



RE: [EXTERNAL] Planning application 143416/FO/2025 consultation - Mariana House

From Flood Risk Management <floodriskmanagement@manchester.gov.uk>

Date Tue 19/08/25 1:34 PM

To Steven Mccoombe <steven.mccoombe@manchester.gov.uk>

Hi Steven,

In line with Standing Advice, a FRA is required for all development within Flood Zone 2, including minor/changes of use.

The Planning Statement inaccurately concludes that the site is within Flood Zone 1, and the proposed use is More Vulnerable. Flood risk to the site has therefore not been sufficiently considered.

Kind regards,

Tom Mawdsley
Engineer – Flood Risk Management
Highways Service
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