02 July 2012

Town Hall Transformation Programme
Manchester City Council
Capital Programme Division
Corporate Services Department
PO Box 532
Manchester
M60 2LA

For the attention of Gillian Ramsbottom

Our Ref: 49307969

Dear Ms Ramsbottom

Advice Regarding St Peter's Square and Flood Risk – Cenotaph Relocation

As requested by Robert Binks of Manchester City Council, URS have prepared a letter of advice regarding the requirement or otherwise for Flood Risk Assessment (FRA) for the proposed relocation of the Cenotaph in St Peter's Square, Manchester. The application seeks permission for: -
'The dismantling of the (Grade II) Cenotaph War Memorial and reinstatement of the Cenotaph, new memorial wall and seating and public realm works on land adjacent to the east of the Town Hall'*

URS issued an advice letter to Manchester City Council for the proposed works to the Peace Garden in St Peter's Square, Manchester (issued 6th June 2012) in relation to the need for a flood risk assessment (FRA) to accompany the planning application for the proposed works at the Peace Garden. Our advice was based on the guidance provided in the National Planning Policy Framework (NPPF), which was published on 27th March 2012 by the Department for Communities and Local Government and the Level 2 Hybrid SFRA for Manchester City, Salford City and Trafford Councils.

The NPPF Guidance states that an FRA is required for sites larger than 1 ha and the Level 2 Hybrid SFRA for Manchester City, Salford City and Trafford Councils states that an FRA is required for sites located in a Critical Drainage Area (CDA) and above 0.5ha in size. As the site is located within the Manchester City Conurbation Core CDA the more stringent criteria specified in the Level 2 Hybrid SFRA for Manchester City, Salford City and Trafford Councils applies. URS therefore advised that an FRA was not required for that application because the site was in Flood Zone 1 and the development area was less than 0.5ha.

The area of the redline boundary for the relocation of the Cenotaph in St Peters Square (this application) is 0.61 hectares. However, the total area of the site where the actual works will be undertaken (i.e. the current and proposed locations of the Cenotaph) is less than 0.5 hectares (Figure 1). Furthermore, the previous application implies that the Peace Garden will have been paved following approval of the application for the proposed works to the Peace Garden, which would imply that the there will be no net increase in runoff.

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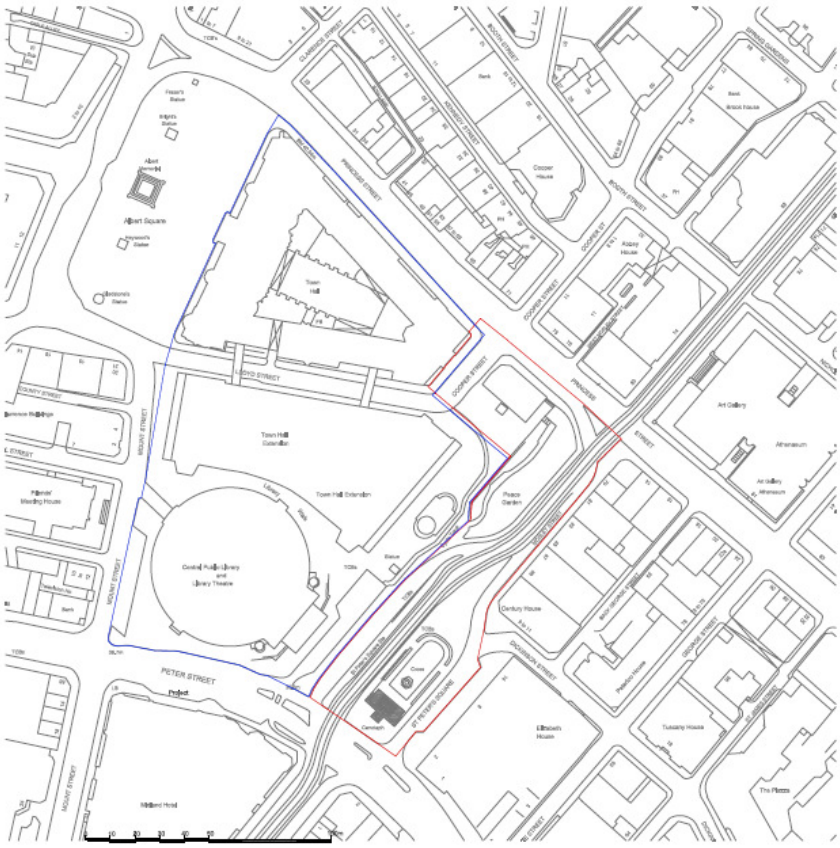
Figure 1 Application Site Boundary


PETER STREET
Project
Midland Hotel
Town Hall
Town Hall Extension
Central Public Library and Library Theatre
Albert Square
Peace Garden
Art Gallery
Athenaeum
Century House
Ellesmere House
Cenotaph
ST PETER'S SQUARE
Cooper House
Asser House
Bank House
Parkers House
Tuscany House
The Plaza
Art Gallery Athenaeum
Town Hall Galleries
Library Walk
Central Public Library and Library Theatre
Bank
Meeting House
Bank
Bank
Bank