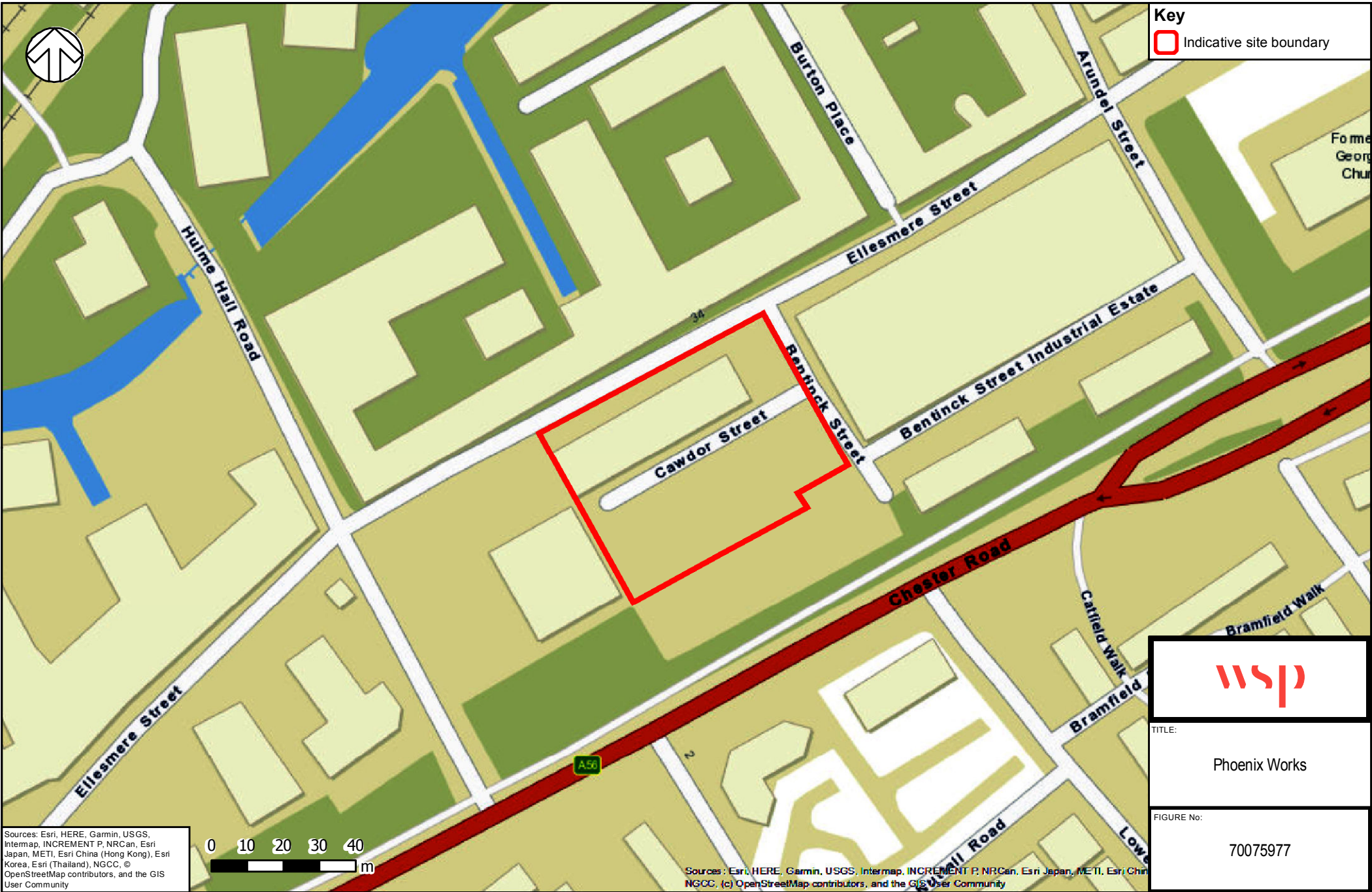




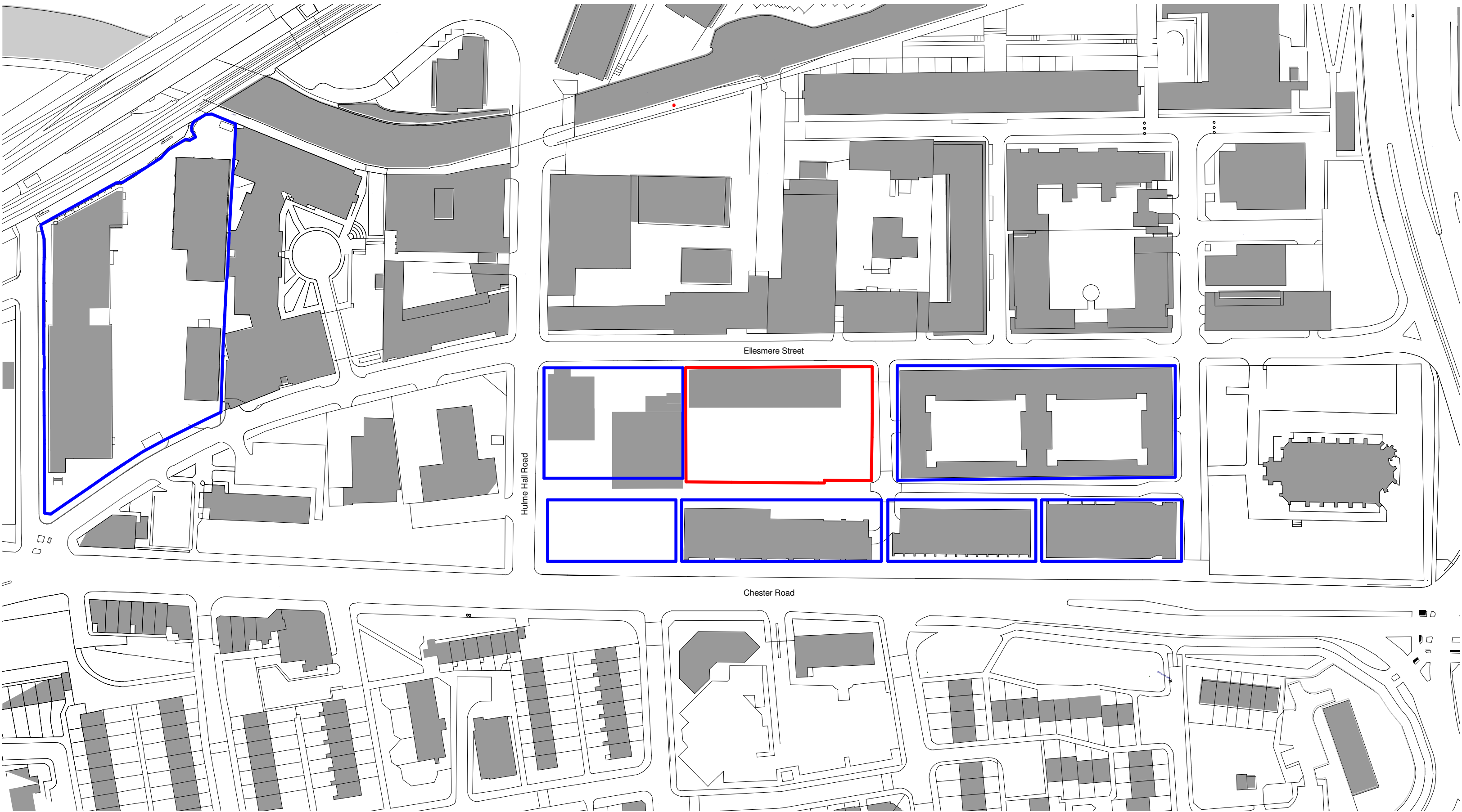
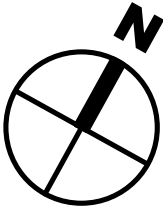
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Figured dimensions only to be taken from this drawing. DO NOT SCALE.
All contractors must visit the site and be responsible for checking all setting out dimensions and notifying the architect of any discrepancies prior to any manufacture or construction work.

NOTES:



- Same Ownership / Control
- Proposed Site Boundary



P02	Issued for Planning	20.11.20	MD	MB
P01	First Issue	06.11.20	DM	MD
Rev	Description	Date	Dr by	App by

Project Stage

PLANNING

Client:
DE TRAFFORD

Project:
PHOENIX WORKS

Drawing Title:
Site Location Plan

Drawn	Checked	Paper Size	Scale	Date
DM	MD	A2	1 : 1250@A2	11/05/20

Drawing No.	Revision
20098-CW-B1-XX-DR-A-7000	P02

Drawing BIM Name:
20098-CW-B1-ZZ-M3-A-BUIL-S1.RVT

CDE Area:	Suitability Code:	BIM Revision: P01.01
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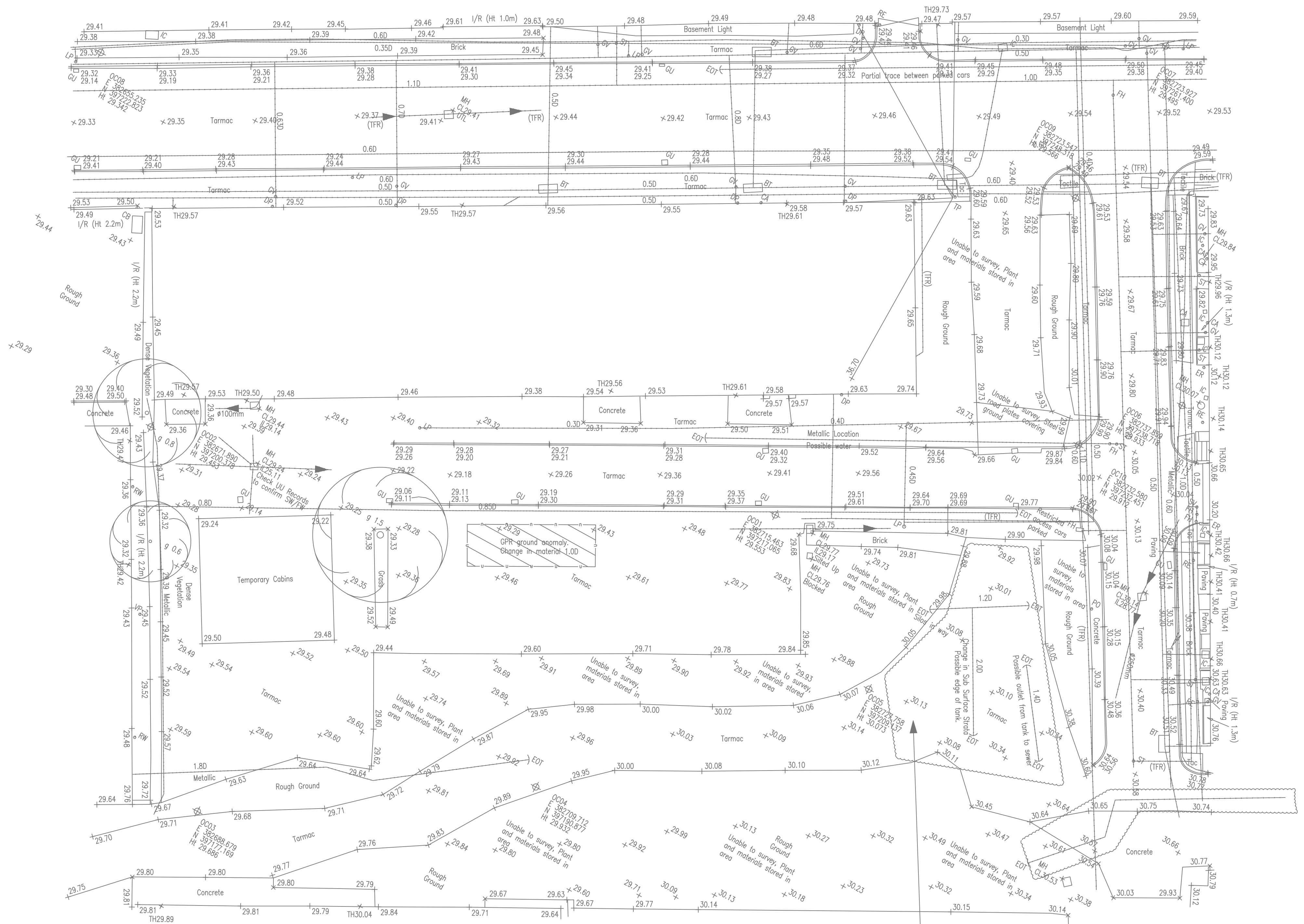
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Appendix C

TOPOGRAPHICAL SURVEY

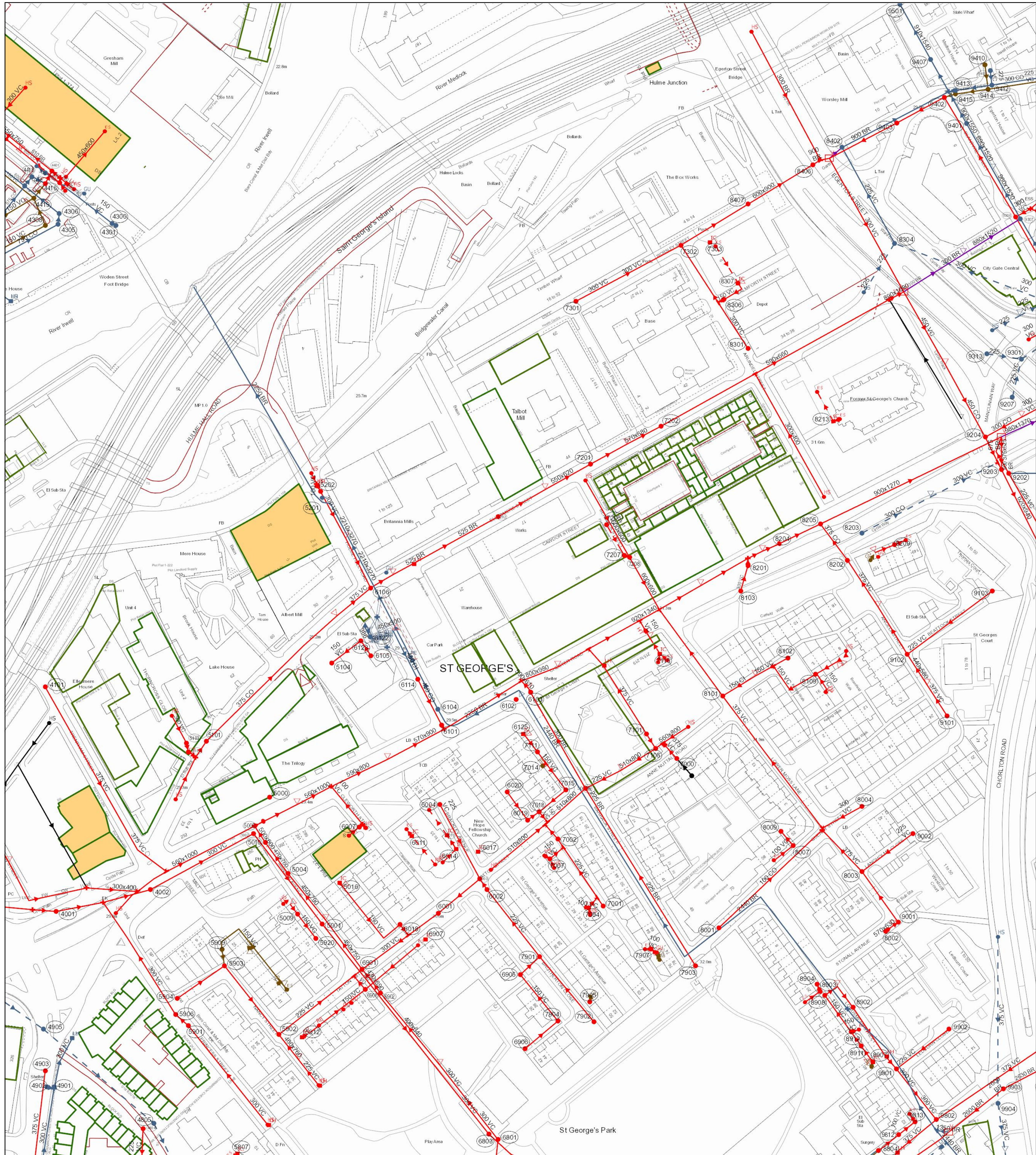
WSP



Appendix D

PUBLIC SEWER RECORDS

WSP



Refo	Cover	Func	Invert	Size x	Size y	Shape	Mat	Length	Grad
4202	21.98	VC	16.45274	1	63		BR	30.01666	1 in 63
6202	29.37	CO	24.39	580			VC	73.76274	1 in 167
5906		CO	0	300			VC	11.45442	
9812	29.4	CO	25.25	300			VC	46.52956	
6004	29.78	CO	0	225			VC	22.93351	1 in 128
6202	29.4	CO	25.25	300			VC	29.91059	1 in 104
4300	24.25	SW	22.05	150			VC	66.45764	
9803	32.1	CO	27.66	375			BR	30.94749	1 in 501
8402	30.32	SW	22.95	900			VC	9.897597	1 in 406
6101	29.33	SW	21.84	2210			VC	14.71355	
4002	29.83	SW	26.37	300			VC	8.058228	1 in 10
8911		CO	0	150			VC	9.93006	
6122		SW	26.37	450			VC	1	
9411	27.31	SW	25.6	225			VC	14.89068	
6105		CO	0	150			VC	14.96022	1 in 4
4901	29.7	SW	27.48	300			BR	41.73877	
8908		CO	0	150			VC	33.60059	1 in 153
8103	31.6	CO	27.9	300			VC	26.74985	
8407	30.23	CO	25.01	600			VC	20.24846	1 in 45
9801	30.77	CO	25.2	450			BR	36.76237	1 in 613
9501		SW	0	910			VC	30.84297	1 in 514
9101	32.44	CO	26.95	375			VC	4.123106	
6104	29.33	SW	21.84	2210			CO	34.95144	
9307	31.63	SW	21.93	960			VC	62.89127	1 in 1047
4902	29.51	SW	27.76	450			VC	24.78152	
9407	27.75	SW	0	910			VC	2.230586	
9502	29.5	CO	22.75	300			VC	22.4722	1 in 10
8912		CO	0	150			VC	35.60899	1 in 57
7105		CO	0	910			VC	20.9126	1 in 9
9002	32.08	CO	30.25	225			VC	21.30495	
9901	32	CO	28.37	300			VC	9.215444	
8103	32.3	CO	28.95	150			VC	32.89164	
9203	30.87	CO	20.03	620			VC	7.211102	1 in 4
9501	39.23	CO	34.88	300			VC	13.56084	1 in 80
7904		CO	0	150			VC	22.2542	1 in 208
8002	30.65	CO	28.74	225			BR	2.230586	
8007		CO	0	100			VC	6.34075	1 in 317
9410	27.32	FO	26	225			VC	58.60024	1 in 163
7201	29.48	CO	24.03	550			BR	26.7674	
6103	30.12	CO	28.22	610			VC	18.25443	1 in 59
9415	28.6	FO	23.87	225			VC	31.82766	
9103	32.42	CO	30.14	225			VC	32.44996	
4001	29.65	CO	23.18	300			VC	39.66106	1 in 46
9414	28	FO	24.18	225			BR	21.58703	1 in 7
8903	32.15	CO	26.55	375			VC	26.01922	1 in 124
9902	32.01	SW	27.2	375			CO	9.820528	
9301	28.56	SW	28.8	225			VC	29.83297	1 in 76
9102	32.26	CO	28.14	360			VC	58.41233	1 in 130
9207	32.44	CO	25.15	225			VC	48.41488	1 in 210
4804	29.38	CO	25.89	225			VC	44.65427	
8202	32.12	CO	27.2	375			VC	22.3068	
6908		CO	0	150			VC	138.7508	
9903	30.64	CO	26.83	150			VC	60.41523	225
9902	30.82	CO	25.88	225			VC	7.378504	
5903	30.36	CO	26.12	225			VC	23.1492	
7001	31.11	CO	25.69	225			VC	80.1561	
8201	31.83	CO	23.93	920			VC	20.23565	1 in 111
4805		SW	0				BR	115.2417	
5201	29.38	SW	21.76	2250			VC	8.433981	
7004		CO	0	100			VC	27.29469	1 in 6
9506		CO	0	150			VC	14.24209	1 in 227
4905		SW	0				VC	148.054	1 in 529
6123		CO	0	150			VC	42.94162	1 in 331
7903	32.08	CO	29.13	150			VC	6.622578	1 in 17
7101	31.33	CO	0	375			VC	14.36432	1 in 6
8002	32.11	CO	26.82	570			VC	78.51752	
9904	32.55	SW	27.31	375			CO	32.45947	
8804		CO	0	100			VC	4.363449	1 in 92
5001	30.44	CO	22.71	300			VC	34.4093	1 in 76
4412	32.28	SW	26.39	300			VC	67.95887	1 in 38
9413	28.7	SW	22.93	375			VC	167.4993	
6106	29.2	CO	24.81	375			BR	83.61052	1 in 1060
8001	31.81	CO	0	100			BR	27.70985	
8109		CO	0	150			VC	24.45272	1 in 349
8903		CO	0	150			VC	5.18937	
4418		CO	0	300			VC	31.62278	1 in 96
9001	32.14	CO	27.02	375			VC	85.7473	1 in 104
8301	31.05	CO	27.29	300			VC	5.865078	
8903	31.87	CO	24.41	300			VC	5.947628	1 in 595
6104	29.33	SW	21.84	2210			VC	47.01064	1 in 48
8204	31.84	CO	27.58	600			BR	21.16362	1 in 215
4306		SW	22.56	750			VC	8.602325	
5909		CO	0	500			BR	10.84101	
5904	30.14	CO	26.48	225			BR	11.2746	
7301	30.08	CO	25.77	300			VC	10.26095	1 in 93
4403	24.83	SW	21.11	450			VC	52.00961	1 in 63
4305		SW	22.57	750			VC	3.852192	
7901	31.16	SW	22.57	750			VC	14.56224	1 in 107
5004	29.9	CO	24.69	470			VC	29.93121	1 in 39
9902	30.98	CO	25.38	430			BR	2.35041	
5010	29.55	CO	0	500			VC	19.23538	
9401	29.27	SW	21.8	900			VC	10.0967	1 in 135
4419		FO	21.69	150			VC	10.0597	
8801	31.57	CO	27.04	300			VC	5.375896	1 in 12
8306		CO	0	150			VC	6.895853	
7904		CO	0	150			VC	5.09922	1 in 28
9402	28.75	CO	23.76	150			VC	76.96956	1 in 39
6104	29.33	SW	21.84	2210			VC	36.40355	1 in 23
7302	30.28	SW	25.01	600			VC	4.508811	
9313		SW	25.01	225			VC	2.291397	
4903	29.52	CO	25.82	375			VC	100.1922	1 in 35
7900		CO	0	150			BR	23.37338	
9813		CO	0	100			VC	46.96115	
9412	28	SW	24.56	150			VC	16.76993	1 in 35
5103	29.06	CO	26.42	300			VC	3.53588	
9306	31.56	CO	25.72	300			BR	10.07544	
9902	31.88	CO	30.04	225			VC	3.01729	1 in 2
8912		CO	0	150			BR	144.139	
6007	29.4	CO	0	225			VC	7.877028	
5101	29.31	CO	26.78	375			VC	66.586	
5005	29.5	CO	0	960			VC	10.63015	
7902	32.08	CO	31.09	225			VC	123.4456	
5009		CO	0	150			VC	38.45572	1 in 87
8018		CO	0	150			VC	20.0995	
8406		CO	0	800			BR	61.9855	1 in 38
7207	30.3	CO	28.8	300			VC	71.81775	
7202	30.19	CO	23.79	590			VC	59.15842	
6019		CO	0	150			VC	19.1027	
7101	31.33	CO	27.61	150			BR	5.536427	1 in 33
7002	30.81	CO	28.7	225			VC	20.12461	1 in 19
4101	27.92	CO	25.77	375			VC	41.92094	1 in 140
9903	32.79	CO	22.16	2600			BR	19.12012	
8004	32.33	CO	28.04	300			VC	22.6193	
7903	30.78	CO	27.86	300			VC	7.876574	1 in 4
6101	29.51	CO	22.55	800			VC	26.9314	
8101	31.82	CO	24.91	375			VC	9.788806	
6020		CO	0	150			VC	3.316442	
4416		CO	0	300			VC	33.24732	
9204	30.83	CO	20.66	450			BR	111.0225	1 in 193
6101	29.51	CO	24.41	450			VC	52.20153	
9403	29.99	CO	23.46	300			VC	7.325448	
7015		CO	0	150			BR	21.20447	1 in 151
6202	32.69	CO	26.83	375			VC	19.53581	1 in 195
4420		CO	0	215			VC		
7111		CO	0	100			VC		
7007		CO	0	150			VC		
7907		CO	0	100			VC		
7208		CO	0	600			VC		
8205		CO	0	900			VC		
6001	30.69	CO	26.76	300			VC		
7018		CO	0	150			VC		
4401	24.93	CO	19.6	610			BR		
7206	30.07	CO	28.57	300			VC		

Abandoned

Foul

Surface Water

Combined

Public Sewer

Section 104

Rising Main

Sludge Main

Overflow

Water Course

Highway Drain

All point assets follow the standard colour convention:

red - combined

blue - surface water

brown - foul

purple - overflow

Manhole

Head of System

Extent of Survey

Rodding Eye

Inlet

Discharge Point

Vortex

Penstock

Washout Chamber

Valve

Air Valve

Non Return Valve

Soakaway

Cascade

Flow Meter

Hatch Box

Oil Interceptor

Summit

Drop Shaft

Orifice Plate

Side Entry Manhole

Outfall

Screen Chamber

Inspection Chamber

Bifurcation Chamber

Lamp Hole

T Junction / Saddle

Catchpit

Valve Chamber

Vent Column

Vortex Chamber

Penstock Chamber

Non Return Valve

Network Storage Tank

Sewer Overflow

Ww Treatment Works

Ww Pumping Station

Septic Tank

Control Kiosk

Change of Characteristic

MANHOLE FUNCTION

FO Foul

SW Surface Water

CO Combined

OV Overflow

SEWER SHAPE

CI Circular

TR Trapezoidal

EG Egg

AR Arch

OV Oval

BA Barrel

FT Flat Top

HO HorseShoe

RE Rectangular

UN Unspecified

SQ Square

SEWER MATERIAL

AC Asbestos Cement

BR Brick

PE Polyethylene

RP Reinforced Plastic Matrix

CO Concrete

CSB Concrete Segment Bolted

CSU Concrete Segment Unbolted

CC Concrete Box Culverted

PSC Plastic / Steel Composite

GRC Glass Reinforced Plastic

DI Ductile Iron

PVC Polyvinyl Chloride

CI Cast Iron

SI Spun Iron

ST Steel

VC Vitrified Clay

PP Polypropylene

PF Pitch Fibre

MAC Masonry, Coursed

MAR Masonry, Random

U Unspecified

Address or Site Reference:

3 ELLESMERE STREET,
MANCHESTER,
M15 4LZ

Scale: 1:1250 Date: 29/10/2020

Sheet: 1 of 1

Printed by: Property Searches

SEWER
RECORDS



The position of the underground apparatus shown on this plan is approximate only and

Appendix E

STATUTORY CONSULTATIONS 

McGlacken, Jordan

From: GMMC Info Requests <InfoRequests.GMMC@environment-agency.gov.uk>
Sent: 23 October 2020 12:06
To: McGlacken, Jordan
Subject: GMMC188818AB - Response attached from the Environment Agency
Attachments: Site location plan.pdf; GMMC188818AB.PDF; GMMC188818AB_Table.pdf; Flood Risk Assessments - Climate Change Allowances.pdf

Dear Jordan,

Thank you for your enquiry which was received on 12/10/20.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

I enclose some data.

There are no flood defences in the vicinity of the site.

We have no records of flooding affecting the site. However, this does not mean flooding has not occurred in the past or that it will not flood in future. We recommend that you also contact United Utilities and Manchester Council who may hold additional information (the former especially in relation to sewer flooding).

Here are some additional links that may be of use:

<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

The nearest culvert is over 700m from the site and so is not deemed a flood risk for this site.

Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

Please get in touch if you have any further queries or contact us within two months if you'd like us to review the information we have sent.

Kind regards,

Anne Ball
Customer and Engagement Officer
Greater Manchester, Merseyside and Cheshire
External: 020 302 51232
Mobile: 07769285094
Email: inforequests.gmmc@environment-agency.gov.uk



From: McGlacken, Jordan [<mailto:Jordan.McGlacken@wsp.com>]
Sent: 12 October 2020 10:55
To: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Cc: Mostyn, Stephen <Stephen.Mostyn@wsp.com>
Subject: 201013/CM26 - Phoenix Works, Ellesmere Street - Flood Risk Assessment

Dear Environment Agency,

WSP have been commissioned to undertake a flood risk assessment and drainage strategy for a proposed 0.5 hectare residential development at Phoenix Works, Ellesmere Street, Manchester. (site location plan attached)

The site is shown to be situated in Flood Zone 1 with a low to medium risk of surface water flooding and not at risk of flooding from reservoirs. Please can you provide us with any additional flood / drainage related information the EA deem relevant to the site? (i.e. historical flooding records, culverted watercourses etc.)

If any more information is required, please do not hesitate to get in touch.

With regards,

Jordan McGlacken MEng (Hons)
Assistant Engineer
ACE Emerging Professionals Regional Chair



T +44 (0)161 602 8845

WSP
8 First Street
Manchester
M15 4RP

wsp.com

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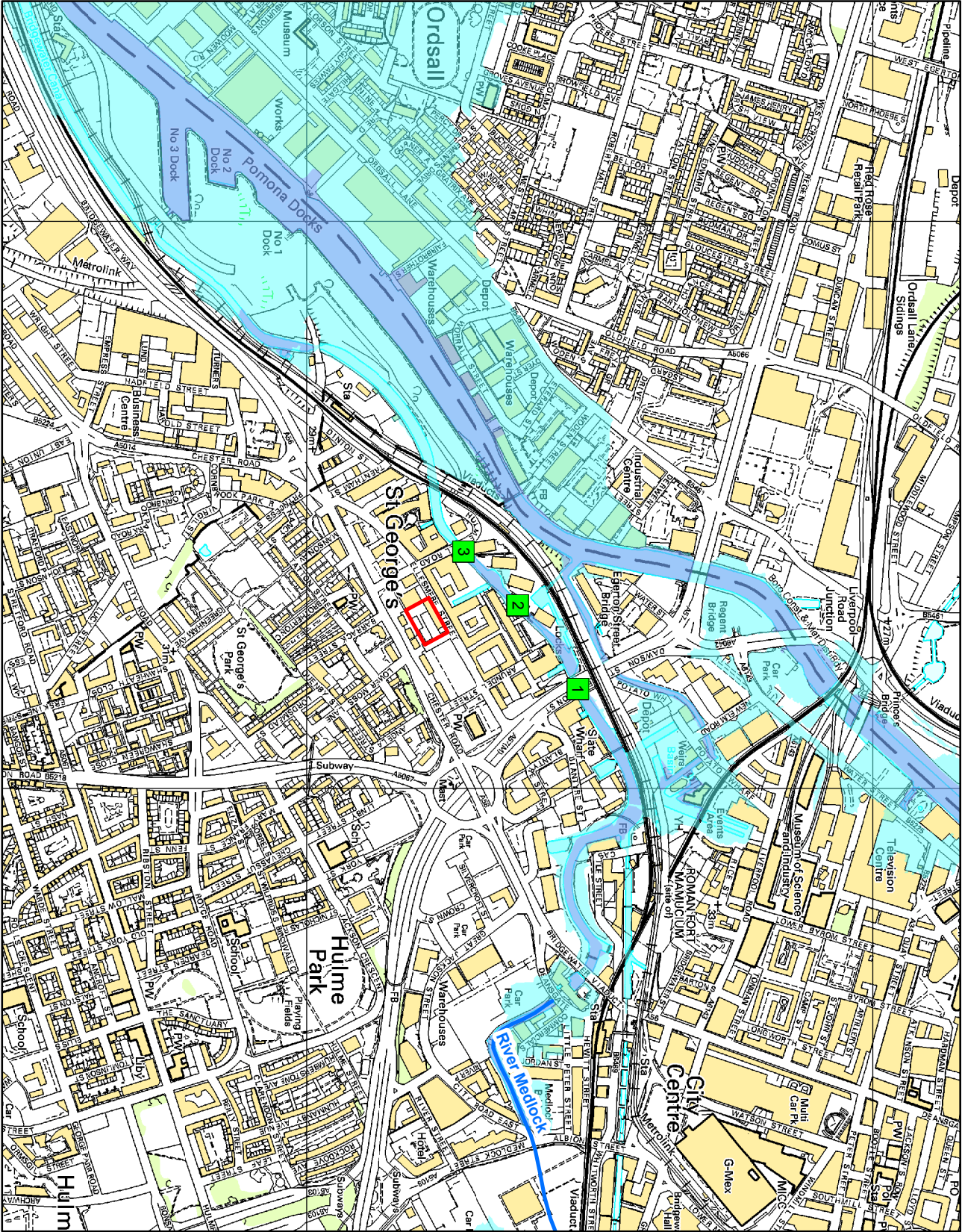
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Detailed Flood Map centred on Phoenix Works, Ellesmere Street, Manchester, M154RS.
Created on 23/10/2020 [GMCMC188818AB]



1:10,001



Legend

-  Site Location
-  Model Measurements
-  Main River
-  Flood Zone 3
-  Flood Zone 2

Map Reference	Model/Node Reference	Easting	Northing	Data	Undertested									
					50 % AEP (1 in 2 year)	20 % AEP (1 in 5 year)	10 % AEP (1 in 10 year)	4 % AEP (1 in 25 year)	2 % AEP (1 in 50 year)	1.33 % AEP (1 in 75 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + Climate Change*	0.5 % AEP (1 in 200 year)	0.1 % AEP (1 in 1000 year)
1	ea013_Model_BRGW01_00010	382824	397478	Modelled Water Level (m aodN)	25.30	25.34	25.37	25.43	25.48	25.51	25.57	25.68	25.65	25.86
				Modelled Flow (cunecs)	10.72	15.22	17.72	21.95	24.88	26.52	29.79	34.84	33.54	42.24
2	ea013_Model_BRGW01_00006	382677	397372	Modelled Water Level (m aodN)	25.26	25.27	25.27	25.28	25.29	25.29	25.30	25.32	25.32	25.35
				Modelled Flow (cunecs)	10.72	15.22	17.72	21.95	24.87	26.54	29.77	34.84	33.53	42.24
3	ea013_Model_BRGW01_00001	382582	397276	Modelled Water Level (m aodN)	25.26	25.26	25.26	25.26	25.26	25.26	25.26	25.26	25.26	25.26
				Modelled Flow (cunecs)	10.72	15.22	17.72	21.95	24.87	26.54	29.78	34.84	33.53	42.24

Model data taken from River Medlock 2009 Study
AEP - Annual Exceedence Probability
m aodN - metres above ordnance datum Newlyn
cunecs - cubic metres per second

Notes: *Climate Change Scenario - We only hold climate change measurements based on the previous climate change guidance (20% increase in flow). The new climate change guidance is available at <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>. The location of the site and the type (vulnerability) of development determine the climate change allowances to consider in any flood risk assessment.

Flood risk assessments: Climate change allowances

Application of the allowances and local considerations

Greater Manchester, Merseyside & Cheshire

1) The climate change allowances

The [National Planning Practice Guidance](#) refers planners, developers and advisors to the Environment Agency guidance on considering climate change in Flood Risk Assessments (FRAs). This guidance was updated in February 2016 and is available on [Gov.uk](#) and should be read in conjunction with this document. The guidance can be used for planning applications, local plans, neighbourhood plans and other projects. It provides climate change allowances for peak river flow, peak rainfall, sea level rise, wind speed and wave height. The guidance provides a range of allowances to assess fluvial flooding, rather than a single national allowance. It advises on what allowances to use for assessment based on vulnerability classification, flood zone and development lifetime.

2) Assessment of climate change impacts on fluvial flooding

Table A below indicates the level of technical assessment of climate change impacts on fluvial flooding appropriate for new developments depending on their scale and location. This should be used as **a guide only**. Ultimately, the agreed approach should be based on expert local knowledge of flood risk conditions, local sensitivities and other influences. **For these reasons we recommend that applicants and / or their consultants should contact the Environment Agency at the pre-planning application stage to confirm the assessment approach, on a case by case basis.** **Table A** defines three possible approaches to account for flood risk impacts due to climate change, in new development proposals:

- **Basic:** Developer can add an allowance to the 'design flood' (i.e. 1% annual probability) peak levels to account for potential climate change impacts. The allowance should be derived and agreed locally by Environment Agency teams.
- **Intermediate:** Developer can use existing modelled flood and flow data to construct a stage-discharge rating curve, which can be used to interpolate a flood level based on the required peak flow allowance to apply to the 'design flood' flow.
- **Detailed:** Perform detailed hydraulic modelling, through either re-running Environment Agency hydraulic models (if available) or construction of a new model by the developer.

Table A – Indicative guide to assessment approach

<u>VULNERABILITY CLASSIFICATION</u>	<u>FLOOD ZONE</u>	<u>DEVELOPMENT TYPE</u>		
		<u>MINOR</u>	<u>SMALL-MAJOR</u>	<u>LARGE-MAJOR</u>
ESSENTIAL INFRASTRUCTURE	Zone 2	Detailed		
	Zone 3a	Detailed		
	Zone 3b	Detailed		
HIGHLY VULNERABLE	Zone 2	Intermediate/ Basic	Intermediate/ Basic	Detailed
	Zone 3a	Not appropriate development		
	Zone 3b	Not appropriate development		
MORE VULNERABLE	Zone 2	Basic	Basic	Intermediate/ Basic
	Zone 3a	Basic	Detailed	Detailed
	Zone 3b	Not appropriate development		
LESS VULNERABLE	Zone 2	Basic	Basic	Intermediate/ Basic
	Zone 3a	Basic	Basic	Detailed
	Zone 3b	Not appropriate development		
WATER COMPATIBLE	Zone 2	None		
	Zone 3a	Intermediate/ Basic		
	Zone 3b	Detailed		

NOTES:

- Minor: 1-9 dwellings/ less than 0.5 ha | Office / light industrial under 1ha | General industrial under 1 ha | Retail under 1 ha | Gypsy/traveller site between 0 and 9 pitches
- Small-Major: 10 to 30 dwellings | Office / light industrial 1ha to 5ha | General industrial 1ha to 5ha | Retail over 1ha to 5ha | Gypsy/traveller site over 10 to 30 pitches
- Large-Major: 30+ dwellings | Office / light industrial 5ha+ | General industrial 5ha+ | Retail 5ha+ | Gypsy/traveller site over 30+ pitches | any other development that creates a non residential building or development over 1000 sq m.

The assessment approach should be agreed with the Environment Agency as part of pre-planning application discussions to avoid abortive work.

3) Specific local considerations

Where the Environment Agency and the applicant and / or their consultant has agreed that a 'basic' level of assessment is appropriate the figures in Table B below can be used as a precautionary allowance for potential climate change impacts on peak 'design' (i.e. 1% annual probability) fluvial flood level rather than undertaking detailed modelling.

Table B – Local precautionary allowances for potential climate change impacts

Watercourse	Central	Higher Central	Upper
All	0.15m	0.24m	0.48m

Use of these allowances will only be accepted after discussion with the Environment Agency.

4) Fluvial food risk mitigation

Read the guidance on [Gov.uk](https://www.gov.uk) to find out which allowances to use to **assess** the impact of climate change on flood risk.

For planning consultations where we are a statutory consultee and our [Flood risk standing advice](#) **does not** apply we use the following benchmarks to inform flood risk **mitigation** for different vulnerability classifications. **These are a guide only. We strongly recommend you contact us at the pre-planning application stage to confirm this on a case by case basis. Please note you may be charged for this advice.** For planning consultations where we are not a statutory consultee or our [Flood risk Standing advice](#) applies we recommend local planning authorities and developers use these benchmarks but we do not expect to be consulted.

- For development classed as '[Essential Infrastructure](#)' our benchmark for flood risk mitigation is for it to be designed to the '**upper end**' climate change allowance for the epoch that most closely represents the lifetime of the development, including decommissioning.
- For [highly vulnerable](#) in flood zone 2, the '**higher central**' climate change allowance is our minimum benchmark for flood risk mitigation. In sensitive locations it may be necessary to use the **upper end** allowance.
- For [more vulnerable developments](#) in flood zone 2, the '**central**' climate change allowance is our minimum benchmark for flood risk mitigation, and in flood zone 3 the '**higher central**' climate change allowance is our minimum benchmark for flood risk

mitigation. In sensitive locations it may be necessary to use the **higher central** (in flood zone 2) and the **upper end** allowance (in flood zone 3).

- For [water compatible](#) or [less vulnerable](#) development (e.g. commercial), the 'central' climate change allowance for the epoch that most closely represents the lifetime of the development is our minimum benchmark for flood risk mitigation. In sensitive locations it may be necessary to use the **higher central** (particularly in flood zone 3) to inform built in resilience.

There may be circumstances where local evidence supports the use of other data or allowances. Where you think this is the case we may want to check this data and how you propose to use it.

END.

McGlacken, Jordan

From: laura.peacock@manchester.gov.uk on behalf of
floodriskmanagement@manchester.gov.uk
Sent: 29 October 2020 11:12
To: McGlacken, Jordan
Subject: RE: Phoenix Works, Ellesmere Street

Jordan,

Thank you for your query with regards to contact details for Highways.

I have passed your query on internally. You should receive a suitable response in due course.

Kind Regards,
Laura
Flood Risk Management
Highways Service, Growth and Neighbourhoods Directorate
Manchester City Council
Tel: 0161 219 6295
Email: floodriskmanagement@manchester.gov.uk
Web: <http://www.manchester.gov.uk/>

POSTAL ADDRESS: Manchester City Council, Public Realm, The Neighbourhood Service, PO Box 532, Town Hall,
Manchester M60 2LA

From: "McGlacken, Jordan" <Jordan.McGlacken@wsp.com>
To: "floodriskmanagement@manchester.gov.uk" <floodriskmanagement@manchester.gov.uk>,
Cc: "Mostyn, Stephen" <Stephen.Mostyn@wsp.com>
Date: 28/10/2020 08:49
Subject: RE: Phoenix Works, Ellesmere Street

Good morning Laura,

Regarding point 2 in the email below, please can you provide me with a contact within MCC's highways team?

With regards,

Jordan McGlacken *MEng (Hons)*
Assistant Engineer
ACE Emerging Professionals Regional Chair



T +44 (0)161 602 8845

WSP
8 First Street
Manchester
M15 4RP

wsp.com

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