

Our Ref: 064428-CUR-FS-00-RP-C-000001 Rev P01
17.09.20

Circle Square Plot 14 – Discharge of Planning Condition (Flood Evacuation) **Planning Permission 113832/FO/2016/C1**

This report has been completed in relation to the discharge of Planning Condition 24, in relation to the proposed scheme, forming Plot 14 of the Circle Square development.
The requirements of the Planning Condition is as follows:

'Before the development hereby approved is first occupied confirmation of the flood evacuation plan is in place and has been agreed with the relevant authorities and that the development is signed up to EA's Flood warnings direct alert system shall be submitted to and approved in writing by the City Council as Local Planning Authority.'

Site Background

The Plot 14 proposals include a multi Storey Car Park structure, with a Hotel constructed above. This forms part of the wider Circle Square masterplan.
A Flood Risk Assessment was issued for the wider masterplan site at planning stage. This noted that sections of the wider site were located within Flood Zones 2 & 3a.

Review of Floor Level and Flood Levels

The ground floor levels of Plot 14 have been reviewed, and compared to the River Medlock Flood Levels, which were provided by the EA when the FRA was originally written.

These are:

- Minimum Ground Floor Level: 34.10
- 1 in 75 Year Flood Level: 31.40
- 1 in 100 Year Flood Level: 31.76
- 1 in 100 Year (+Climate Change) Flood Level: 32.62
- 1 in 200 Year Flood Level 32.26

As shown above, the minimum ground floor level is significantly above the 1:200 flood level. The proposed building has no basement areas.

The ground floor of the building consists of:

- Car park entrance/ exit and access road to the wider site
- Car park areas
- Hotel lobby area
- Plant and maintenance areas

Conclusion

Given this, it is considered that a full Flood Evacuation Plan is not required for this building.
This has been discussed with Manchester Council Planning, and they have confirmed that the EA have not specifically requested a FEP report for this building specifically, and that it is likely that this has been included due to the requirement for other plots within the masterplan.

The following information has been enclosed in Appendix A for reference:

- Ground Floor Plan
- Extract from Flood Map for Planning
- EA River Flooding Level Information
- Correspondence from MCC Planning

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Appendix A

GENERAL NOTES:

ALL DIMENSIONS ARE TO BE CHECKED ON SITE WITH ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE WORKS BEING CARRIED OUT.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE PLANNING APPROVAL AND ANY SUBSEQUENT APPROVED LOCAL AUTHORITY PLANNING CORRESPONDENCE INCLUDING DRAWINGS, DOCUMENTS AND REPORTS.

ALL WORKS ARE TO COMPLY WITH THE BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE, AND ANY LOCAL STATUTORY REQUIREMENTS.

ALL WORKS ARE TO COMPLY WITH CURRENT HEALTH AND SAFETY LEGISLATION, H.S.E. RECOMMENDATIONS/GUIDANCE AND THE CURRENT C.D.M. REGULATIONS.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LEACH RHODES WALKER ARCHITECTS GENERAL ARRANGEMENT (L CODE) DRAWINGS, TOGETHER WITH RELEVANT DETAILED (A CODE) DRAWINGS AND SPECIFICATIONS.

FOR ALL STRUCTURAL WORKS REFER TO THE STRUCTURAL ENGINEERS INFORMATION.

FOR ALL MECHANICAL AND ELECTRICAL WORKS REFER TO THE MECHANICAL AND ELECTRICAL ENGINEERS INFORMATION.

FOR ALL ABOVE GROUND DRAINAGE WORKS REFER TO THE PUBLIC HEALTH ENGINEERS INFORMATION.

ALL PRODUCTS SPECIFIED ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, SPECIFICATION AND DETAILS.

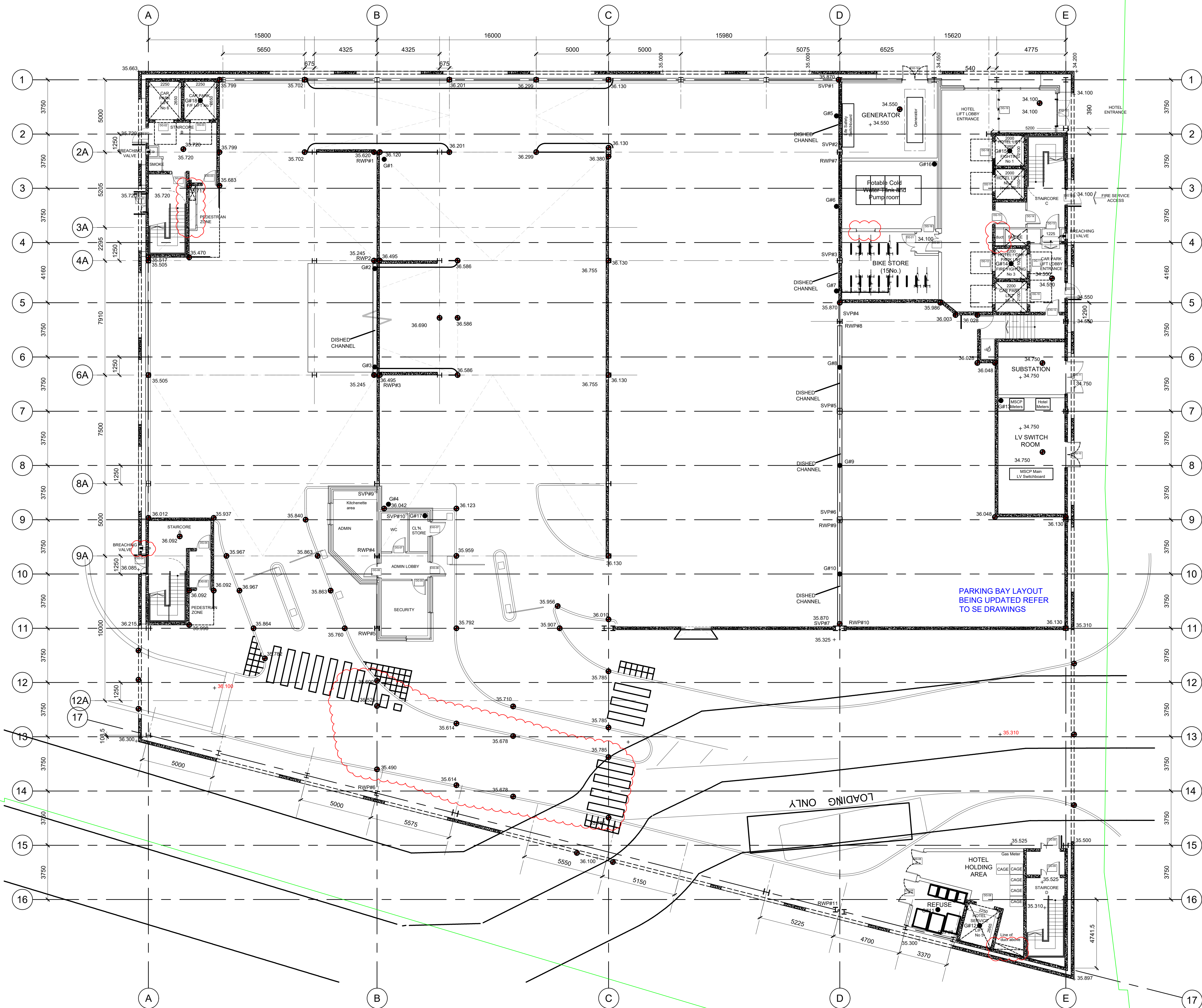
B	STAIRCORES M&E REQUIREMENTS INCORPORATED. LEVELS UPDATED BY SE. DRY RISER ADDED TO CORE A	SEA	SA	28.06.18
A	FIRST CONSTRUCTION ISSUE	SEA	SA	11.06.18
rev	description	drawn	auth	date

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Architects

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client	BRUNTWOOD DEVELOPMENTS		
project	CIRCLE SQUARE, BUILDING 14 MSCP & HOTEL		
project no	7691	drawing no	L(20)01
rev			B
description -			
LEVEL 0 - GROUND FLOOR GA PLAN - CAR PARK HOTEL ENTRANCE			
scale	1:125@ A1	date drawn	JUN18
drawn by	SEA	authorised by	SA
purpose of issue			
planning building regs tender comment approval construction			



Flood map for planning

Your reference
064428

Location (easting/northing)
384414/397308

Created
17 Sep 2020 14:25

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

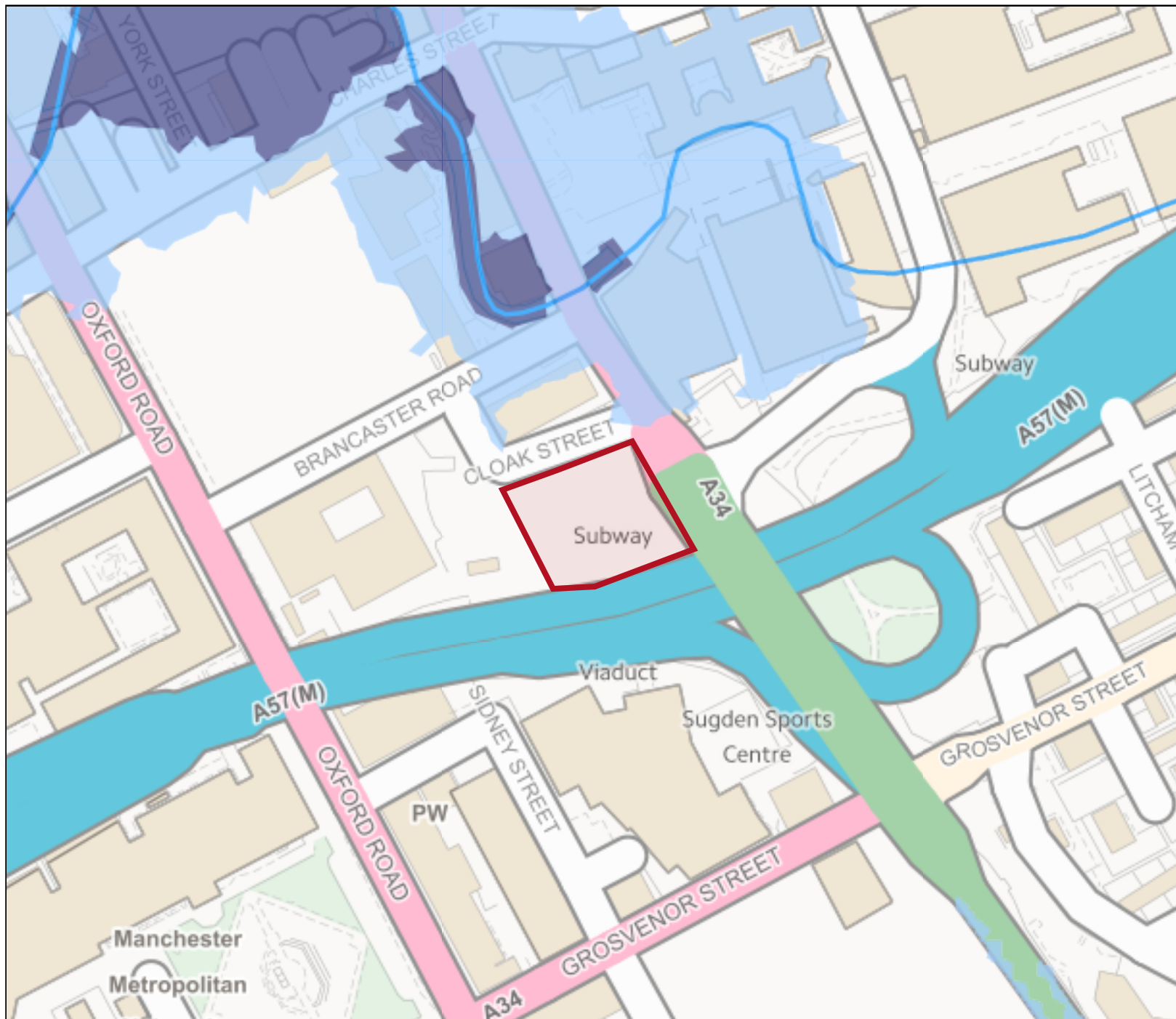
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference
064428

Location (easting/northing)
384414/397308

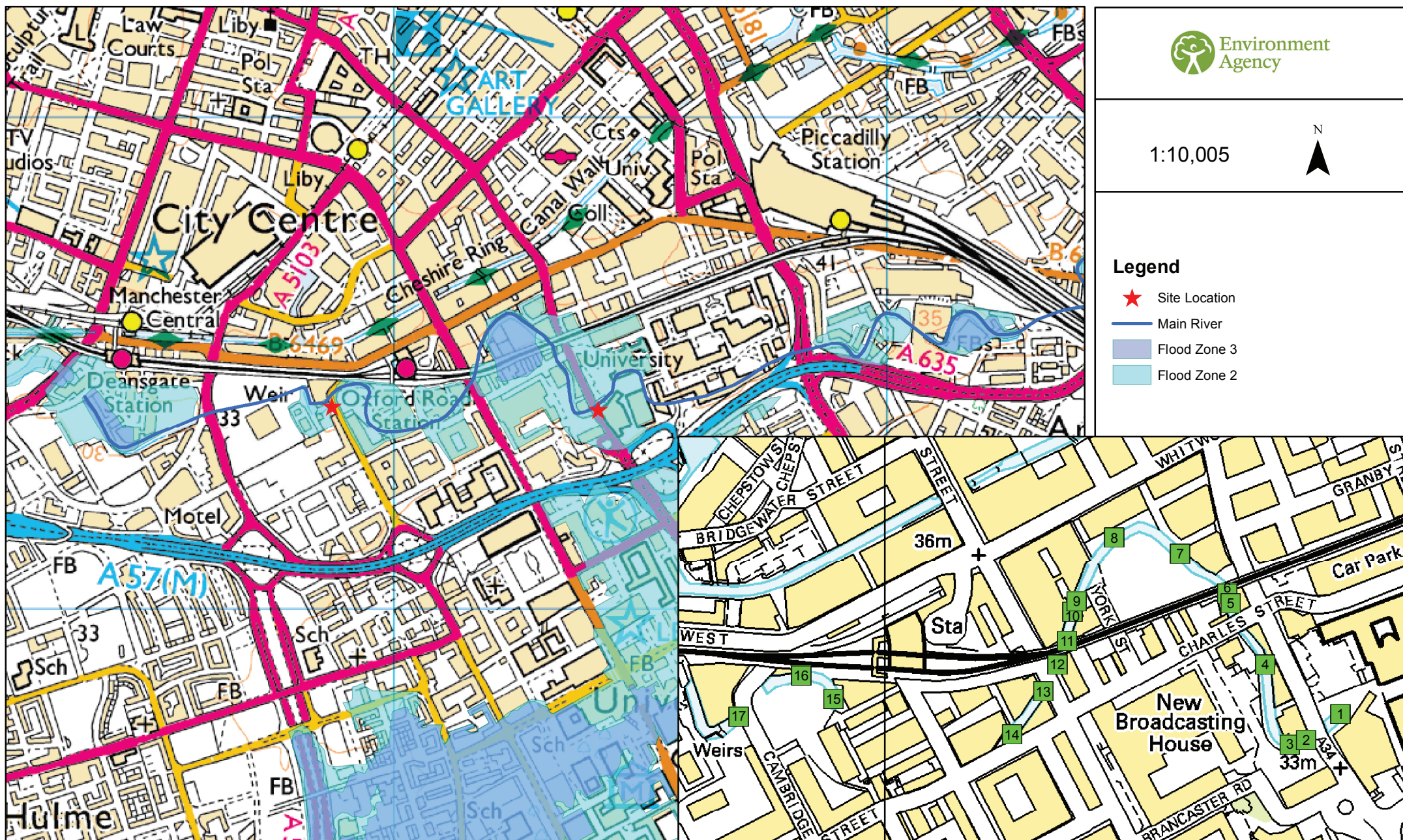
Scale
1:2500

Created
17 Sep 2020 14:25

-  Selected area
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area


0 20 40 60m

Detailed Flood Map between Princess St and Cambridge St, Manchester. Created 22nd October 2014 [GMMC3349AB]



Map Reference	Model Node Reference	Easting	Northing	Data	ea013_0026_U									
					10 % AEP (1 in 2 years)	10 % AEP (1 in 5 years)	10 % AEP (1 in 10 years)	4 % AEP (1 in 25 years)	2 % AEP (1 in 50 years)	1.33 % AEP (1 in 75 years)	1 % AEP (1 in 100 years)	1 % AEP (1 in 100 years) + Climate Change ^a	0.5 % AEP (1 in 200 years)	0.1 % AEP (1 in 1000 years)
1	ea013_Model_MEDL01_00029	384423	397426	Modelled Water Level (m aod)	29.72	30.21	30.53	31.10	31.56	31.81	32.26	32.78	32.57	34.98
				Modelled Flow (cumecs)	33.33	40.37	44.58	51.9	56.74	59.64	63.31	72.48	69.13	89.12
2	ea013_Model_MEDL01_00028	384391	397402	Modelled Water Level (m aod)	29.63	30.07	30.34	30.82	31.20	31.40	31.76	32.62	32.26	34.98
				Modelled Flow (cumecs)	33.33	40.36	44.57	51.9	56.73	59.62	63.25	72.4	69.02	88.06
3	ea013_Model_MEDL01_00027	384376	397398	Modelled Water Level (m aod)	29.58	30.02	30.30	30.78	31.17	31.38	31.75	32.62	32.29	34.98
				Modelled Flow (cumecs)	33.32	40.34	44.54	51.89	56.7	59.58	63.18	72.04	68.84	86.32
4	ea013_Model_MEDL01_00026	384353	397472	Modelled Water Level (m aod)	29.44	29.88	30.17	30.66	31.06	31.28	31.67	32.59	32.24	34.98
				Modelled Flow (cumecs)	33.3	40.3	44.49	51.88	56.62	59.46	62.93	71.16	68.42	82.99
5	ea013_Model_MEDL01_00024	384321	397529	Modelled Water Level (m aod)	29.30	29.75	30.03	30.49	30.86	31.06	31.47	32.53	32.14	34.98
				Modelled Flow (cumecs)	33.54	40.6	44.85	52.34	57.15	59.42	63.38	71.5	68.95	82.6
6	ea013_Model_MEDL01_00023	384318	397538	Modelled Water Level (m aod)	29.27	29.72	30.01	30.46	30.87	31.09	31.50	32.53	32.14	34.98
				Modelled Flow (cumecs)	33.53	40.59	44.83	52.34	57.11	59.35	63.2	71.16	68.67	81.7
7	ea013_Model_MEDL01_00022	384274	397575	Modelled Water Level (m aod)	29.13	29.59	29.89	30.37	30.78	31.04	31.47	32.51	32.12	34.97
				Modelled Flow (cumecs)	33.52	40.57	44.8	52.33	57	59.15	62.97	70.73	68.33	80.62
8	ea013_Model_MEDL01_00021	384213	397590	Modelled Water Level (m aod)	28.96	29.46	29.83	30.39	30.82	31.05	31.47	32.51	32.11	34.97
				Modelled Flow (cumecs)	33.49	40.55	44.75	52.23	56.46	58.64	62.57	69.79	67.55	79.79
9	ea013_Model_MEDL01_00020	384178	397531	Modelled Water Level (m aod)	28.87	29.43	29.80	30.35	30.78	31.02	31.44	32.50	32.10	34.97
				Modelled Flow (cumecs)	33.47	40.55	44.7	52.12	56.33	58.38	62.37	69.22	67.29	79.4
10	ea013_Model_MEDL01_00019	384174	397521	Modelled Water Level (m aod)	28.85	29.37	29.73	30.24	30.67	30.90	31.31	32.33	31.96	34.56
				Modelled Flow (cumecs)	33.47	40.55	44.69	52.11	56.32	58.35	62.35	69.19	67.26	79.36
11	ea013_Model_MEDL01_00018	384169	397494	Modelled Water Level (m aod)	28.79	29.31	29.65	30.14	30.57	30.80	31.22	32.26	31.87	34.51
				Modelled Flow (cumecs)	33.45	40.55	44.68	52.1	56.31	58.36	62.31	69.16	67.21	79.31
12	ea013_Model_MEDL01_00017	384160	397472	Modelled Water Level (m aod)	28.73	29.24	29.59	30.08	30.51	30.75	31.17	32.22	31.83	34.48
				Modelled Flow (cumecs)	33.45	40.55	44.68	52.1	56.32	58.37	62.31	69.15	67.21	79.3
13	ea013_Model_MEDL01_00016	384147	397447	Modelled Water Level (m aod)	28.67	29.12	29.40	29.76	30.07	30.24	30.56	31.36	31.03	32.88
				Modelled Flow (cumecs)	33.45	40.55	44.68	52.1	56.32	58.37	62.31	69.15	67.21	79.3
14	ea013_Model_MEDL01_00015	384118	397407	Modelled Water Level (m aod)	28.50	28.97	29.26	29.63	29.95	30.13	30.50	31.39	31.04	32.94
				Modelled Flow (cumecs)	33.46	40.55	44.67	52.09	56.3	58.38	62.22	69.03	67.11	79.15
15	ea013_Model_MEDL01_00014	383952	397440	Modelled Water Level (m aod)	28.21	28.53	28.71	29.04	29.23	29.32	29.51	30.12	29.85	31.17
				Modelled Flow (cumecs)	33.47	40.55	44.66	52.47	56.29	58.39	62.22	69.03	67.11	79.15
16	ea013_Model_MEDL01_00013	383922	397462	Modelled Water Level (m aod)	28.05	28.38	28.56	28.90	29.09	29.19	29.39	30.02	29.74	31.18
				Modelled Flow (cumecs)	33.47	40.54	44.65	52.11	56.29	58.39	62.2	69.01	67.11	79.09
17	ea013_Model_MEDL01_00012	383864	397424	Modelled Water Level (m aod)	27.86	28.17	28.34	28.66	28.82	28.91	29.06	29.61	29.35	30.47
				Modelled Flow (cumecs)	33.48	40.54	44.64	52.11	56.29	58.39	62.19	68.99	67.1	78.98

Model data taken from River Medlock Study 2009

Notes:

AEP - Annual Exceedence Probability

m aod - metres above ordnance datum

Climate change allowance is 20% increase on peak flow

We have no record of flooding affecting this 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 City Council who may hold additional information (the former especially in relation to sewer flooding).

Andy Losty

From: Angela Leckie <a.leckie@manchester.gov.uk>
Sent: 24 August 2020 11:16
To: Andy Losty; Marta Wolska
Subject: Fwd: Circle Square Plot 14. Planning Ref 113832/FO/2016
Attachments: EA original comments.rtf

Hi Andy

I have reviewed the EA comments on this one (attached) and yes they did not ask for this condition so it is probably a hangover as you suggest from the other plots and on that basis I am happy with the approach which you have suggested

Regards

Angela

Angela Leckie
Senior Planner
City Centre Team

Tel (External) 0161 234 4651
Tel (Internal) 80034651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

I am currently working from home if you need me to contact you please drop me an e-mail and I will call you.

I am available to dial into pre -arranged meetings via Zoom, Microsoft Teams or Google Meet

Upcoming Leave

Postal Address
Angela Leckie
City Centre Team
Planning
Growth and Development
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532,
Manchester, M60 2LA

----- Forwarded message -----

From: Planning MCC <planning@manchester.gov.uk>
Date: Mon, 24 Aug 2020 at 11:06
Subject: Fwd: Circle Square Plot 14. Planning Ref 113832/FO/2016
To: Angela Leckie <a.leckie@manchester.gov.uk>

Hi, not sure if you have already seen this

.

Regards

Technical Support Team (Planning)

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

----- Forwarded message -----

From: **Andy Losty** <Andy.Losty@curtins.com>

Date: Mon, 24 Aug 2020 at 09:30

Subject: RE: Circle Square Plot 14. Planning Ref 113832/FO/2016

To: planning@manchester.gov.uk <planning@manchester.gov.uk>

Cc: Marta Wolska <marta.wolska@curtins.com>

Good Morning

I am following up on the e-mail below; I would be grateful if you could provide a response to my e-mail below from 16th August.

Regards

Andy Losty Project Engineer

Curtins

T. 0161 236 2394 | andy.losty@curtins.com

From: Andy Losty

Sent: 16 August 2020 08:01

To: planning@manchester.gov.uk

Cc: Marta Wolska <marta.wolska@curtins.com>

Subject: Circle Square Plot 14. Planning Ref 113832/FO/2016

Good morning

I am writing with regards the works on the Circle Square scheme in Manchester. (Ref 113832/FO/2016)

Curtins have been working on this scheme with respect to drainage, and we have been asked about the following planning condition attached to the scheme.

24) Before the development hereby approved is first occupied confirmation of the flood evacuation plan is in place and has been agreed with the relevant authorities and that the development is signed up to EA's Flood warnings direct alert system shall be submitted to and approved in writing by the City Council as Local Planning Authority

We have reviewed the proposed ground floor levels of Plot 14, and compared to the River Medlock Flood Levels provided by the EA when the FRA was originally written.

These are:

Minimum Ground Floor Level: 34.10

1 in 75 Year Flood Level: 31.40

1 in 100 Year Flood Level: 31.76

1 in 100 Year (+Climate Change) Flood Level: 32.62

1 in 200 Year Flood Level 32.26

As can be seen above, the minimum ground floor level is quite some way above the flood thresholds provided.

I have spoken to colleagues, and they agree that there isn't really any requirement for a Flood Evacuation Plan for this building.

The feeling is that this condition has been added on all buildings in line with masterplan requirements.

In order to discharge the condition, our thought is that we write a simple statement, identifying the reasons why the FE plan is not required, and this would be sufficient.

The simple statement would set out the reasoning why a full FERP is not required.

This would include relevant references to the EA Flood Levels, Floor Levels and Flood Zone mapping to provide an evidence base.

We can proceed with this for £500 +VAT, however we will require the following information:

- Architectural Floor Plans – with Floor Levels
- Architectural Elevations
- Latest Landscape Masterplan – with Levels
-

I would be grateful if you could Please could you confirm whether the above would be sufficient to discharge the condition, or whether a full report is required.

Please could you copy my colleague Marta (CC'd) into any correspondence.

Regards

Andy Losty
Project Engineer
T. 0161 236 2394
andy.losty@curtins.com

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