

Flood Risk Assessment
for the
Faraday Tower Demolition
undertaken on behalf of
The University of Manchester

Report Title:	Flood Risk Assessment for the Faraday Tower Demolition
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Drafted By:	Kevin Tyldesley
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Revision Status / History

Rev	Date	Issue / Purpose/ Comment	Prepared	Checked
01	15.08.2025	Planning submission issue.	KPT	SS

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1.0 INTRODUCTION

- 1.1 WML Consulting Ltd have been commissioned by The University of Manchester to provide a Flood Risk Assessment to support a planning application for the proposed demolition of the existing Faraday Tower building, which is located on Sackville Street, Manchester.
- 1.2 This Flood Risk Assessment (FRA) follows the guidance and requirements of the National Planning Policy Framework (NPPF) – and the supporting Technical Guidance to the NPPF.
- 1.3 The NPPF identifies that it is the responsibility of developers to demonstrate:
- whether the development would be affected by current or future flooding from any source;
 - that the development is safe and where possible reduces flood risk overall;
 - whether flood risk would be increased elsewhere;
 - mitigation measures for any identified flooding risks;
 - that the site can be developed and occupied safely.
- 1.4 The FRA identifies whether there are any flooding or surface water management issues related to the development site that may warrant further consideration.

2.0 NATIONAL PLANNING POLICY

- 2.1 The aim of the Sequential Test, as set out in the NPPF, is as follows:-

‘Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.’

- 2.2 It is intended that new development is steered to areas with the lowest probability of flooding.
- 2.3 The flood zones are shown on the Flood Map for Planning, these zones indicate the probability of sea and river flooding. The extents of Flood Zones 2 and 3 are shown on the flood map, with Flood Zone 1 being the land outside Flood Zones 2 and 3. Flood Zone 1 is the area at the lowest probability of sea or river flooding.
- 2.4 These maps can be viewed on the GOV.UK website via the link below.

<https://flood-map-for-planning.service.gov.uk/map?seg=fz&cz=384590.9,397368.17,9632>

- 2.5 The NPPF Technical Guidance defines at Table 1 the Flood Risk Zones as below:

Flood Zone 1 Low Probability	Land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding in any year (<0.1%).
Flood Zone 2 Medium Probability	Land assessed as having between 1 in 100 and 1 in 1,000 annual probability of river flooding (1% to 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% to 0.1%) in any year.
Flood Zone 3a High Probability	Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
Flood Zone 3b Functional Floodplain	Land where water has to flow or be stored at times of flood.

2.6 The NPPF Technical Guidance defines at Table 2 the Flood Risk Vulnerability Classifications, i.e. five categories of flood risk vulnerability with each category having a list of appropriate development uses. The classifications are:

- Essential Infrastructure;
- Highly Vulnerable;
- More Vulnerable;
- Less Vulnerable; and
- Water – compatible development.

2.7 The NPPF Technical Guidance defines at Table 3 the Flood Risk Vulnerability and flood zone “Compatibility” as shown below. Thereby providing a matrix that confirms whether a proposed development type is appropriate within a particular flood risk zone.

Table 3 Flood risk vulnerability and flood zone ‘compatibility’

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood Zone (Table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	ExceptionTest required	✓	✓
	Zone 3a	Exception Test required	✓	X	ExceptionTest required	✓
	Zone 3b functional flood plain	Exception Test required	✓	X	X	X

Key: ✓ - Development is appropriate.
X - Development should not be permitted.

2.8 The proposed development would be classified as a ‘less vulnerable’ form of development, and from Table 3 it can be seen that this type of development is appropriate in Flood Zones 1, 2 and 3a.

3.0 LOCAL POLICY DOCUMENTS

3.1 Strategic Flood Risk Assessments (SFRAs) are prepared by Lead Local Flood Authorities (LLFAs) in consultation with the Environment Agency, sewerage undertakers and where applicable internal drainage boards. Their aim is to assess the risk to the local area from flooding from all sources currently and in the future, taking account of the impact of future climate change.

3.2 The Manchester City Council SFRA and associated information can be found via the link below.

https://www.manchester.gov.uk/downloads/download/3871/strategic_flood_risk_assessment_sfra

4.0 EXISTING SITE AND PROPOSED DEVELOPMENT

- 4.1 The proposed development entails the demolition of the existing Faraday Tower building, which is located on Sackville Street, Manchester, M1 3BB. A site location plan can be found at appendix 01.
- 4.2 The site is bounded to the north by Drover Lane, to the east and south by Sackville Street and to the west by the George Begg building.
- 4.3 The site has an area of around 0.25 hectares, and is broadly rectangular in shape.
- 4.4 The proposed development involves the demolition of the upper floors of the Faraday Tower building down to ground floor level, whilst retaining the existing ground floor slab and retaining the existing basement and sub-basement levels of the building. Plans illustrating the demolition proposals can be found at appendix 02.
- 4.5 In addition, a plan illustrating how the site will be left following the proposed demolition of the upper floors can be found at appendix 03.
- 4.6 It is understood that the existing building has been out of use and in a poor state of repair for some time, and following recent structural and contamination assessments it is considered that refurbishment of the existing building is not viable, hence the proposal to demolish it.
- 4.7 It is also understood that, once the upper floors have been demolished and what remains of the existing building made safe, there will be no access to the site other than for maintenance purposes until the site is redeveloped at some point in the future.

5.0 POTENTIAL SOURCES OF FLOODING

Correspondence

- 5.1 The Environment Agency (EA), Manchester City Council (MCC), and United Utilities (UU) have been asked to confirm if they have any information regarding past, present or future flooding issues that may affect the site.
- 5.2 The EA's response, which can be found at appendix 04, and which contains public sector information licensed under the Open Government Licence v3.0, confirms that they have no records of flooding affecting the site. However the flood mapping provided by the EA does appear to indicate that the site is located in Flood Zone 3 (high risk).
- 5.3 The MCC response has not yet been received. However, if it is received during the planning application determination period, and if it contains information that significantly affects the contents of this report, then the response will be added at appendix 05, the report updated to suit, and re-submitted.
- 5.4 The UU response, which can be found at appendix 06, confirms that they have no records of flooding incidents in the vicinity of the site.

Potential Sources of Flooding

- 5.5 Potential sources of flooding that require consideration as part of the FRA are as below:-

- Flooding from rivers – fluvial flooding;
- Flooding from sea – tidal flooding;
- Flooding from surface water run-off – pluvial flooding;
- Flooding from sewers;
- Flooding from ground waters;
- Flooding from reservoirs;

- Flooding from other sources.

Flooding from Rivers – Fluvial Flooding

- 5.6 The online Flood Map for Planning confirms that the area where the development is proposed is located in Flood Zone 3 (high risk), which means that this area has a chance of flooding of greater than 1.0 % (1 in 100) each year.
- 5.7 From the plan at appendix 03 it can be seen that the existing ground levels immediately to the western side of the building are at around 31m AOD, whilst the existing ground levels to the eastern side of the building, including Sackville Street, are at around 35m AOD. Similarly the level of the existing ground floor slab, that is to be retained, is at around 35.62m AOD.
- 5.8 A comparison between this existing ground floor level and the modelled flood level information contained within the response provided by the EA (see appendix 04, nodes 9 and 10) indicates that even during the 0.1 % AEP (1 in 1,000 year) flood event, where flood water could reach 33.92m AOD, the ground floor level of the existing building would not be affected.
- 5.9 As mentioned above, it is understood that, once the upper floors have been demolished and what remains of the existing building made safe, there will be no access to the site other than for maintenance purposes until the site is redeveloped at some point in the future.
- 5.10 It is assumed that an appropriate flood risk management strategy will form part of the overall demolition works method statement, to ensure that operatives will not be at risk from flood water whilst the demolition works are being completed.
- 5.11 Given the above, it is considered that the risk to the proposed development from fluvial flooding is low.

Flooding from Sea – Tidal Flooding

- 5.12 The site is not located in an area that is at risk of tidal flooding.
- 5.13 Given the above, it is considered that the risk to the proposed development from this form of flooding is very low.

Flooding from Surface Water Runoff – Pluvial Flooding

- 5.14 The online surface water flood mapping indicates that parts of the site could be at risk from this form of flooding.
- 5.15 However, it should be noted that flooding from surface water is difficult to predict, as rainfall location and volume are difficult to forecast. In addition, local features such as drainage systems and watercourses that were not taken into account when the modelling upon which the risk is based can greatly affect the chance and severity of flooding.
- 5.16 In addition, the flood risk mitigations referred to above in respect of fluvial flooding will also apply to the risk posed by pluvial flooding.
- 5.17 Given the above, it is considered that the risk to the proposed development from this form of flooding is medium.

Flooding from Sewers

- 5.18 United Utilities have confirmed that they do not have any records of flooding in the vicinity of the site.
- 5.19 On this basis it is considered that the risk to the proposed development from this form of flooding is low.

Flooding from Groundwater

- 5.20 Groundwater flooding tends to occur sporadically in both location and time. When groundwater flooding does occur, it tends to mostly affect low-lying areas, below ground infrastructure and buildings (tunnels, basements, etc.) where these are underlain by permeable strata (aquifers).
- 5.21 From the online British Geological Survey data, it appears that the ground conditions in the vicinity of the site can be summarised as Glacial Till (predominantly clay). In general, relatively impermeable clayey ground conditions are likely to restrict the potential for groundwater flooding.
- 5.22 In addition, the flood risk mitigations referred to above in respect of fluvial flooding will also apply to any risk posed by groundwater flooding.
- 5.23 Given the above, it is considered that the risk to the proposed development from this form of flooding is low.

Flooding from Reservoirs

- 5.24 The online reservoir flood mapping indicates that the site is potentially at risk from this form of flooding.
- 5.25 However the EA is the regulatory authority for the Reservoirs Act 1975, and they oversee the inspection and maintenance of large raised reservoirs to ensure they are safe. Hence it is generally considered that the risk of reservoir flooding is very low.
- 5.26 In addition, the flood risk mitigations referred to above in respect of fluvial flooding will also apply to any risk posed by reservoir flooding.
- 5.27 On this basis it is considered that the risk to the proposed development from this form of flooding is low.

Flooding from Other Sources

- 5.28 From a review of the Ordnance Survey mapping there does not appear to be any other significant bodies of water in the vicinity of the site.
- 5.29 On this basis, it is considered that the risk to the development from this from flooding from other sources is low.

6.0 DRAINAGE STRATEGY

Surface water drainage proposals

6.1 The surface water drainage proposals for the development can be seen on the plan contained at appendix 03.

6.2 The proposals are based upon:-

- fully remediating the existing building to remove any asbestos and other contaminants prior to the commencement of the main demolition works, this is to mitigate the risk of pollution to surface water runoff during the main demolition works,
- removing the upper floors of the existing building,
- retaining the ground floor slab and the existing basement and sub-basement levels of the building,
- overlaying the existing ground floor slab with impermeable bituminous surface and binder courses laid to falls,
- installing new drainage channels, gullies and guttering that will collect the runoff from the ground floor area and discharge this runoff via the existing below ground drainage system that serves the existing building in its existing form.

Foul water drainage proposals

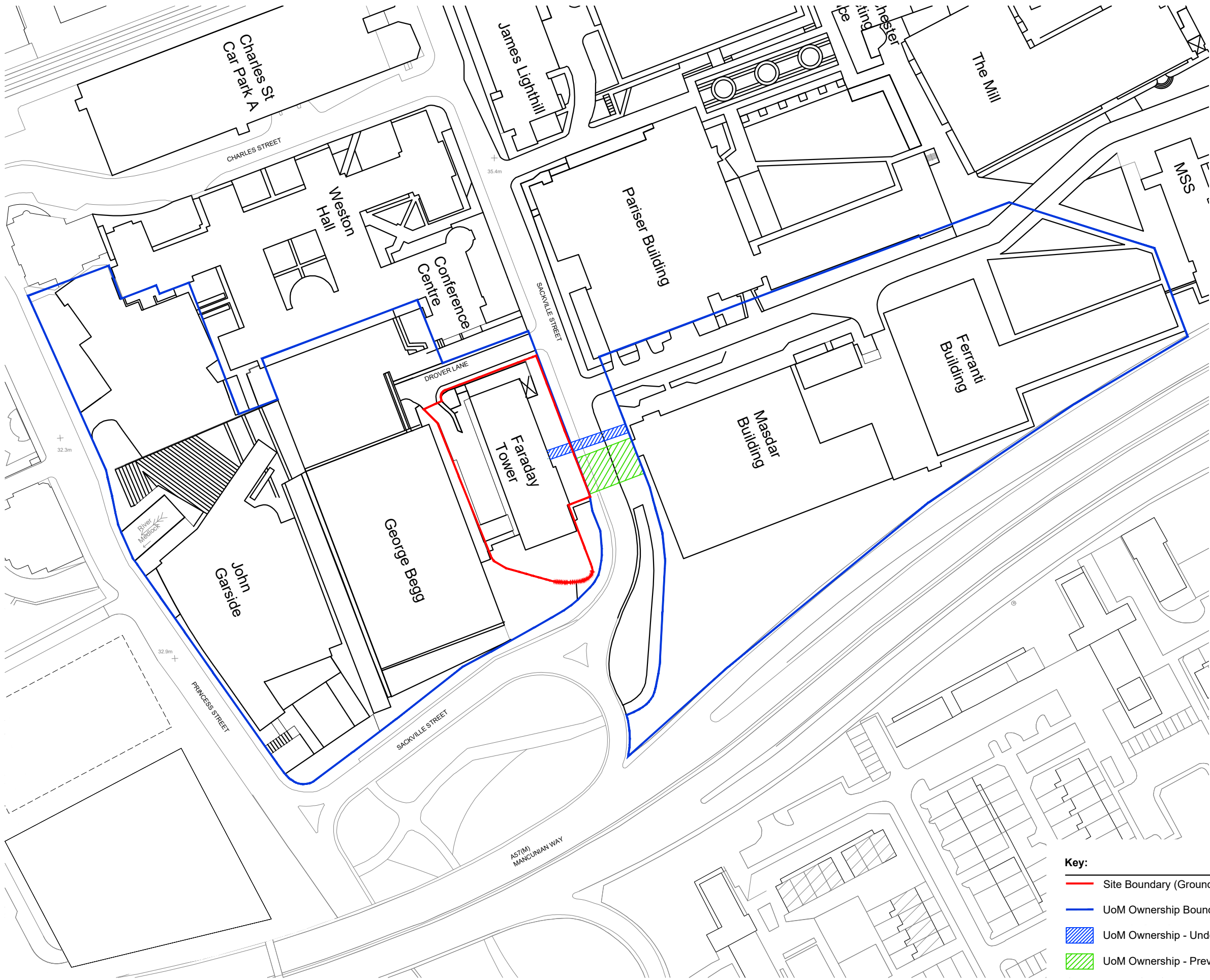
6.3 It is understood that the proposed development will not generate any foul drainage flows.

7.0 SUMMARY

- 7.1 WML Consulting Ltd have been commissioned by The University of Manchester to provide a Flood Risk Assessment to support a planning application for the proposed demolition of the existing Faraday Tower building, which is located on Sackville Street, Manchester, M1 3BB.
- 7.2 The proposed development involves the demolition of the upper floors of the Faraday Tower building down to ground floor level, whilst retaining the existing ground floor slab and retaining the existing basement and sub-basement levels of the building.
- 7.3 It is understood that the existing building has been out of use and in a poor state of repair for some time, and following recent structural and contamination assessments it is considered that refurbishment of the existing building is not viable, hence the proposal to demolish it.
- 7.4 It is also understood that, once the upper floors have been demolished and what remains of the existing building made safe, there will be no access to the site other than for maintenance purposes until the site is redeveloped at some point in the future.
- 7.5 The online Flood Map for Planning confirms that the area where the development is proposed is located in Flood Zone 3 (high risk), which means that this area has a chance of flooding of greater than 1.0 % (1 in 100) each year. However a comparison between the anticipated modelled flood levels and the ground floor level of the existing building indicates that it should not be affected, even during the 1 in 1,000 year flooding event. Given this, it is considered that the risk to the proposed development from fluvial (river) flooding is low.
- 7.6 From the NPPF the proposed development would be classified as a 'less vulnerable' form of development, and it can be seen that this type of development is appropriate in Flood Zones 1, 2 and 3a.
- 7.7 It is considered that the development is not at significant risk of flooding from pluvial sources, tidal waters, reservoirs, sewers, groundwater or from other sources.
- 7.8 The surface water drainage proposals for the development are based upon removing the upper floors of the existing building, retaining the ground floor slab and the existing basement and sub-basement levels of the building, overlaying the existing ground floor slab with bituminous surfacing laid to falls, installing drainage channels, gullies and guttering that will collect the runoff from the ground floor area and discharge this runoff via the existing below ground drainage system that serves the existing building in its existing form.
- 7.9 It is understood that the proposed development will not generate any foul drainage flows.
- 7.10 Given the above, it is considered that the development is appropriate.

Appendix 01
Site location plan

PROPOSED SITE LOCATION PLAN



- NOTES
1. DO NOT SCALE FROM THIS DRAWING.
 2. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.
 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL RELEVANT ARCHITECTURAL, ELECTRICAL, MECHANICAL AND STRUCTURAL DRAWINGS.
 4. © UNIVERSITY OF MANCHESTER. THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION.
 5. DIRECTORATE OF ESTATES AND FACILITIES TO BE NOTIFIED OF ANY DISCREPANCIES.

T3	Red line boundary amended.	13/08/25	MM	TF	HMA
T2	Issued for Planning	08/08/25	MT	MM	HMA
T1	Issued for Stage 4	25/04/25	SBG	MM	HMA
P3	UoM ownership boundaries updated.	31/03/25	MM	FW	HMA
P2	UoM ownership boundaries updated.	09/01/25	MM	FW	HMA
P1	First issue. Issued for comments.	21/11/24	MM	FW	HMA
Rev	Description	Rev	By	Chkd	Auth

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1824

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Drawing Status **PLANNING**

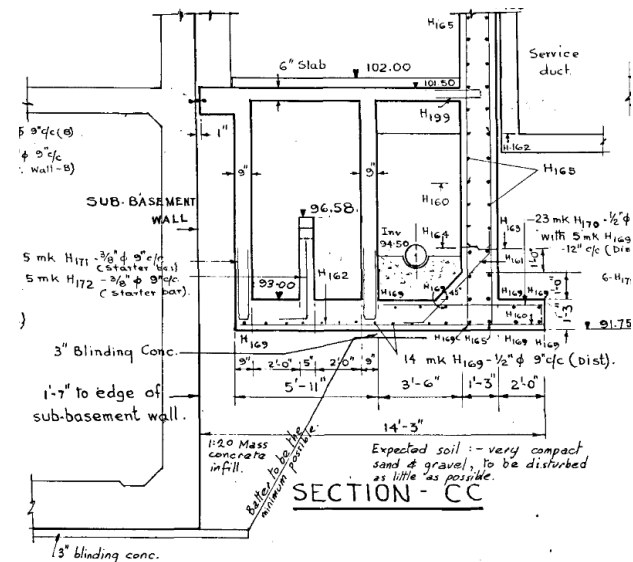
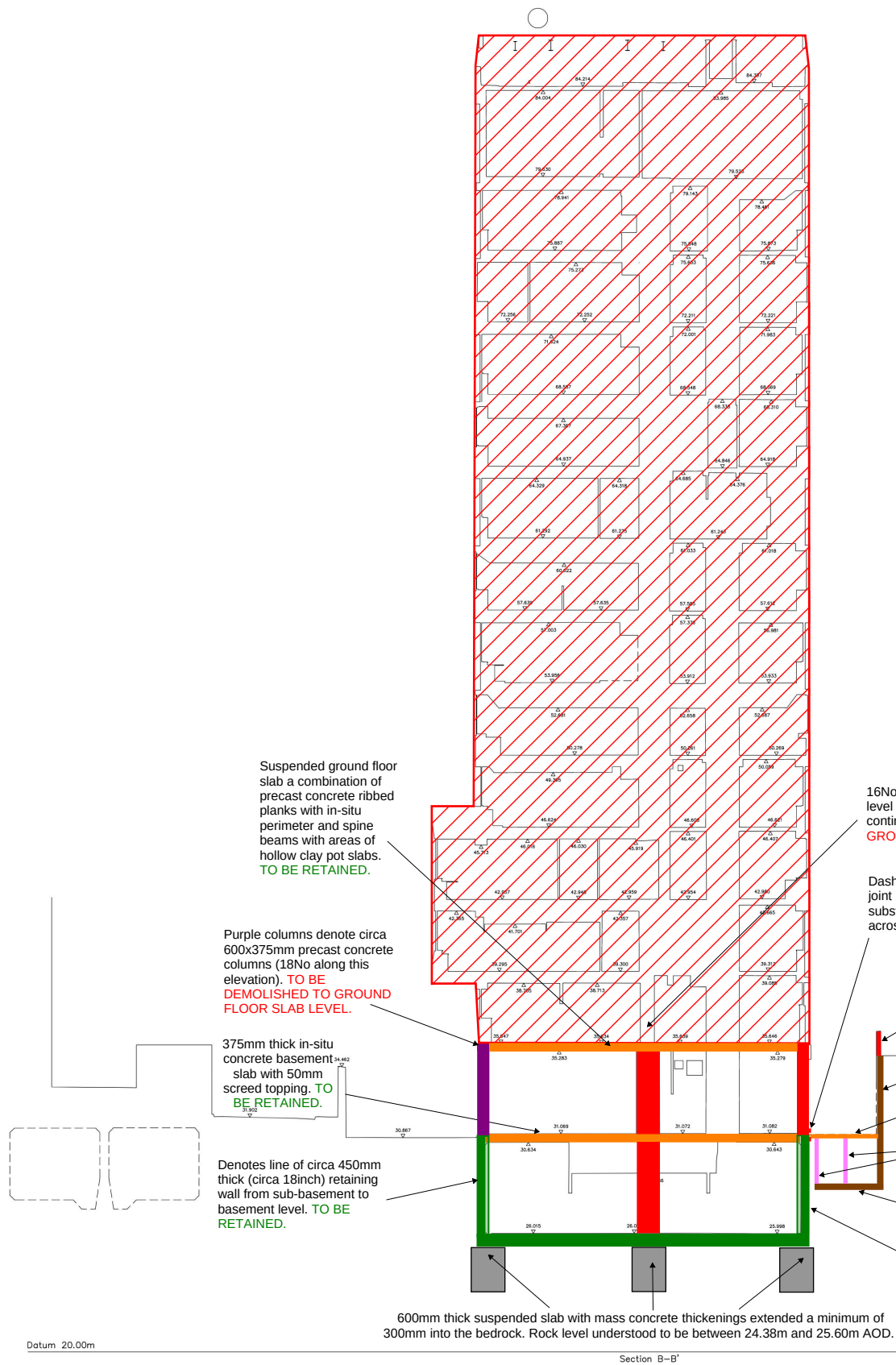
Project
Faraday Tower Demolition

Building Name **Faraday Tower** Building No. **162AA**
Site Name **UNIVERSITY OF MANCHESTER**
Sub Site Name **North Campus**
Drawing Title **Site Location Plan**

PM	ARC	Drawn	MM	Checked	FW	Authorised	HMA
Scale @ A3	1:1250	Date	27/09/24	Date	21/11/24	Date	21/11/24
Drawing No.	5706-HMA-FT-ZZ-DR-A-00001	Revision	T3				

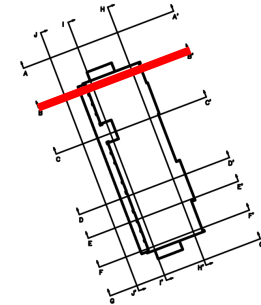
Appendix 02

Demolition proposals plans



SUB-STATION SECTION THROUGH BASEMENT AND SUB-BASEMENT

GENERAL NOTES



Location Plan

DRAWING LEGEND

- Stability walls and columns
- Main basement retaining walls
- Secondary external retaining walls
- Suspended structural slabs
- Temporary works and new structures required as part of the demolition works.
- Structure to be demolished

P02	UPDATED TO DEMOLITION TENDER PACK	21.02.25	MW	JM
P01	PRELIMINARY ISSUE FOR INFORMATION	04.10.24	MW	JM
Rev:	Description:	Date:	By:	Chkd:

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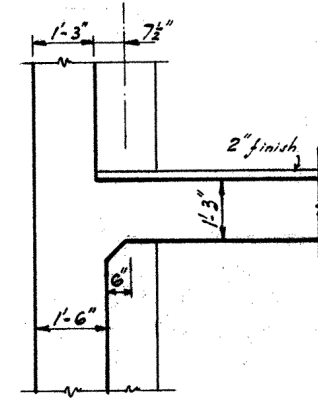
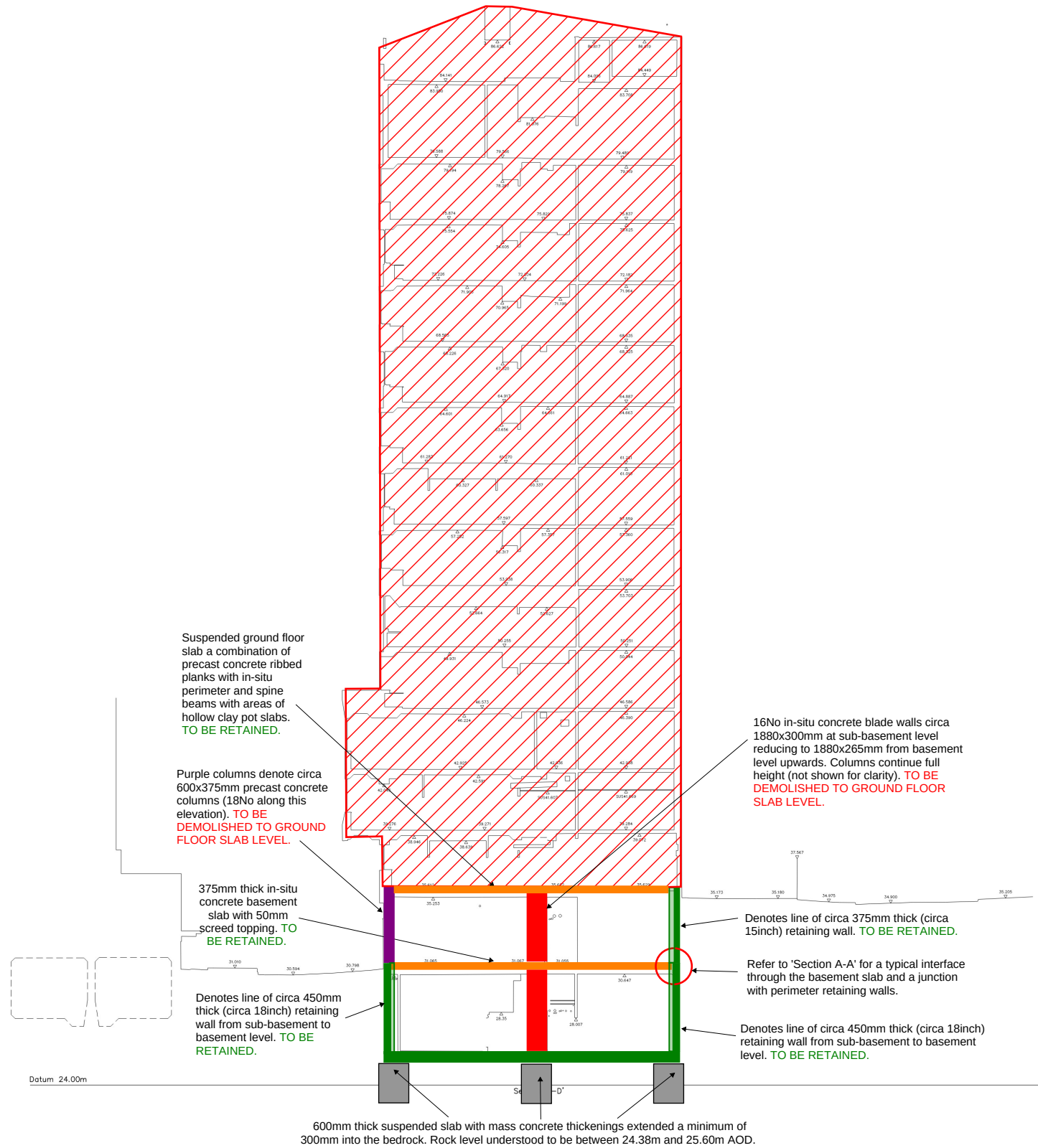
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Status: **PRELIMINARY** **S2**

Project: **UOM FARADAY TOWER DEMOLITION**

Dwg Title: **DEMOLITION OPTION 1
SECTION B-B
DEMOLITION AND TEMPORARY WORKS**

Drawn By MW	Designed By MW	Checked By JM
Date 21/02/2025	Scales @ A3 N/A	Revision
Project No - Originator - Function - Spatial Form - Discipline - Number 084795 - CUR - XX - XX - D - S - 26450		
Revision P02		



SECTION THROUGH BASEMENT SLAB TO RETAINING WALL INTERFACE

GENERAL NOTES

Location Plan

DRAWING LEGEND

Stability walls and columns

Main basement retaining walls

Secondary external retaining walls

Suspended structural slabs

Temporary works and new structures required as part of the demolition works.

Structure to be demolished

P02	UPDATED TO DEMOLITION TENDER PACK	21.02.25	MW	JM
P01	PRELIMINARY ISSUE FOR INFORMATION	04.10.24	MW	JM
Rev:	Description:	Date:	By:	Chkd:

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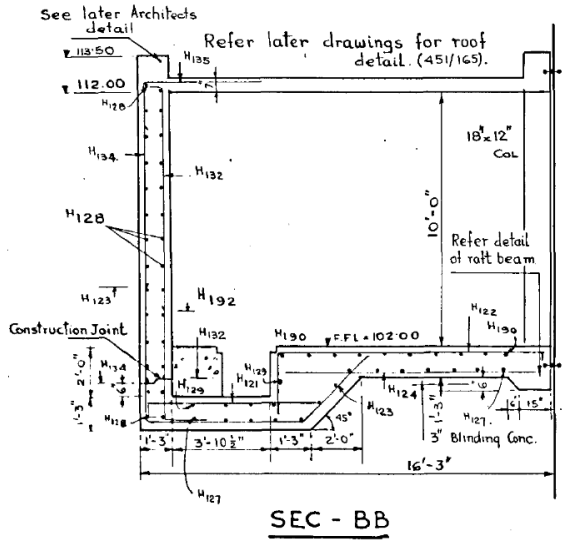
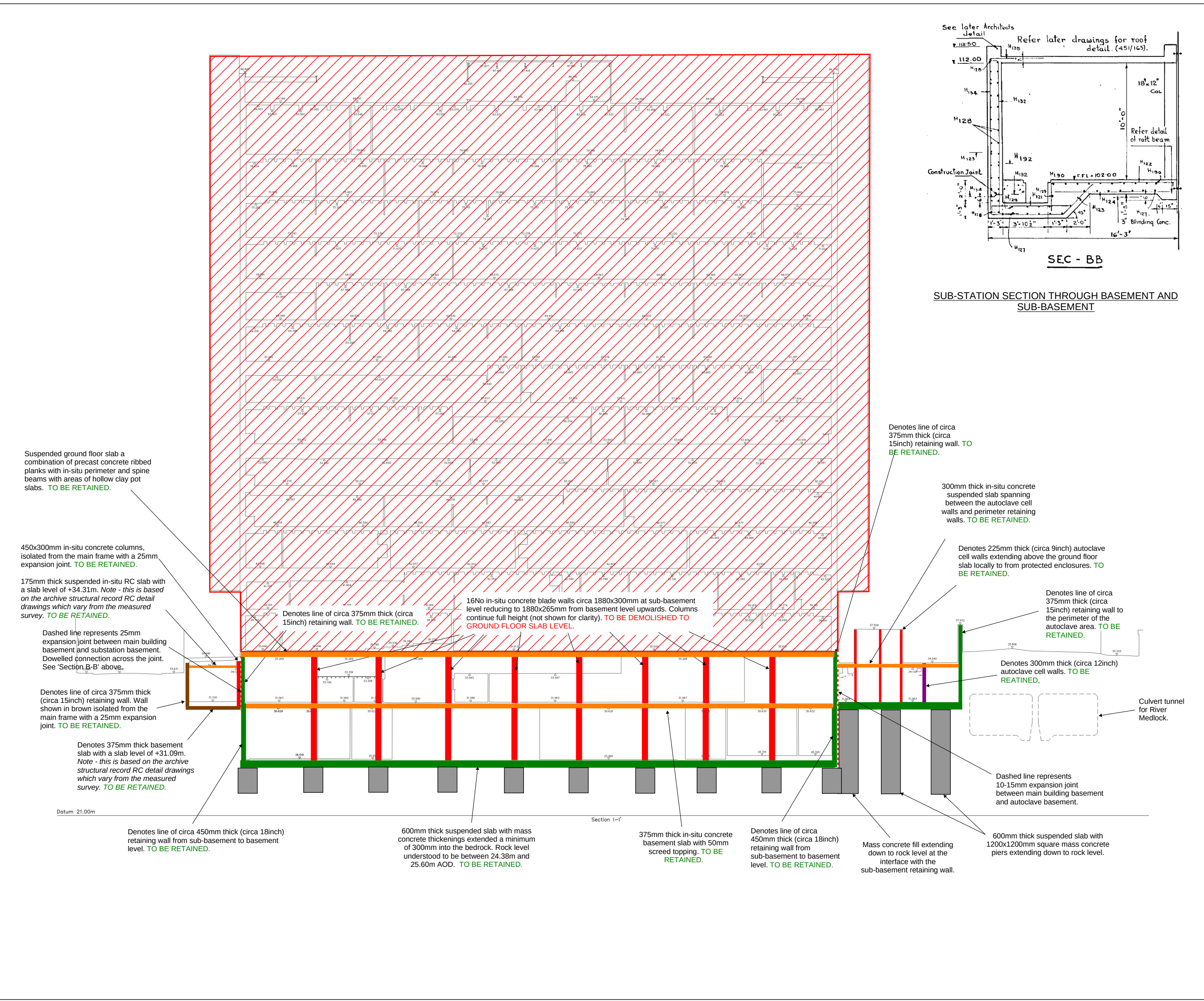
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Status: PRELIMINARY S2

Project: UOM FARADAY TOWER DEMOLITION

Dwg Title: DEMOLITION OPTION 1
SECTION D-D
DEMOLITION AND TEMPORARY WORKS

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Date 21/02/2025	Scales @ A3 N/A		
Project No - Originator - Function - Spatial Form - Discipline - Number			Revision
084795 - CUR - XX - XX - D - S - 26451			P02



SUB-STATION SECTION THROUGH BASEMENT AND SUB-BASEMENT

GENERAL NOTES

Location Plan

DRAWING LEGEND

- Stability walls and columns
- Main basement retaining walls
- Secondary external retaining walls
- Suspended structural slabs
- Temporary works and new structures required as part of the demolition works.
- Structure to be demolished

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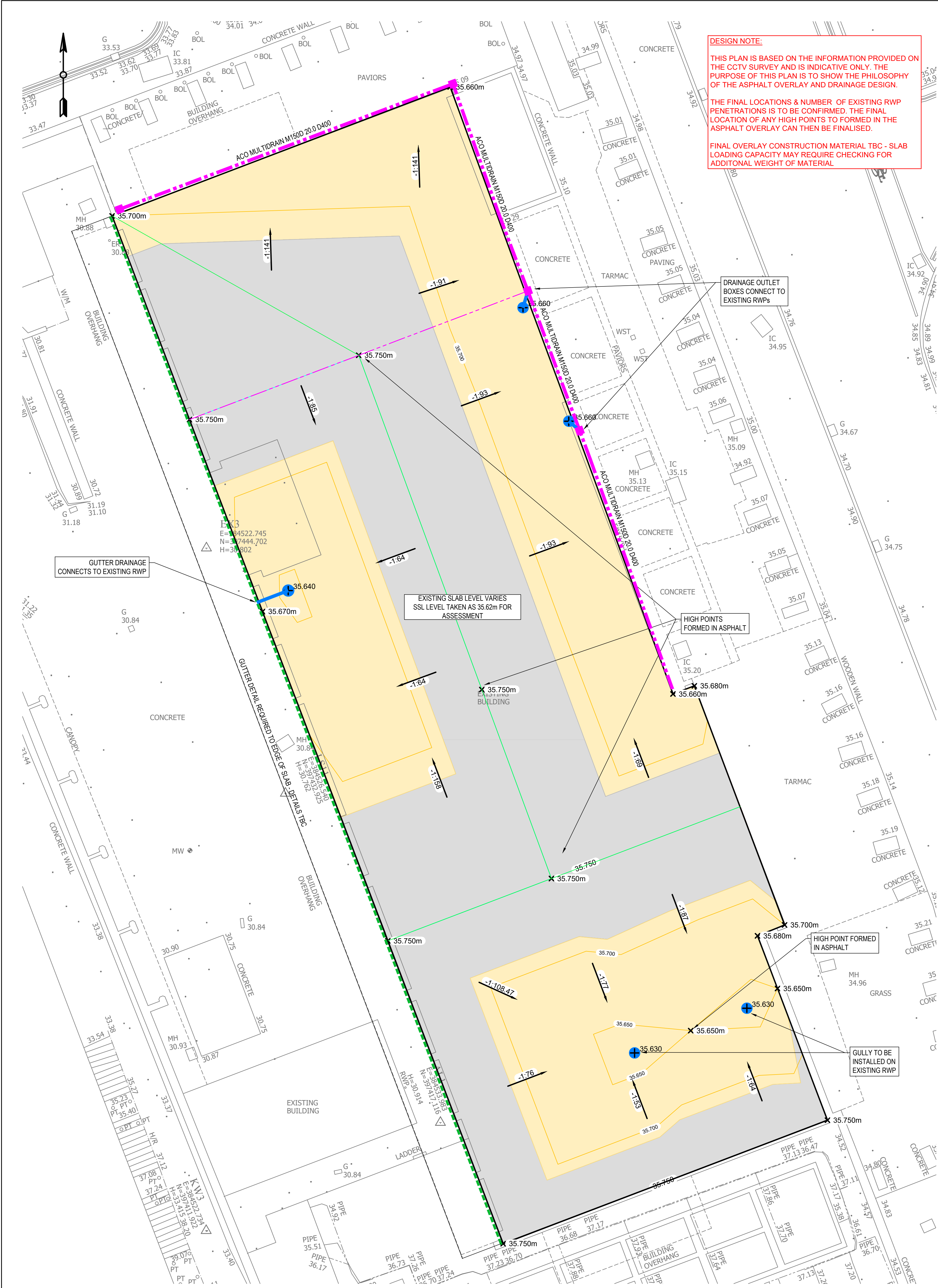
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Project: UOM FARADAY TOWER DEMOLITION

Dwg Title: DEMOLITION OPTION 1
SECTION I-I
DEMOLITION AND TEMPORARY WORKS

Drawn By: MW	Designed By: MW	Checked By: JM
Date: 21/02/2025	Scale: @ A3	N/A
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084795 - CUR - XX - XX - D - S - 26452		
Revision: P02		

Appendix 03
Proposed site layout plan



DESIGN NOTE:

THIS PLAN IS BASED ON THE INFORMATION PROVIDED ON THE CCTV SURVEY AND IS INDICATIVE ONLY. THE PURPOSE OF THIS PLAN IS TO SHOW THE PHILOSOPHY OF THE ASPHALT OVERLAY AND DRAINAGE DESIGN.

THE FINAL LOCATIONS & NUMBER OF EXISTING RWP PENETRATIONS IS TO BE CONFIRMED. THE FINAL LOCATION OF ANY HIGH POINTS TO FORMED IN THE ASPHALT OVERLAY CAN THEN BE FINALISED.

FINAL OVERLAY CONSTRUCTION MATERIAL TBC - SLAB LOADING CAPACITY MAY REQUIRE CHECKING FOR ADDITIONAL WEIGHT OF MATERIAL

GENERAL NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
- ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH CURRENT BRITISH STANDARDS AND BUILDING REGULATIONS.
- THE LANDSCAPE ARCHITECT'S DRAWING HAS BEEN USED AS A BASE FOR THIS PLAN. PLEASE REFER TO THE LATEST LANDSCAPING LAYOUT.
- REFER TO LANDSCAPE ARCHITECTS SPECIFICATION FOR SURFACE FINISHES.
- KERBING REQUIREMENTS/DETAIL TO BE CONFIRMED BY LANDSCAPE ARCHITECT.
- ANY VARIATIONS IN GROUND CONDITIONS SHOULD BE NOTIFIED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONSTRUCTION DEPTHS GIVEN ARE THE MINIMUM REQUIRED (COMPACTED).
- THE CONSTRUCTIONS GIVEN ARE FOR PRIVATE AREAS ONLY AND NOT FOR ADAPTABLE AREAS.
- CONTRACTOR TO INCLUDE FOR REGULATING/FILL MATERIAL IN THEIR RATES
- THE PROPOSALS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO DEVELOPMENT BY THE DEMOLITION CONTRACTOR FOLLOWING FURTHER SURVEYS OF THE EXISTING ABOVE GROUND DRAINAGE AND RAINWATER DOWNPIPE LOCATIONS BELOW THE GROUND LEVEL.

- KEY:**
- GROUND FLOOR EXTENTS
 - EXISTING RWP LOCATION; TAKEN FROM CCTV SURVEY PLAN - FINAL POSTIONS TBC.
 - INDICATIVE FINAL SURFACING LEVEL
 - INDICATIVE FALLS
 - CONTOUR LINE
 - CATCHMENT EXTENT
 - ASPHALT OVERLAY - SURFACE COURSE ONLY (REGULATING)
 - ASPHALT OVERLAY - SURFACE & BINDER COURSES (BINDER REGULATING)
 - LINEAR DRAINAGE CHANNEL - ACO MULTIDRAIN MD OR SIMILAR APPROVED
 - GUTTER DETAIL TO FREE EDGE OF SLAB - DETAIL TBC

DRAWING IS BASED ON:

SURVEY INFORMATION (LAYER SURVEYS)

- TOPOGRAPHICAL: LS5425-T - DATED SEP 24
- GROUND FLOOR SURVEY: LS5425-GF - DATED SEP 24

CCTV SURVEY INFORMATION (LAYER SURVEYS)

- CCTV/ UTILITY PLAN: LS5425-U - DATED SEP 24

MIN. 20mm AC 6 CLOSE SURF 100/150
BS EN 13108-1. REGULATING
COURSE UP TO 70mm THICKNESS

MIN. 50mm AC 20 DENSE BIN 40/60 BS EN
13108-1. REGULATING COURSE
-THICKNESS VARIES TO SUIT LEVELS

RETAINED GROUND FLOOR SLAB

INDICATIVE ASPHALT OVERLAY

P02	NOTES ADDED	25/11/24	ATL	MW
P01	FIRST ISSUE	15/11/24	ATL	AR
Rev:	Description:	Date:	By:	Chkd:

Curtins

Merchant Exchange, 17-19 Whitworth Street West, Manchester, M1 5WG
0161 236 2294
manchester@curtins.com
www.curtins.com

Civils & Structures - Transport Planning - Environmental - Infrastructure - Geotechnical - Conservation & Heritage - Principal Designer
Birmingham - Bristol - Cambridge - Cardiff - Douglas - Dublin - Edinburgh - Glasgow - Harlow - Leeds - Liverpool - London - Manchester - Nottingham

Status: PRELIMINARY

Project: UNIVERSITY OF MANCHESTER
FARADAY TOWER DEMOLITION

Org Title: INDICATIVE SLAB
LEVELS & DRAINAGE

Drawn By	Designed By	Checked By
ATL	ATL	AR
Date	15/11/24	Scales @ A1
15/11/24		1:100
Project No - Originator - Function - Spatial - Form - Discipline - Number	Revision	
084795 - CUR - XX - XX - D - C - 92000	P02	

Appendix 04

Environment Agency correspondence

Kevin Tyldesley

From: Greater Manchester, Merseyside and Cheshire Enquiries
<inforequests.gmmc@environment-agency.gov.uk>
Sent: 30 July 2025 09:52
To: Sam Seddon
Subject: Request for information - Ref: EIR2025/19594
Attachments: EIR202519594 DFM.pdf; EIR202519594 table.pdf

Dear Sam Seddon,

I am writing in response to your request for information, received 17 July 2025, regarding 250719/ZI08 12238G - Faraday Tower - Flood Information Request.

We respond to requests for information under the Freedom of Information Act 2000 (FOI) and Environmental Information Regulations 2004 (EIR).

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

There are no flood defences in the vicinity of the site.

Please be aware you can check your risk of flooding on our external website <https://www.gov.uk/check-long-term-flood-risk>

For more information on how the rivers and see dataset us used and its limitations, we recommend you visit [How to use rivers and sea data - Flood map for planning - GOV.UK](#)

Here are some useful links below:

<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Manchester Council is responsible for issues relating to surface water and hold information on surface water flooding.

For surface water information please use link: <https://check-long-term-flood-risk.service.gov.uk/map?easting=362125.07&northing=388310.97&map=SurfaceWater>

Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

Rights of appeal

If you are not satisfied with our decision, you can contact us within two calendar months to ask for the decision to be reviewed. We will then conduct an internal review of our response to your request and give you our decision in writing within 40 working days.

If you are not satisfied with the outcome of the internal review, you can then make an appeal to the Information Commissioner Office, the statutory regulator for EIR and FOI. The address is: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire. SK9 5AF.

Tel: 0303 123 1113 (local rate) or 01625 545 745 (national rate) | Fax: 01625 524 510 Email: casework@ico.org.uk |
Website: www.ico.org.uk

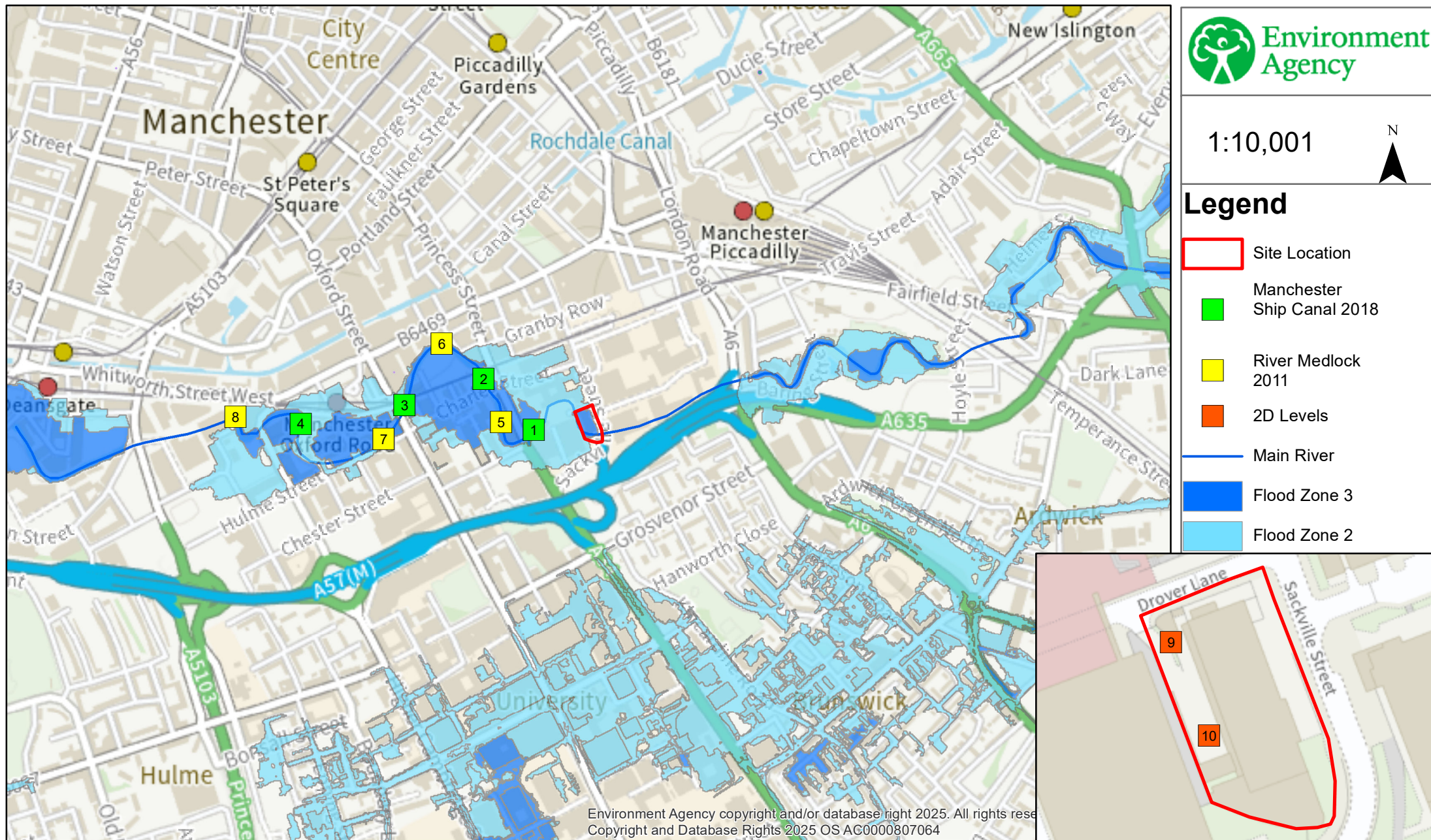
Yours sincerely,

Lauren Blackley

GMMC Area Customers and Engagement Team

Your feedback is important to us - please visit [Environment Agency FOI Customer Satisfaction Survey](#)

Detailed Flood Map Centred on Drover Street/Sackville Street, Manchester, M1 3BB. Created 28/07/2025 [EIR2025/19594]



Normal Operation																		
Map Reference	Model Node Reference	Easting	Northing	Data	20 % AEP (1 in 5 year)	10 % AEP (1 in 10 year)	4 % AEP (1 in 25 year)	2 % AEP (1 in 50 year)	1.33 % AEP (1 in 75 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + 30% increase in flow	1 % AEP (1 in 100 year) + 35% increase in flow	1 % AEP (1 in 100 year) + 70% increase in flow	0.5 % AEP (1 in 200 year)	0.1 % AEP (1 in 1000 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year)	0.1 % AEP (1 in 1000 year)
1	ea013_0251_MEDL01_1555d	384422	397425	Modelled Water Level (m aodN)	30.03	30.47	31.07	31.81	32.27	32.67	33.43	33.49	33.77	33.27	34.06	32.67	32.67	34.06
				Modelled Flow (cumecs)	29.69	34.65	40.92	47.56	52.24	56.19	71.50	74.03	95.36	67.25	113.28	56.19	56.19	113.28
2	ea013_0251_MEDL01_1364	384320	397528	Modelled Water Level (m aodN)	29.77	30.21	30.80	31.47	31.98	32.41	33.35	33.40	33.66	33.18	33.90	32.41	32.41	33.90
				Modelled Flow (cumecs)	30.28	35.35	41.75	48.52	53.30	57.32	72.97	75.56	93.15	68.59	117.17	57.32	57.32	117.17
3	ea013_0251_MEDL01_1079	384160	397476	Modelled Water Level (m aodN)	29.66	30.10	30.70	31.36	31.89	32.33	33.27	33.32	33.56	33.10	33.72	32.33	32.33	33.72
				Modelled Flow (cumecs)	31.34	36.59	43.21	50.23	55.16	59.33	75.57	78.25	98.26	70.97	120.61	59.33	59.33	120.61
4	ea013_0251_MEDL01_0749	383950	397438	Modelled Water Level (m aodN)	29.07	29.28	29.53	29.78	29.94	30.08	30.58	30.66	31.24	30.44	31.58	30.08	30.08	31.58
				Modelled Flow (cumecs)	31.53	36.82	43.49	50.55	55.50	59.70	76.05	78.75	99.10	71.42	121.21	59.70	59.70	121.21

Model data taken from Manchester Ship Canal 2018

AEP - Annual Exceedence Probability

m aodN - metres above ordnance datum Newlyn

cumecs - cubic metres per second

Notes:

For the Manchester Ship Canal Model, we provide the following three scenarios:
1. **Normal Operation:** All sluice gates operate automatically to maintain a navigable ponded water level upstream of each set of sluice gates. During times of high flow the gates are opened automatically to allow excess water pass downstream. During extreme conditions the sluice gates can be manually overridden to extend the opening heights.
2. **Latchford 1 Gate Closed Scenario:** This scenario represents a single operational sluice gate at Latchford Locks fixed closed. Therefore, only operational movements from 2 active sluice gates. The model setup removes the gate from PID controller setup and an IED file is used to define the sluice gate as fixed in the closed position.
3. **Latchford 3 Gates Closed Scenario:** This scenario has been defined as the removal of operational rules at all three sluice gates at Latchford Locks, thus, all gates are fixed in the closed position resulting in no regulation of upstream water levels. The model setup removes each of the gates from PID controller setup and an IED file is used to define sluice gates fixed in the closed position.

Undefended									
Map Reference	Model Node Reference	Easting	Northing	Data	4 % AEP (1 in 25 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + 35% increase in flow	1 % AEP (1 in 100 year) + 70% increase in flow	0.1 % AEP (1 in 1000 year)
5	ea013_0127_MED1_1499_4i	384365	397422	Modelled Water Level (m aodN)	30.72	31.55	32.77	33.27	33.76
				Modelled Flow (cumecs)	50.83	60.01	66.67	67.12	67.92
6	ea013_0127_MED1_1304_2i	384249	397572	Modelled Water Level (m aodN)	30.45	31.29	32.62	33.10	33.83
				Modelled Flow (cumecs)	44.43	47.44	50.83	51.17	51.40
7	ea013_0127_MEDL01_0968L	384117	397407	Modelled Water Level (m aodN)	29.64	30.22	31.33	31.77	32.29
				Modelled Flow (cumecs)	52.23	59.57	68.53	69.92	70.22
8	ea013_0127_MEDL01_0540L	383818	397452	Modelled Water Level (m aodN)	28.42	28.75	29.50	29.81	30.17
				Modelled Flow (cumecs)	51.67	59.55	69.41	77.13	89.51

Undefended						
Map Reference	Model Node Reference	Easting	Northing	Data	1 % AEP (1 in 100 year) + 35% increase in flow	1 % AEP (1 in 100 year) + 70% increase in flow
9	2D Levels	384513	397454	Height Grid (mAOD)	31.96	33.64
				Depths Grid (Meters)	0.72	2.40
				Height Grid (mAOD)	31.95	33.64
10		384524	397427	Depths Grid (Meters)	1.31	2.99

Model data taken from River Medlock 2011

AEP - Annual Exceedence Probability

m aodN - metres above ordnance datum Newlyn

cumecs - cubic metres per second

Notes:

Climate Change Scenario - 35% and 70% increases in flow calculated for the 2080's (2070 - 2115). Please see <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> for more information regarding the new climate change guidance. The location of the site and the type (vulnerability) of development determine the climate change allowances to consider in any flood risk assessment.

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
384540/397435

Created
17 July 2025 12:20

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

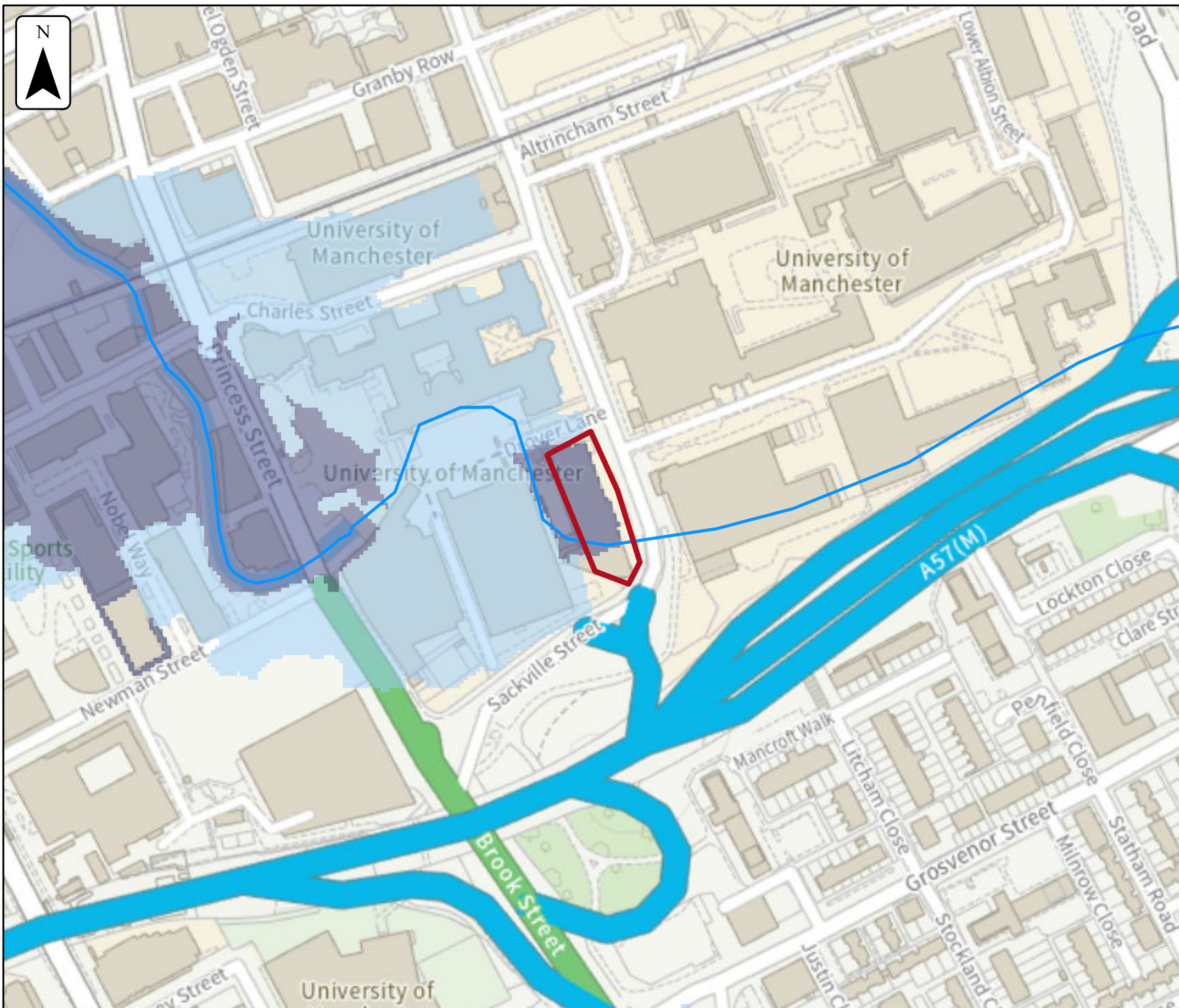
Notes

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.

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

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)

384540/397435

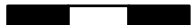
Scale

1:2,500

Created

17 Jul 2025 12:20

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m

Appendix 05

Manchester City Council correspondence

Appendix 06

United Utilities correspondence

Sam Seddon

From: seweradoptions@uuplc.co.uk
Sent: 25 July 2025 10:47
To: Sam Seddon
Subject: RE: 12238G - Faraday Tower - Flood Information Request

Good morning, Sam.

Faraday Tower - Flood Information Request

Thanks for your email.

I can confirm that we do not have modelled flood risk within the vicinity of the proposed development.

Please note that our modelling data is indicative, and only representative of the 1:100 year storm event.

United Utilities Water Limited (UUW) can only record and check flooding events which are reported to us, and we must comply with our Regulators instructions on the qualification of flooding events.

Our response does not include:

- any sewer flooding events caused by blockages or collapses which are the result of third-party actions, natural events, or other actions over which UUW has no control and not a facet of sewer capacity; or
- any historical sewer flooding events that have been resolved from investment in our infrastructure.
- For low-lying sites, care should be taken to ensure that the property is not at increased risk of flooding.

Happy to discuss if you have any query.

Many thanks and kind regards,

Josephine

If you have received a great service today, why not tell us?

Visit: <http://unitedutilities.thewowawards.co.uk/nominate>



Josephine Wong
Wastewater Developer Engineer
Developer Services & Metering
Customer Services
Tel: 01925 429089
unitedutilities.com



----- Original Message -----

From: Sam Seddon [REDACTED]
Sent: 17/07/2025 12:12
To: wastewaterdeveloperservices@uuplc.co.uk
Subject: 12238G - Faraday Tower - Flood Information Request

Hi,

We have been asked to provide a Flood Risk Assessment at a site located at:-

Faraday Tower
Drover Street/Sackville Street
Manchester
M1 3BB.

Please can you confirm if you are aware of any flood risk issues that may affect the site.
If you require any further information please let me know.

Regards

Samantha Seddon
Associate
BSc (Hons), BA (Hons), MSc, EurGeol, CGeol, FGS

WML Consulting Ltd
Civil, Structural & Geotechnical Engineers
Third Floor South | Metropolitan House | Station Road | Cheadle Hulme | Cheshire | SK8 7AZ



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