
142535/FO/2025 - Stocktons, 140 Great Ancoats Street

From [REDACTED]
Date Wed 13/08/2025 15:26
To Lucy Harrison [REDACTED]

Hi Lucy,

Thank you for forwarding the applicant's response to our pre-determination requirements.

The proposed "Foundation Design and Method Statement" condition would only confirm that the initial excavation and groundwork will not damage the culvert. This condition is insufficient, as it does not secure an appropriate masterplan to guarantee the long-term safety of the culvert and the proposed buildings. This cannot be addressed through pre-commencement conditions.

We note the details of the applicant's comments below. However, we would require the following details as a minimum to be confirmed within a formal document(s), including assessment of the proposals by suitably qualified engineers:

- Confirmation that the proposed design (including proposed foundations and cross-sections) and masterplan (including the proposed easements from buildings, and proposed build-over) are appropriate to avoid over-loading of the culvert, and to ensure the ongoing safety of the culvert and proposed buildings.
- Confirmation that the proposed piling/foundations strategy into sandstone strata is appropriate to prevent damage to the culvert.
- Confirmation that the applicant's proposals will allow them to rehabilitate the culvert in the future should repairs be required, within the easements they have proposed. It may be necessary to excavate to ~5m depth with machinery in future to access the culvert for repairs; it should be confirmed whether future culvert repairs can be undertaken based on the proposed easements without posing structural risks to the buildings.

Regarding Point 1 below, our request for '*alternative options that were considered*' referred to whether the applicant has considered alternative site layouts which provide compliant easements from the culvert, such as revising the size/position of the proposed buildings and culvert diversion route. If the masterplan can be designed to provide compliant easements from the culvert, then the masterplan should be updated accordingly as a preferred option.

Once a formal document(s) has been prepared to confirm that the proposals are appropriate to ensure the safety of both the culvert and the proposed buildings, we would be happy to arrange a meeting with the applicant so that they can present the proposals.

Kind regards,

[REDACTED]
Engineer – Flood Risk Management
Highways Service
Neighbourhoods Directorate
Manchester City Council
PO Box 532, Town Hall
Manchester, M60 2LA

From: Lucy Harrison [REDACTED]
Sent: 12 August 2025 11:16
To: Flood Risk Management [REDACTED]
Subject: Re: FAO Tom Maudsley Follow up info : 142535 - Stocktons, 140 Great Ancoats Street

Hi [REDACTED]

Further to Angela's email to you and Adam Buxton's email (see below), have you had a chance to assess the information? The agent is wanting to set up a meeting with the Flood Risk Team and their consultant, Renaissance. Please would you contact Adam Buxton to arrange this. I should be grateful if you would get back to me within the next day or so to let me know when you will be able to provide me with further comments.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing



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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: 22 July 2025 14:48
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Cc: Lucy Harrison [Redacted]
Subject: FAO Tom Maudsley Follow up info : 142535 - Stocktons, 140 Great Ancoats Street

Hi [Redacted]

See below for your review and further comments. Please also note the request for a meeting.

Best Wishes



Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,



www.manchester.gov.uk

Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre-arranged meetings via Microsoft Teams

Upcoming Leave

From: Adam Buxton [Redacted]
Sent: 22 July 2025 14:30
To: Angela Leckie [Redacted]
Cc: Lucy Harrison [Redacted] Andrew Bickerdike [Redacted]
Subject: FW: 142535 - Stocktons, 140 Great Ancoats Street

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Good Afternoon [Redacted]

I hope all is well – I have just had Lucy's OOO land in my inbox.

In Lucy's absence, please see the email correspondence below in respect of additional comments raised by the Flood Risk Team, and their request for additional detailed information in respect of the Stocktons proposal and the relationship with the Shooters Brook proposal.

Would it be possible to meet with the Flood Risk team to discuss the requirements?

Many thanks
Adam

Adam Buxton
Senior Planner



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From: Adam Buxton [redacted]
Sent: 22 July 2025 13:56
To: Lucy Harrison [redacted]
Cc: Andrew Bickerdike [redacted]
Subject: RE: 142535 - Stocktons, 140 Great Ancoats Street

Good Afternoon Lucy

Thanks for sharing the additional comments from the Flood Risk Team.

I have shared the additional comments with Renaissance, and they have suggested that meeting with the Flood Risk Team to discuss the level of details being requested is the most appropriate method for discussion the culvert diversion proposal, the design detail and improvements that would be beneficial to Shooters Brook. Is this something that you could possible facilitate?

The level of detail, in some respects, being requested goes beyond the level of detailed design one would reasonably expect at the planning application stage. The information requested is something that could be secured by way of an appropriate pre-commencement condition (or conditions). For example, relating to the detailed design of foundation /piling methods for the development, with the wording being something along the lines of:

Foundation Design and Method Statement

No development shall commence until a foundation / piling method statement (detailing the depth, type and location of piling to be undertaken and the methodology by which such piling will be carried out, this should also include a comprehensive assessment and calculations of potential ground movements (settlement, heave, lateral displacement) induced by the proposed piling, excavation, and basement construction, measures to secure the safety of the watercourse asset and the proposed buildings, and the programme for works) has first been submitted to the Local Planning Authority in writing to be agreed. Piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: *To ensure that the proposed culvert remains in safe condition for the lifetime of the development and that the secure the safety of the buildings.*

Such a condition is necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects. Ultimately, such a condition would prevent works from commencing until the Flood Risk Team are satisfied that the relationship between the proposed culvert diversion and foundation design.

In respect of some of the other Flood Risk Team comments, please see the responses from Renaissance below:

1. The applicant's report indicates standard guidelines require a 13m culvert easement (6.5m from the centreline) for a culvert of this size and depth. However, their proposal only offers a 8m easement (4m from the centreline), which is non-compliant with their own referenced standard. Please provide clear justification for the current proposal, along with alternative options that were considered (e.g. alternative site and drainage layouts).

The culvert invert varies in depth from 5.7m at the junction with Ancoats at the site boundary to around 3.7m with the connection adjacent to Store St, attracting a theoretical varying easement of between 10 – 12m. The foundations surrounding proposed developments are piled with contiguous piled wall basements any vertical loadings from the tower, transferred through to the underlying intact sandstone strata, will occur below the depth of the culvert, mitigating any impact on future earthworks support to maintain the asset.

The proposed re-alignment through the landscaped public realm maximises the space between the developments facilitating any future temporary earthworks retention for maintenance – There is sufficient spatial allowance within the proposed easement zone to

facilitate the installation of temporary sheet piles using Giken silent driving methods or trench boxes to access the diverted culvert for any future maintenance requirements.

In terms of additional options, we completed an appraisal at the outset indicating the various options that could be considered, ahead of any detailed survey or dialogue with the LLFA. As you can appreciate build over transfer structures over the existing culvert were discounted due to technical complexity and associated residual risks due to the Class 3 high risk nature of the schemes. The diversion of the culvert, outside the line of the buildings, is the appropriate way forward.

2. Please provide justification for the upsizing of the culvert capacity for the diversion (proposed 1500mm x 1200mm box culvert) rather than a like-for-like replacement. Please provide detailed hydraulic calculations for both the existing and proposed networks so that this can be fully assessed.

The existing Shooters Brook culvert that passes beneath the site is in poor condition with the upstream portion the site boundary completely blocked – To manage any future flows, in the event the upstream culvert is cleared, we have assessed the hydraulic flow capacity of the existing brick culvert section and sized the proposed box culvert replacement to attain hydraulic flows that align with the existing – The flow rates for the available box culvert sections realise an improvement in hydraulic flows over the existing, just as a result of the nature of the roughness coefficients and cross sectional area considered in the assessment. We have completed and included a hydraulic assessment comparing the capacity of the existing brick culvert to that of our proposed concrete culvert, which is included in the Shooters Brook Proposal document.

4. Please provide detailed engineering cross-sections at critical points along the proposed culvert alignment. These must clearly show dimensions, cover / invert levels, along with horizontal and vertical clearances between the culvert and all proposed foundation elements. This should include how the proposed diversion ties in upstream and downstream.

Reference should be made to design note STO-REN-XX-XX-RP-C-00003, Refer to Drawing STO-REN-XX-ZZ-DR-S-09000 and 9005 for Sections 1 – 4, Showing the relationship of the diverted culvert with the proposed development.

9. Please provide a plan clearly indicating the exact extent of easements and any areas where easements are further reduced.

Reference should be made to design note STO-REN-XX-XX-RP-C-00003, Refer to Drawing STO-REN-XX-ZZ-DR-C-09000 and 9005 for Sections 1 – 4 Showing the relationship of the diverted culvert with the proposed development.

11. Please provide justification for the proposed surface water pumping station in the south of the site. The use of pumping within surface water drainage systems is by exception only. Currently the drainage layout states 'TBC' for all invert levels at the pumping station so it is unclear whether this is necessary or feasible.

The packed pump set has been introduced to manage potential surface water run off to the paved area that extends to the B1 access of Block A – It is not possible to generate a traditional gravity connection to the diverted culvert due to the B1 basement access being lower than the invert of the culvert. There is no alternative means of draining this area.

I trust the responses to the above points suitably satisfy the requests from the Flood Risk Team in respect of those specific requests.

I move this forward; I would be grateful for confirmation of a suitable time/date to meet with the Flood Risk Team and Renaissance.

Many thanks
Adam

Adam Buxton
Senior Planner

Turley



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From: Lucy Harrison
Sent: 14 July 2025 13:12

To: Adam Buxton [REDACTED]
Cc: Andrew Bickerdike [REDACTED]
Subject: Fw: 142535 - Stocktons, 140 Great Ancoats Street

Hi Adam

The Flood Risk Team has now come back requiring further information regarding the culvert. Please see the attached comments with information they are requesting. I should be grateful if you could provide the information requested as soon as possible, so that this can be assessed by the FRT. Happy to discuss this if necessary.

Many thanks

Lucy

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



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