, data from the Coal Authority, BGS drift geology mapping and Defra Groundwater Emergence Maps.

The River Irwell between Victoria Station and Pomona Island is not shown as a Main River on the Environment Agency's Flood Map although Flood Zones related to the river are. The same approach has been taken in this SFRA.

www.jeremybenn.co.uk
t 01925 570876
f 0845 882772
e info@jbaconsulting.co.uk

Bank Quay House
Sankey Street
Warrington
WA1 1NN
United Kingdom

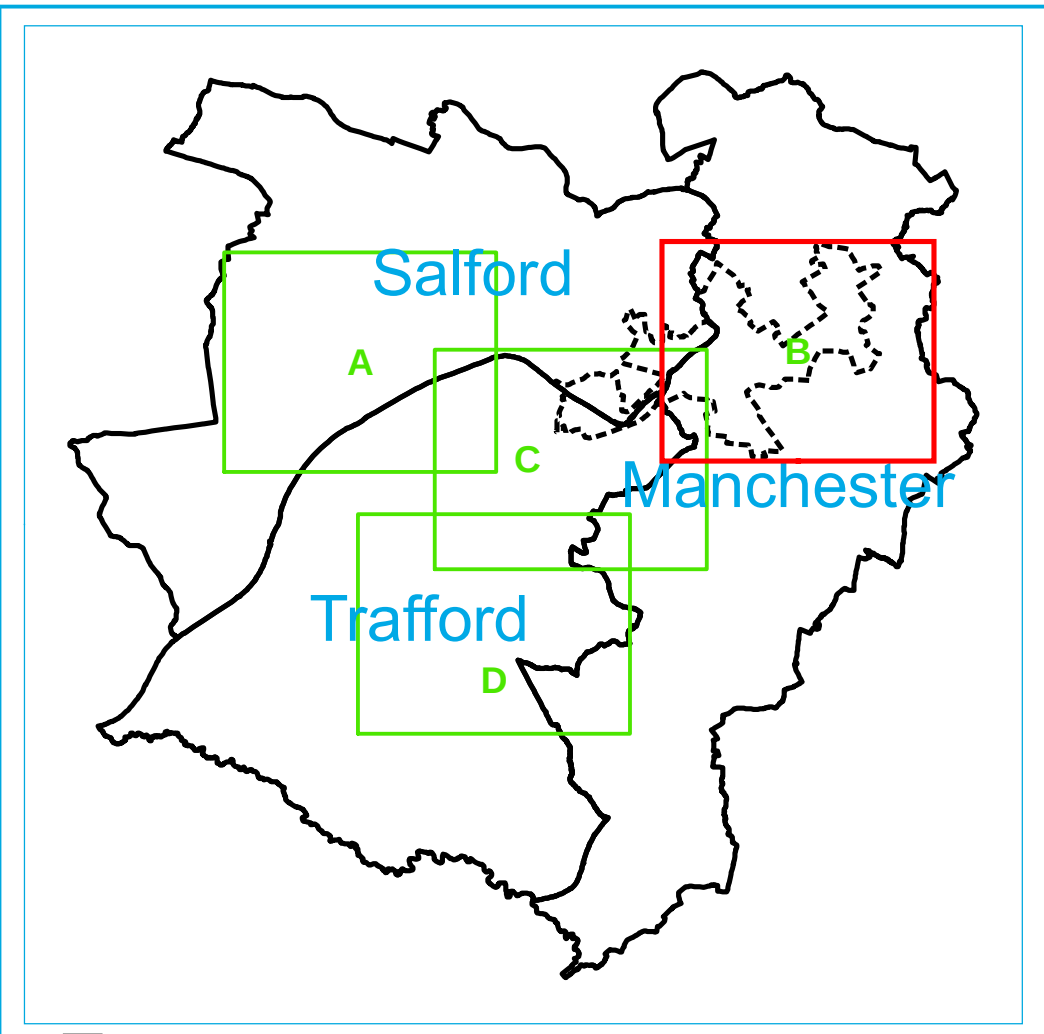
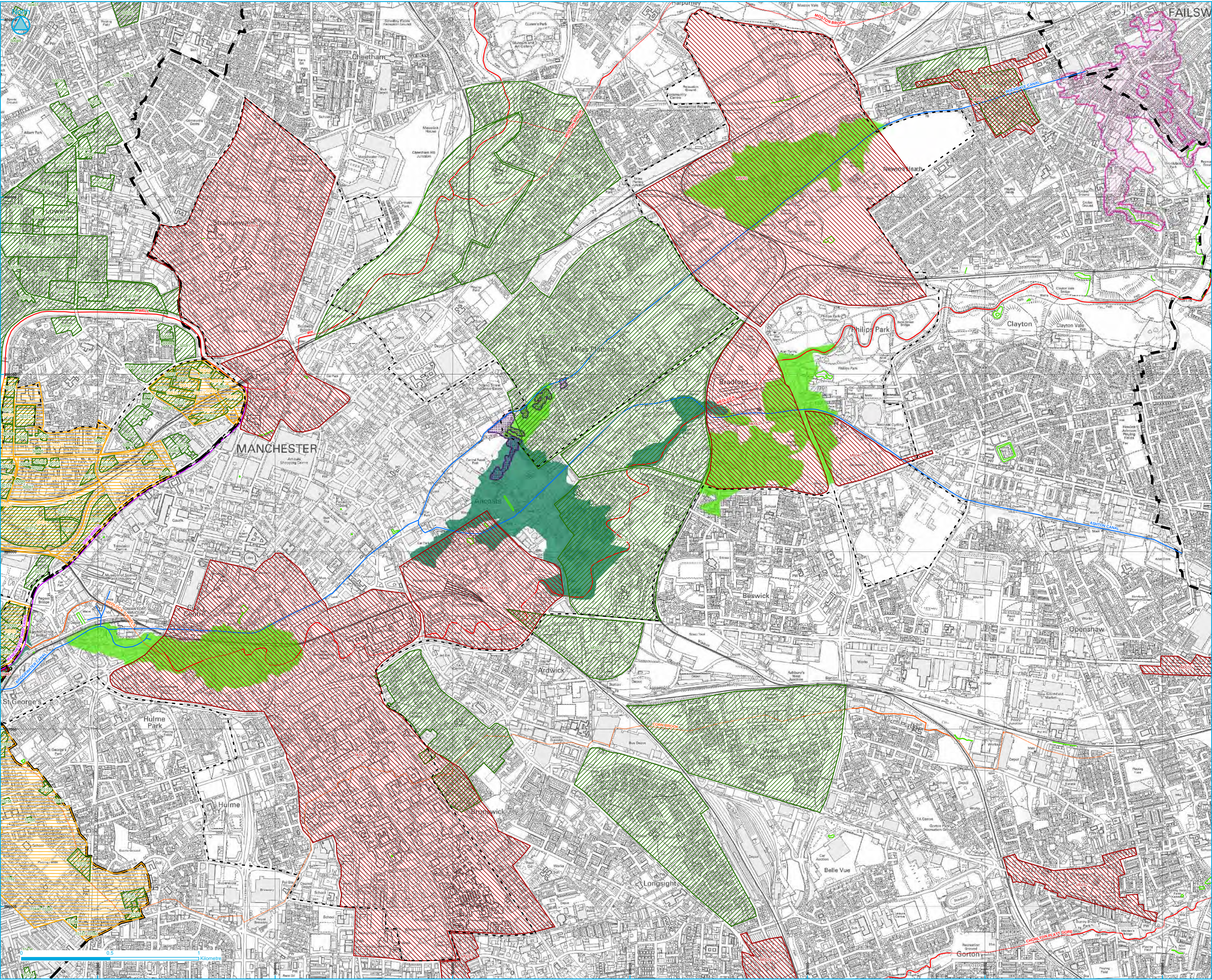
Other offices at: Atherstone, Doncaster, Edinburgh, Haywards Heath, Limerick, Newcastle upon Tyne, Newport, Northallerton, Salfords, Skipton, Tadcaster & Wellingford

for

Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA

Groundwater Flooding

Drawn by: J Cheetham	Date: 08/03/2011	This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100016688 2011.
Checked by: J Dimelow	Date: 01/02/2011	
Approved by: J Cooper	Date: 01/02/2011	
File Name: ArcViewMapping\Level1\MS1_GroundwaterFlooding_V1.3.mxd		
Drawing Number:	Status:	Scale:
GW_2.1	FINAL	1:45,000
		Original @ A1



- Council Boundary**
- Canal Overtop Hazard Zone**
- Canal Breach Hazard Zone**
- Potential Development Sites / Locations**
- Main Rivers (V8.0)**
- Digitised River Lines**

This map has been produced in accordance with PPS25: Development and Flood Risk.

Two indicative "Canal Hazard Zones" have been created for the Bridgewater, Ashton and Rochdale Canals. These have been generated using broadscale 2D modelling to show areas that could potentially be affected by flooding in the event of:

- *Canal Overtop Hazard Zone
- *Canal Breach Hazard Zone

The potential breach locations / areas were sub-divided into two Canal Breach Zones:

- *Canal Breach Zone A - A walkover survey of the canal was undertaken to identify the embankments more likely to breach, based on their height and width. This zone shows those areas that would be affected by a breach of one of these embankments. In this zone a detailed examination of canal breach flood risks is required in a site specific FRA.
- *Canal Breach Zone B - Less likely breach locations, such as at wide, low or very low embankments, were identified by a walkover survey of the canal. At such locations it is more likely that this source of risk could be scoped out within any site specific FRA.

It should be noted that these outlines are based on broadscale modelling techniques and should only be taken as an indication of areas that might be at risk and inform Flood Risk Assessments. There are a number of uncertainties associated with the simulation of flooding from canals in either overtopping or breach conditions. The assumptions behind the modelling should be considered when using and reviewing the hazard zones that have been produced. Full details of the methodology used to derive Canal Hazard Zones is provided in Chapter 3 of the Level 2 SFRA and guidance on the use of the Canal Hazard Zones is provided in Chapter 3 of the SFRA User Guide.

The Canal Hazard Zone resulting in a breach from the Rochdale Canal in Oldham has also been included on the map and has been taken from the Oldham SFRA (2010). This was based on a similar broadscale methodology.

Interactions between the Bridgewater Canal and the River Medlock in Castlefield may result in overtopping of the Canal during severe weather events, as shown elsewhere in the SFRA.

For further information please see the Level 2 SFRA Chapter 3.

The Main River information shown in the SFRA is provided by the Environment Agency; the centreline data may deviate from that shown on basemapping due to inherent differences in data resolution. Further information on Main Rivers is provided on the Environment Agency's website. The mapping of culverted sections of watercourse is a strategic screening only based upon Ordnance Survey 1:10,000 mapping and should be confirmed for more detailed studies such as site specific Flood Risk Assessment. The canals layer does not necessarily cover all the canal arms, but the modelled overtopping/breaching and hydraulic interactions with rivers and other waterbodies is complete and accurate as appropriate for a Strategic Flood Risk Assessment.

The River Inwell between Victoria Station and Pomona Island is not shown as a Main River on the Environment Agency's Flood Map although Flood Zones related to the river are. The same approach has been taken in this SFRA.

The map should be considered when applying the Sequential Test and used to scope the inclusion of canal flood risk within a site specific FRA.

Other offices at Altherstone, Doncaster, Edinburgh, Haywards Heath, Limerick, Newcastle upon Tyne, Newport, Northallerton, Salford, Skipton, Tadcaster & Wellingford

Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA		
Canal Hazard Zones		
Drawn by: J Cheetham	Date: 15/03/2011	This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence number: 100019558-2011.
Checked by: J Dimelow	Date: 01/02/2011	
Approved by: J Cooper	Date: 01/02/2011	
File Name: ..\ArcViewMapping\Level2\MST_Canal_Hazard_V1.3.mxd		
Drawing Number: MM_3.2B	Status: FINAL	Scale: 1:10,000
Original © A1		

APPENDIX 04

United Utilities Correspondence

Daniel Baker

From: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Sent: 08 November 2021 12:51
To: Daniel Baker
Subject: 4200044914 Ancoats Works, Pollard Street, Manchester, M4 7AS

Hi Daniel

'I can confirm that we have no current record of sewer flooding within the vicinity of the proposed development.

Please note that United Utilities Water Limited (UUV) can only record and check flooding events which are reported to us and we have to comply with our Regulators instructions on the qualification of flooding events to place on the register.

Our response does not include:

- any sewer flooding events caused by blockages or collapses which are the result of third party actions, natural events or other actions over which UUV has no control and not a facet of sewer capacity; or
- any historical sewer flooding events that have been removed from the register as a result of investment in our infrastructure.

As with all development sites, we recommend you liaise with our water and wastewater engineers by contacting our Developer Services team so the details of your development proposal can be considered further. Details can be found at the following link.

<https://www.unitedutilities.com/services/builders-developers/>

Should you require any further information please do not hesitate to contact me.'

Kind regards Jill



Jill Ellis
Customer Advisor Advanced
Developer Services & Metering
Customer Services
Direct Tel: 01925 233 064
Tel: 0345 072 6067
[unitedutilities.com](https://www.unitedutilities.com)

If you have received a great service today why not tell us?

Visit: [unitedutilities.com/wow](https://www.unitedutilities.com/wow)

Did you know we now have a live chat facility available to you Mon to Friday 8 -5pm. You just click on the orange live chat box on our webpage and one of our advisors will be ready to chat to you and help you with your enquiry <https://www.unitedutilities.com/builders-developers/> or you can email us at WastewaterDeveloperServices@uuplc.co.uk