
RE: Crown Street Phase 3 - Flood Sequential Test (Ref: 137226/FO/2023)

From SPPlanning.RFH [REDACTED]

Date Tue 19/08/2025 11:57

To Lucy Harrison [REDACTED]

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Hi Lucy,

Thank you for your emails. I note that both this application and 137227/FO/2023 are in Flood Zone 1, and as such our comments in July 2023 for both applications did not discuss flood risk as sites this is outside of our external consultation criteria. Consequently, we would have no comments to make on the documents you have attached for both applications as our comments on these applications were solely regarding ground contamination. Would you like me to process both your emails as formal consultations and issue a formal "no further comments" response within 21 days despite this?

Many thanks,

[REDACTED]
[REDACTED]
[REDACTED]
Planning Advisor, Sustainable Places
Greater Manchester, Merseyside and Cheshire
Environment Agency | Richard Fairclough House, Knutsford Road, Warrington, WA4 1HT

[Team email](#) : [REDACTED]

Please accept my thanks for your email in advance.

Did you know that if each person sent one less 'thank you' email a day we could save more than 16,400 tonnes of carbon a year?

From: Lucy Harrison [REDACTED]

Sent: 18 August 2025 13:24

To: [REDACTED]

Cc: [REDACTED]

Subject: Fw: Crown Street Phase 3 - Flood Sequential Test (Ref: 137226/FO/2023)

Hi [REDACTED]

Further to your comments on the above application back in July 2023, please see the attached Flooding Sequential Test documents that have been submitted. Please would you assess these and provide me with your comments as soon as possible.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council



<http://www.manchester.gov.uk>

Postal Address: Planning, Manchester City Council, Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

NB My days of work are Monday, Tuesday, Wednesday and Thursday

From: [Redacted]

Sent: 05 August 2025 16:36

To: Lucy Harrison [Redacted]

Cc: [Redacted]

Subject: Crown Street Phase 3 - Flood Sequential Test (Ref: 137226/FO/2023)

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Hi Lucy,

Hope you are well.

I am writing in relation to Flood Sequential Test for Crown Street Phase 3, Manchester (Ref: 137226/FO/2023). I have attached the following documents in this email for your process:

- Flood Sequential Test prepared by Deloitte
- Flood Sequential Test Covering Letter prepared by Deloitte
- Flood Risk Assessment Addendum (Ref: 082430-CUR-XX-XX-T-C-92100-V02) prepared by Curtins.

I would be grateful if you can confirm receipt, and please let us know if any queries. Plot D will follow under separate cover.

Kind regards,



Assistant Manager | Infrastructure & Real Estate | Deloitte LLP
100 Embankment, Cathedral Approach, Manchester, M3 7FB



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