

Planning & Design Statement

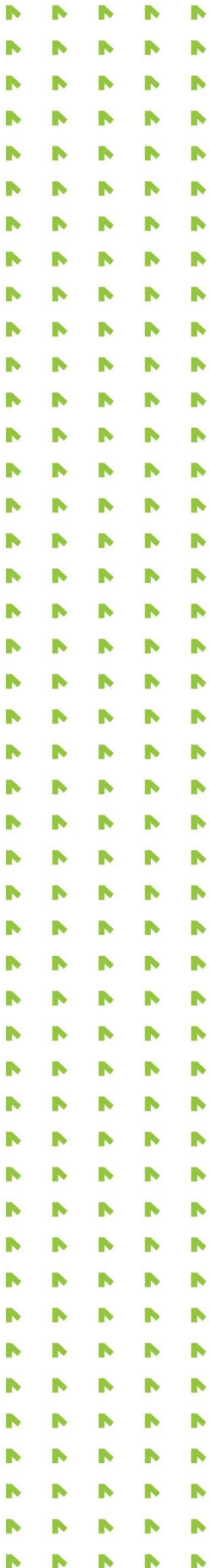
**The Waterside Hotel and Galleon
Leisure Club**

M20 5WZ

Regulated by RTPI

**August
2025**

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1. Flood Damage Report prepared by KR8 Real Estate – July 2025

1 INTRODUCTION

- 1.1 This Planning and Design Statement has been prepared on behalf of The Waterside Hotel and Galleon Leisure Club Limited in support of a full planning application for the construction of a reinforced concrete, gravity retaining flood defence extending to 2.6 metres in height wall along the eastern boundary adjacent to the River Mersey, with associated earthworks. The works will take place at The Waterside Hotel and Galleon Leisure Club, Didsbury M20 5WZ.
- 1.2 The development proposal has been designed to protect the hotel and leisure club from future flooding incidents, following the catastrophic flood event of 1st January 2025 which caused significant damage to the premises.
- 1.3 The Statement addresses the following matters:
- A description of the site and surroundings;
 - A review of the planning history of the site;
 - A summary of the development proposal;
 - An assessment of relevant planning policy;
 - An appraisal of the relevant planning and design issues; and
 - Conclusions.
- 1.4 Accordingly, this Statement addresses the design principles and concepts that have been applied to the development in respect of the location, use, layout, scale and appearance – in relation to the site's context. As such, the Statement meets the requirement to formally state how design and access issues have been considered.
- 1.5 The Statement should be read in conjunction with the following:
- Drawings package (prepared by Edenvale Young), and
 - Flood Risk Assessment (prepared by Edenvale Young).
- 1.6 The submissions conclude that the development proposal is fully acceptable and supportable in planning and design terms.

2 SITE AND SURROUNDINGS

- 2.1 The site comprises The Waterside Hotel and Leisure Club with associated car park, landscaping and woodland. The configuration of the wider site is relatively narrow given its position sandwiched between the established residential area to the west (Morningside Drive, East Disbury) and the River Mersey to the east as shown on the site location plan below.
- 2.2 Accordingly, the site is located on the fringe of an area which is predominantly residential to the west, with a mixture of agricultural and playing field land beyond the Mersey to the east. The M60 orbital motorway is located approximately 300m to the south, whilst the A34 Kingsway main road is located approximately 200m to the west. Vehicular and pedestrian access is provided via a driveway (Broad Oak Lane) which projects northwards to meet the B5095 Manchester Road. The site forms part of Flood Zones 2/3 and the Green Belt.
- 2.3 Having originally accommodated an open air swimming pool known as The Galleon from the 1930s onward, the hotel/leisure club was constructed in the 1980s following its closure and is of two storey, redbrick design. It is centrally located within the site with hard surfaced car parking and formal soft landscaping, including individual tree planting, hedgerows, and shrubs. The hotel accommodates a total of 45 rooms, a restaurant/café, a wide range of leisure and fitness facilities including swimming pool, gym and spa facilities (open to both guests and members) and the Food Sorcery Cooking School.
- 2.4 A total of 76 full and part time staff are currently based at the site, with almost 7,000 local members. Accordingly, the site has a long standing history of providing an important leisure facility for members of the local community, in addition to being an important local employer. Please refer to the extract of the site location plan and images below.



Image 1 – Extract of site plan with boundaries outlined in blue



Image 2 – Overhead view of site facing northwards



Image 3 – Archive photo from June 1960 when site was occupied as The Galleon open air swimming pool

3 PLANNING HISTORY

3.1 A review of the Council's online records has been undertaken. A summary of recent applications of relevance is set out below.

- **Ref 126247/FO/2020** - Works to hotel including the infilling of existing courtyard to create additional hotel rooms and extension to spa facilities resulting in the creation of 162 sqm floorspace at ground and first floor level. Rerouting of fire escape stairway to building's north elevation and creation of additional ground floor fire escape beneath. Replacement of glazing with lightweight non-combustible infill panel to east elevation. Flat roof single storey extension at first floor level at north east corner of building resulting in the creation of 8 sqm floorspace. Installation of roof lights – **Approved May 2020**
- **Ref 127246/FO/2020** - Installation of a CHP turbine and gas compressor with exhaust flue and the erection of a 4 metre high sound absorbent enclosure; relocation of existing bin store and erection of 1.9 metre high fencing; replacement of the existing CHP and its enclosure with a thermal store and a new 3.3 metres high enclosure – **Approved July 2020**
- **130478/FO/2021** - Installation of external CHP equipment, together with acoustic enclosure and exhaust flue, erection of new bin store with associated 1.9 metre high fencing – **Approved August 2021**

3.2 The above recent planning history reflects the Waterside's need to evolve and adapt to ensure that it continues to meet guest/member expectations and to provide the necessary facilities to remain a viable operation within a very competitive sector.

4 THE PROPOSAL

Background

- 4.1 Manchester experienced severe flooding on 1st January 2025, when 170 mm (6.7 inches) of torrential rain fell during New Year's Eve and into New Year's Day resulting in hundreds of people having to evacuate homes and hotels. A major incident was declared and emergency services coordinated rescues amid rising water levels and extensive damage.
- 4.2 The River Mersey recorded its highest ever levels, leading to significant flooding. Due to the volume of rainfall and scale of flooding from this flood event, the design standard for many flood defences was exceeded, leading to widespread overtopping collapse of some flood embankments. Numerous properties, infrastructure, and amenities are now at increased risk of flooding whilst there are breaches in the flood embankments until repairs are complete.
- 4.3 Unfortunately, the Waterside Hotel and Leisure Club was badly affected by the flood, with its existing defences completely breached. This resulted in significant damage to the site that will cost up to £2.3 million to repair.
- 4.4 Please refer to the letter prepared by KR8 Real Estate Limited (who are the project managers responsible for the ongoing repair work at the site) in **Appendix 1** which summarises the damage caused by the flood and includes a range of photographs.

Existing Flood Defence

- 4.5 As explained in detail within Section 2 of the Flood Risk Assessment which forms part of the application submission, The Waterside is currently defended from flooding by an existing sheet piled wall (although this was not sufficiently high enough to prevent flooding on 1st January as outlined above).
- 4.6 Furthermore, a topographic survey of the wall indicates that there are low points along its crest. Moreover, a visual condition assessment carried out by Edenvale Young in April 2025 highlighted several serious issues relating to its stability and condition, including:
- Deflection of the wall outwards associated with lateral earth pressures acting towards the river;
 - Distortion of the pile clutches along the length of the wall, and
 - Failure of the waling.
- 4.7 There are also legitimate concerns relating to the structural integrity of the piles as explained within the Flood Risk Assessment.
- 4.8 Please refer to a selection of photographs of the existing flood defence wall below.



Image 4 – Photograph of existing flood wall adjacent to eastern boundary of the site facing southwards



Image 5 - Photograph of existing flood wall adjacent to eastern boundary of the site facing northwards

The Need for New Defence

- 4.9 Accordingly, there is a demonstrable and urgent need for enhanced flood defences to protect the site against future flood events. This in turn will help to ensure that the Hotel and Leisure Club can continue its role as an important local employer and provider of leisure/meeting facilities which have been so highly valued by members of the community for several generations.

Proposed Flood Defence

- 4.10 Against this background, the application seeks full planning permission for the construction of a new reinforced concrete, gravity retaining flood defence wall.
- 4.11 The base level for the majority of the wall is based on the existing ground level which is approximately 32.00m AOD. This results in a maximum wall height of approximately 2.6m, which is 60cm higher than allowed under permitted development.
- 4.12 The wall includes a shear key below the foundation to resist a sliding failure. As demonstrated on the plans which form part of the application submission, the retaining wall has been set to the west of the existing sheet piled wall by a distance of 0.75m to provide appropriate access for construction.
- 4.13 The void between the new retaining wall and existing piled wall will be filled with a light aggregate and capped with mass concrete to deflect water.
- 4.14 The design also incorporates under-slab drainage through a porous concrete pipe which drains to the four existing pumping chambers to remove water seeping under the sheet piled wall. A non return valve will allow water accumulating behind the wall to drain rapidly into the river should the wall be overtopped by an exceedance event (namely a 1 in 1000 year event).
- 4.15 The position and length of the new wall is shown in the site layout plan included within the submission and is also shown within the context of the eastern elevation of the building and existing flood wall on the proposed elevation drawing.
- 4.16 As explained within the Flood Risk Assessment, the applicant will also seek to raise the existing bund adjacent to the southern overspill car park area to help further mitigate the risk of flooding to the wider southern car park and hotel in the future.

5 PLANNING POLICY

5.1 This section provides a review of relevant national and local planning policy and guidance.

NATIONAL POLICY

5.2 The National Planning Policy Framework (NPPF) was revised in December 2024 and sets out the Government's objectives for achieving sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development.

5.3 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.4 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

5.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework.

Building a Strong, Competitive Economy

5.6 Paragraph 85 advises that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Promoting Healthy and Safe Communities

5.7 Paragraph 96 states that planning decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities (for example through the provision of sports facilities).

5.8 Paragraph 98 goes on to confirm that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs and ensure that established facilities are able to develop and modernise, and are retained for the benefit of the community.

Achieving Well Designed Places

5.9 This chapter sets out at paragraph 135 that planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- Are visually attractive as a result of good architecture and layout and appropriate and effective landscaping;
- Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- Establish a strong sense of place, using the arrangements of streets, spaces, buildings types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks, and
- Create places that are safe, inclusive and accessible and which promote health and well-being.

Protecting Green Belt Land

5.10 Paragraph 153 confirms that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

5.11 Paragraph 154 sets out different forms of development which may be considered appropriate within Green Belt locations, including:

- The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it, and
- Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it, including engineering operations.

Meeting the Challenge of Climate Change, Flooding and Coastal Change

5.12 Paragraph 161 confirms that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts including flood risks. It should help to shape places in ways that minimise vulnerability and improve resilience.

5.13 Paragraph 181 states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site specific flood risk assessment.

LOCAL POLICY

- 5.14 The Development Framework currently consists of the Places for Everyone (PfE) Joint Development Plan (adopted March 2024) and the Core Strategy (July 2012).
- 5.15 Accordingly, the Core Strategy sets out the detailed policies for consideration of planning applications within Manchester. The PfE and Core Strategy policies relevant to the assessment of the development proposal are summarised in turn below.
- 5.16 **Spatial Objective SO1 (Spatial Principles)** states that the sustainable development of the city can contribute to helping halt climate change, and that the framework will guide the scale and distribution of service and infrastructure across the city.
- 5.17 **Spatial Objective SO6 (Environment)** seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.
- 5.18 **SP 1 (Spatial Principles)** sets out the key spatial principles which will guide the strategic development of Manchester to 2027. The policy notes that development in all parts of the City should make a positive contribution to neighbourhoods of choice including making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community; protect and enhance the built and natural environment; minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible; improve access to jobs, services, by being located to reduce the need to travel and provide good access to sustainable transport provision.
- 5.19 **Policy EC 1 (Employment and Economic Growth in Manchester)** states that the Council will support significant contributors to economic growth and productivity. Development proposals should have regard to climate change resilience; ensure design makes the best possible use of a site or building in terms of efficient use of space; minimise detrimental impacts on adjacent uses, consider the needs of users/employees of a site/building for access via walking, cycling and public transport; and reduce opportunities for crime by applying current best practice in security design. Development proposals should also have regard to flood risk through the Manchester - Salford - Trafford Strategic Flood Risk Assessment (SFRA).
- 5.20 **Policy CC 4 (Visitors – Tourism, Culture and Leisure)** identifies the City Centre as the focus for culture and leisure in the City Region. The Policy also acknowledges that hotels have become an increasingly important use across the City and that proposals for new hotels outside of the City Centre will be supported where they support visitor-oriented development and where the Council is confident they will be deliverable.
- 5.21 **Policy C 1 (Centre Hierarchy)** sets out the centre hierarchy, noting that development of town centre uses will be prioritised in the identified centres. This includes Didsbury which is identified as a District Centre.
- 5.22 **Policy EN 8 (Adaptation to Climate Change)** requires all new development to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external

spaces. As part of this, developers should have regard to the minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability.

- 5.23 **Policy EN 10 (Safeguarding Open Space, Sport, and Recreation Facilities)** states that the Council will seek to retain and improve existing recreation facilities.
- 5.24 **Policy EN 13 (Green Belt)** notes that aside from an alteration in the vicinity of Manchester Airport, no amendments to the Green Belt boundary are to be effected through the Core Strategy.
- 5.25 **Policy EN 14 (Flood Risk)** states that in addition to the requirements for site-specific Flood Risk Assessments (FRAs), an appropriate FRA will also be required for all development proposals on sites greater than 0.5ha within Critical Drainage Areas. All new development should minimise surface water run-off.

Places for Everyone

- 5.26 **Policy JP-S1 (Sustainable Development)** states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.
- 5.27 **Policy JP-S4 (Flood Risk and the Water Environment)** requires development to be designed to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding.
- 5.28 **Policy JP-J1 (Supporting Long-Term Economic Growth)** confirms that a thriving, inclusive and productive economy will be sought in all boroughs. There will be an emphasis on maintaining a very high level of economic diversity.
- 5.29 **Policy JP-G9 (The Green Belt)** the beneficial use of the Green Belt will be enhanced where this can be achieved without harm to its openness, permanence or ability to serve its five purposes.
- 5.30 **Policy JP-P1 (Sustainable Places)** confirms that all development should be resilient and capable of dealing with major environmental events.

6 PLANNING CONSIDERATIONS

6.1 The planning issues relevant to the determination of the development proposal are assessed in detail below.

Principle of Development

6.2 As examined within the previous section, the National Planning Policy Framework (NPPF) strongly advocates the support of existing businesses/community facilities and flood defences, in summary:

- Planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development;
- Decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs and ensure that established facilities are able to develop and modernise, and are retained for the benefit of the community;
- New development should help to create places that are safe, inclusive and accessible and which promote health and well-being, and
- The planning system should take full account of all climate impacts including flood risks. It should help to shape places in ways that minimise vulnerability and improve resilience.

6.3 As explained within Section 4, there is an urgent need for enhanced flood defences to protect the site against future flood events.

6.4 This in turn will help to ensure that the Hotel and Leisure Club can continue its role as an important local employer of 76 full and part time staff and provider of leisure/meeting facilities which have been enjoyed and valued by members of the community for many years.

6.5 Accordingly, the principle of development is acceptable in the context of the NPPF in addition to adopted local policy set out within the Core Strategy and Places for Everyone, namely:

- **Spatial Objective SO1 (Spatial Principles)** – Which acknowledges that states that the sustainable development of the city can contribute to helping halt climate change;
- **Policy SP 1 (Spatial Principles)** – Which requires all development to make a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community and improve access to jobs and services;
- **Policy EC 1 (Employment and Economic Growth in Manchester)** – Which states that the Council will support significant contributors to economic growth and productivity. Development proposals should have regard to climate change resilience and flood risk;
- **Policy CC 4 (Visitors – Tourism, Culture and Leisure)** – Which acknowledges that hotels have become an increasingly important use across the City and that proposals for new hotels

outside of the City Centre will be supported where they support visitor-oriented development and where the Council is confident they will be deliverable;

- **Policy EN 8 (Adaptation to Climate Change)** – Which requires all new development to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. As part of this, developers should have regard to the minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability;
- **Policy EN 10 (Safeguarding Open Space, Sport, and Recreation Facilities)** – Which states that the Council will seek to retain and improve existing recreation facilities;
- **Policy JP-S1 (Sustainable Development)** – Which states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives;
- **Policy JP-S4 (Flood Risk and the Water Environment)** - Which requires development to be designed to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding;
- **Policy JP-J1 (Supporting Long-Term Economic Growth)** – Which confirms that a thriving, inclusive and productive economy will be sought in all boroughs with an emphasis on maintaining a very high level of economic diversity, and
- **Policy JP-P1 (Sustainable Places)** – Which confirms that all development should be resilient and capable of dealing with major environmental events.

Design/ Green Belt Impact

- 6.6 Irrespective of the compelling need and national/local policy support for enhanced flood defences at the site, the proposals also need to be considered within the context of the Green Belt (of which the site forms part).
- 6.7 In this regard, the NPPF confirms that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness.
- 6.8 Furthermore, Paragraph 154 sets out different forms of development which may be considered appropriate within Green Belt locations, including the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings for outdoor sport/recreation.
- 6.9 Importantly, the NPPF also confirms that other forms of development (including engineering operations) can also be considered appropriate within the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.
- 6.10 **Policy JP-G9 (The Green Belt)** of Places for Everyone confirms that the beneficial use of the Green Belt will be enhanced where this can be achieved without harm to its openness, permanence or ability to serve its five purposes.

- 6.11 As explained in Section 4, the application seeks full planning permission for the construction of a new reinforced concrete, gravity retaining flood defence wall (designed by expert engineers) which will project along the eastern boundary of the site (as confirmed on the site layout plan) with a maximum height of approximately 2.6 metres.
- 6.12 Views of the proposed flood wall will be very limited given that the River Mersey and agricultural land is positioned to the east (with no residential properties within proximity). Accordingly, there will only be glimpses of the flood wall available in winter months by motorists travelling northbound on the B5095 Manchester Road.
- 6.13 The wall will essentially sit within the context of the eastern elevation of the hotel building as shown on the elevation plans, meaning that its visual impact will be absolutely minimal with no harmful impact upon the openness of the Green Belt.
- 6.14 It therefore represents appropriate development within the Green Belt in accordance with the NPPF and Policy JP-G9 of Places for Everyone.

Flood Risk

- 6.15 As explained within the Flood Risk Assessment which forms part of the application submission, the proposed flood defences will not result in a significant loss of floodplain storage or impede water flows/increase flood risk elsewhere.
- 6.16 The proposed works therefore accord with Policies EN 8 of the Core Strategy and JP-S4 of Places for Everyone.

Biodiversity Net Gain

- 6.17 As explained on the planning application forms, the proposed works do not affect a priority habitat and will impact less than 25 square metres of onsite habitat, or 5 metres of linear habitats such as hedgerows.
- 6.18 irrespective of the fact that the proposed development will impact upon less than 25 square metres of on-site habitat and/or 5 metres of on-site linear habitat, it will provide an opportunity for biodiversity net gain due to the increase in areas of soft landscaping at the site following the construction works and subsequent removal of the existing wall.
- 6.19 The applicant is happy to provide details of the landscape/biodiversity enhancements via condition, if necessary.

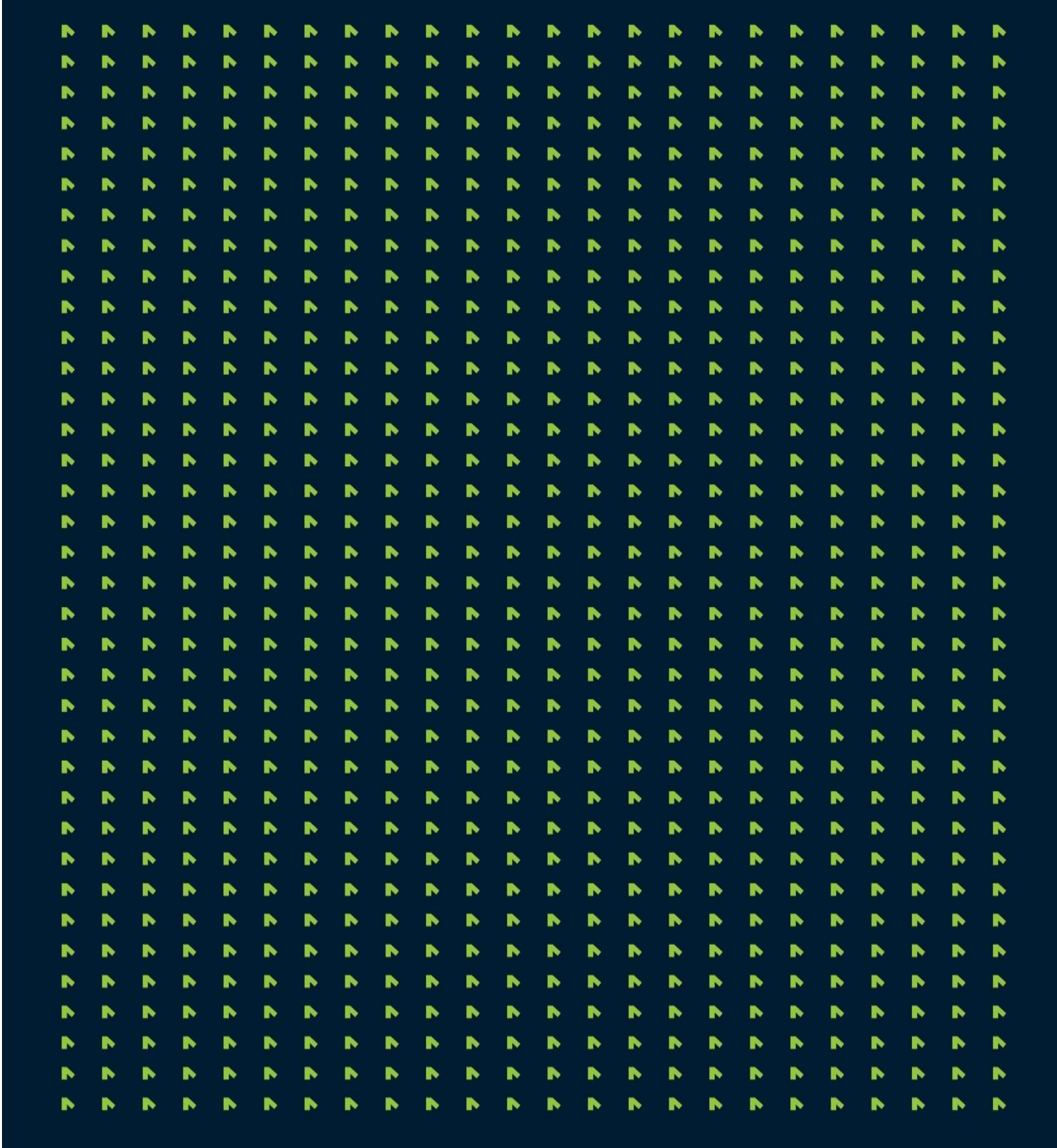
7 CONCLUSIONS

7.1 It is concluded that the revised scheme is in accordance with the NPPF and the Council's adopted Local Plan. It therefore constitutes appropriate development and should be supported for the following reasons:

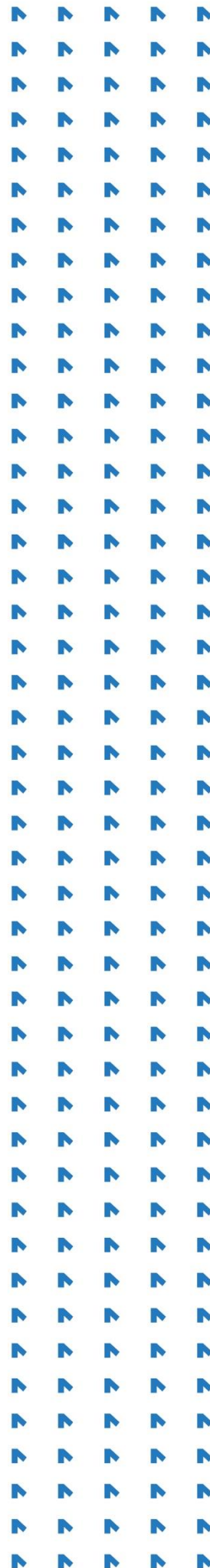
- On 1st January 2025, the Waterside Hotel and Leisure Club was badly affected by a major flooding incident which saw the River Mersey reach its highest ever level. Existing flood defences at the site were completely breached, resulting in significant damage to the site costing up to £2.3 million to repair (with works still ongoing at the time of submission and not due to finish until October 2025);
- Accordingly, there is a demonstrable and urgent need for enhanced flood defences to protect the site against future flood events. This in turn will help to ensure that the Hotel and Leisure Club can continue its role as an important local employer (with 76 members of staff) and provider of leisure/meeting facilities which have been so highly valued by members of the community for several generations;
- The proposed reinforced concrete, gravity retaining flood defence wall has been carefully designed by specialist engineers and will protect the site from future flood events;
- As explained within the Flood Risk Assessment, the proposed flood defences will not result in a significant loss of floodplain storage or impede water flows/increase flood risk elsewhere, and
- Views of the proposed flood wall will be very limited, with only glimpses available in winter months by motorists travelling northbound on the B5095 Manchester Road. The wall will essentially sit within the context of the eastern elevation of the hotel building. It therefore represents appropriate development within the Green Belt which will have no harmful impact upon its openness.

7.2 In light of the above, the proposed scheme has been demonstrated to comply with all relevant planning policies (most notably the NPPF, SO1, SO6, SP1, EC1, CC4, C1, EN8, EN10, EN13, EN14 of the Core Strategy and JP-S1, JP-S4, JP-J1, JP-G9 and JP-P1 of Places for Everyone).

7.3 The proposed works should therefore be considered acceptable and it is respectfully requested that permission is granted to enable construction to lawfully commence.



Appendix 1



Our ref: DW

To Whom It May Concern

28 July 2025

Dear Sirs

The Waterside Hotel and Leisure Club, Wilmslow Road, Didsbury, M20 5WZ

We write in relation to the above property and specifically the flood which occurred on the 1st of January 2025.

We are appointed as Project Manager for the reinstatement work caused by the flood and have been asked to provide an overview of the damage caused in connection with a planning application for a flood defense wall.

The subject property is the Waterside Hotel and Leisure Club which is a three-storey building briefly comprising of:

Lower Ground Floor – Male changing, female changing, family changing, hotel rooms, offices, female gym, spa, swimming pool and store/plant rooms.

Ground Floor – Gym areas, hotel rooms, reception, restaurant and café.

First Floor – Further gym areas, hotel rooms, offices and cookery school.

The flooding event which occurred on the 1st of January impacted all the lower ground floor. This included the following: -

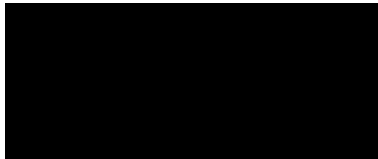
- Effluent and sludge entering the building.
- The lower ground floor and its contents being submerged.
- A flood height of 5cm below the lower ground floor ceiling level. This breached several lower suspended ceilings and boxings.
- The swimming pool full of effluent.
- Ventilation ducts and ventilation plant submerged in effluent.
- Damage to all electrical fittings.
- Damage to all soft furniture.
- Damage to gym equipment.
- Damage to plant and machinery
- Extensive damp which has taken months to mechanically dry.
- Damage to all the walls finishes.
- Damage to all plasterboard walls.
- Damage to carpets.
- Damage to doors.

We are now in a substantial way through the reinstatement of all the areas with an anticipated completion of mid-September 2025. The cost is currently estimated to be in the region of £2.1 - £2.3 million.

We have attached several photographs to this letter to illustrate the damage.

Should you have any queries then please do not hesitate to contact the undersigned.

Yours sincerely



**David Wood for
KR8 Real Estate Limited**

Enclosures:

Appendix 1: Photographs

Appendix 1



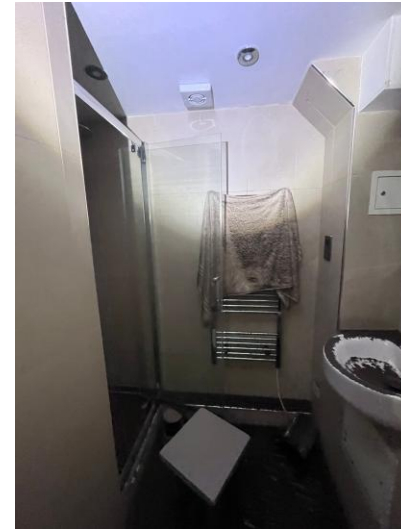
Photograph 1



Photograph 2



Photograph 3



Photograph 4



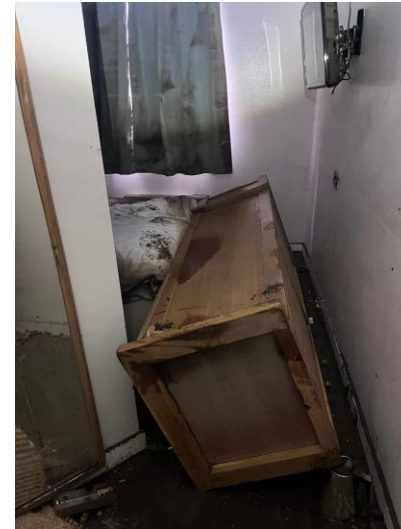
Photograph 5



Photograph 6



Photograph 7



Photograph 8



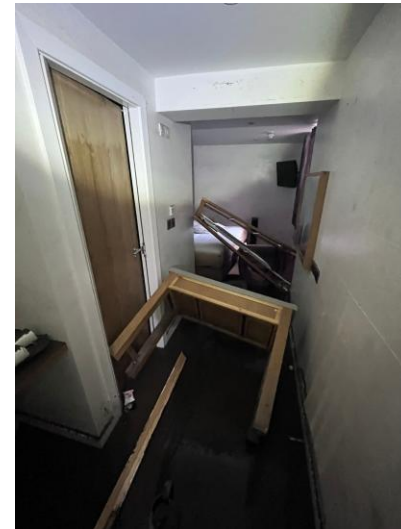
Photograph 9



Photograph 10



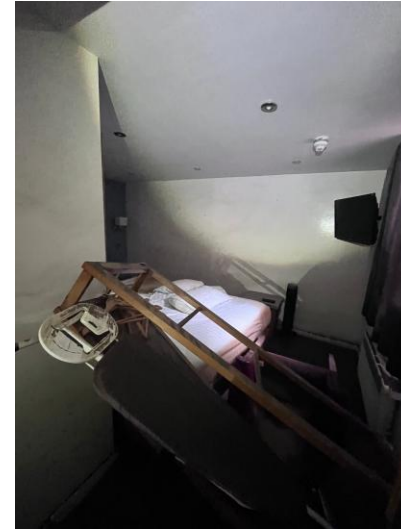
Photograph 11



Photograph 12



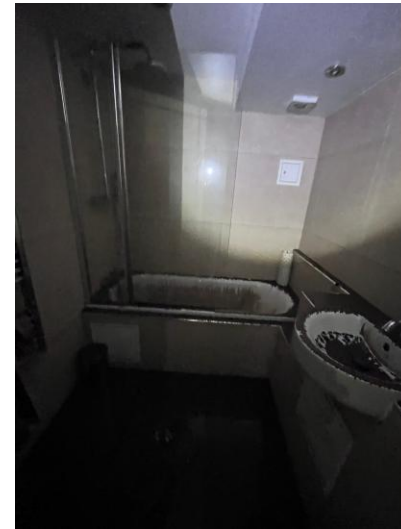
Photograph 13



Photograph 14



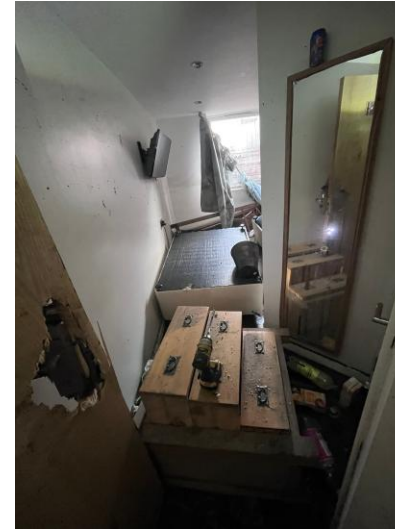
Photograph 15



Photograph 16



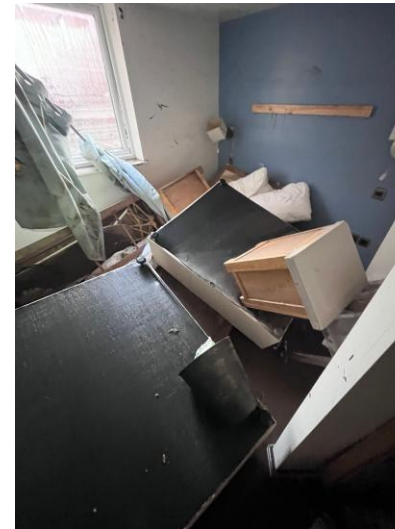
Photograph 17



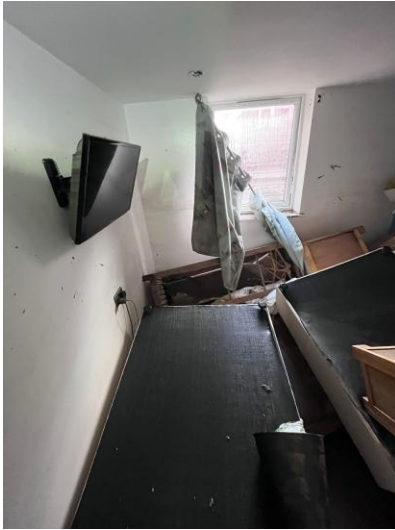
Photograph 18



Photograph 19



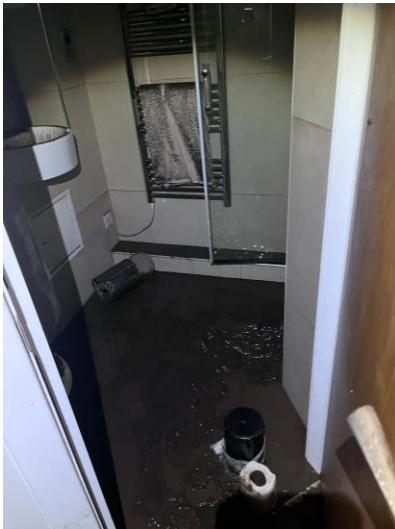
Photograph 20



Photograph 21



Photograph 22



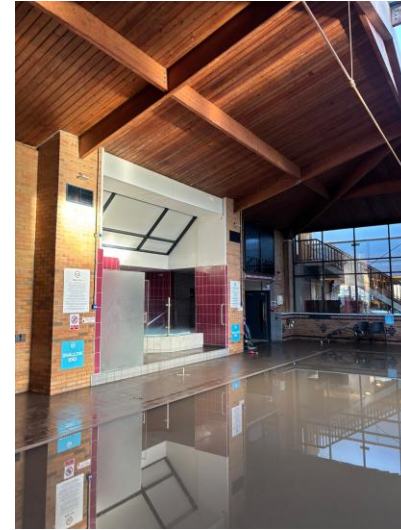
Photograph 23



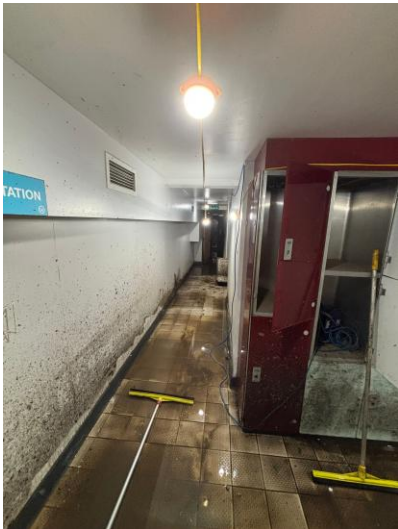
Photograph 24



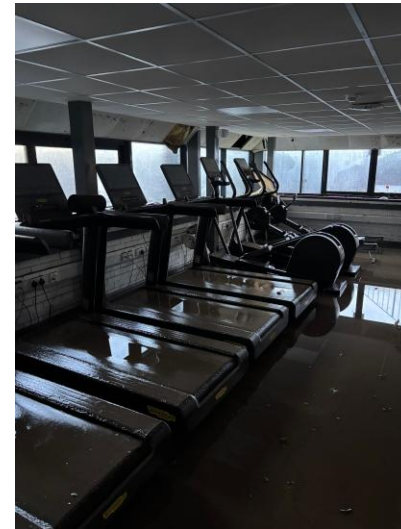
Photograph 25



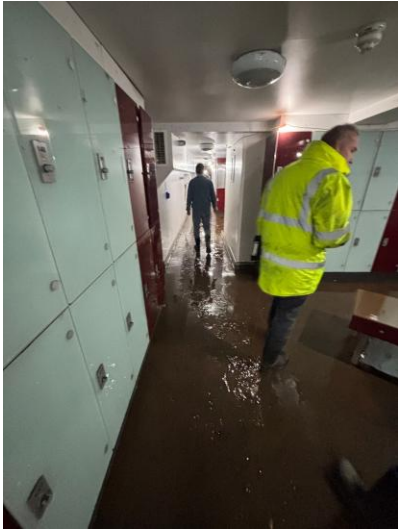
Photograph 26



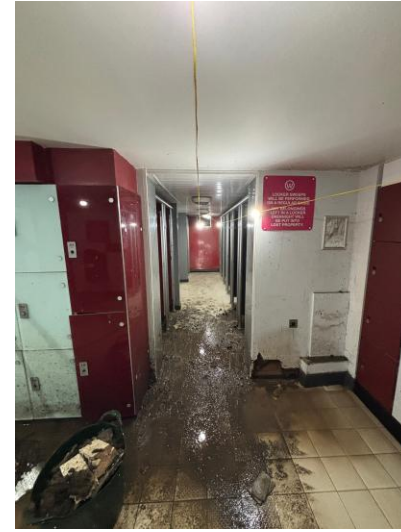
Photograph 27



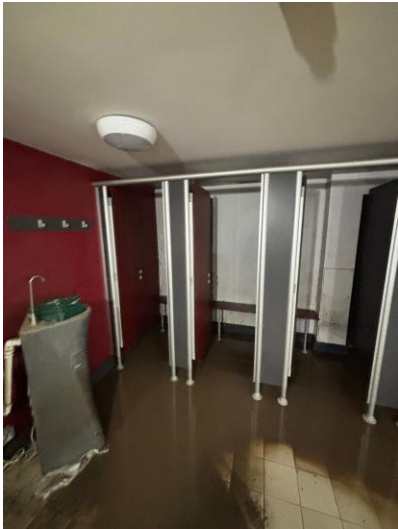
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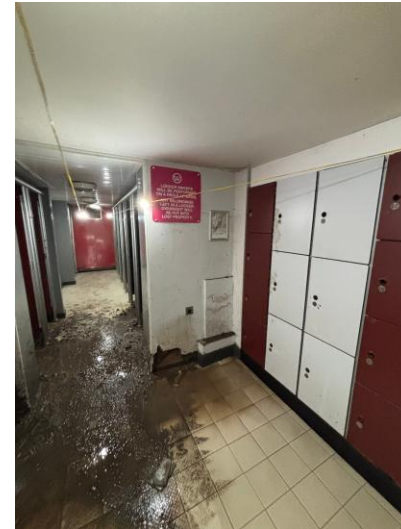
Photograph 29



Photograph 30



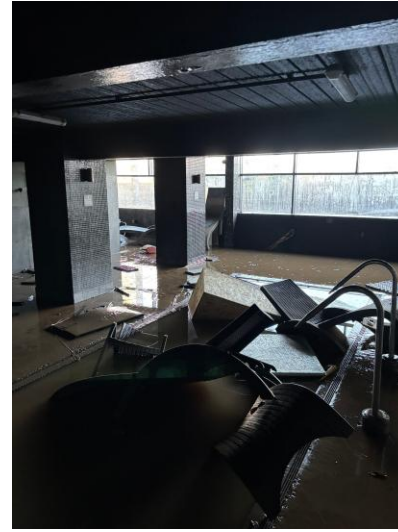
Photograph 31



Photograph 32



Photograph 33



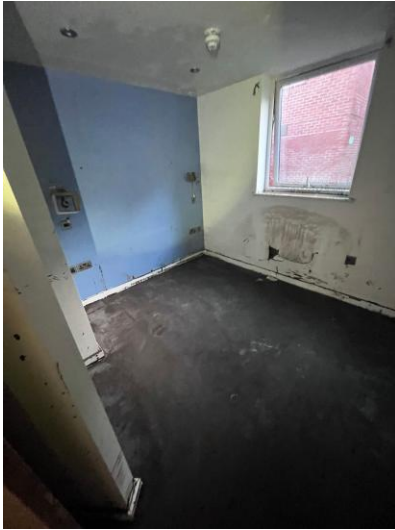
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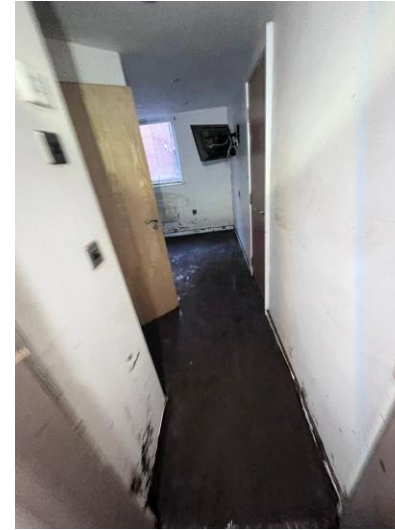
Photograph 35



Photograph 36



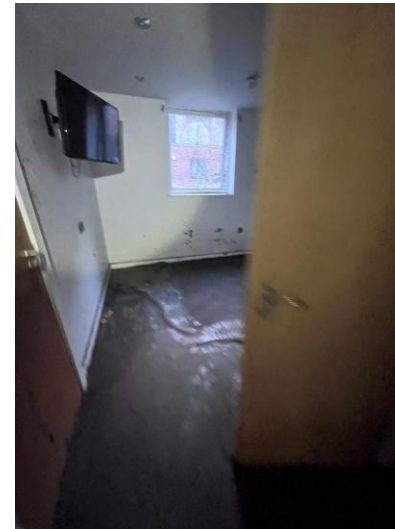
Photograph 37



Photograph 38



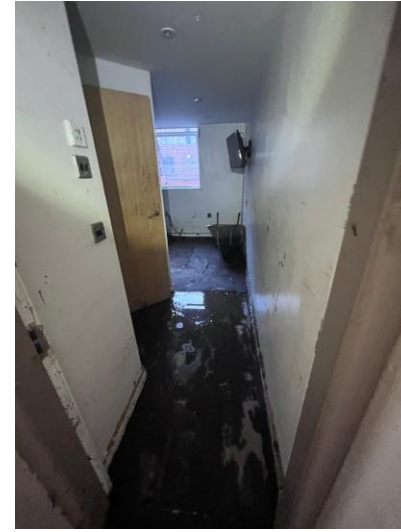
Photograph 39



Photograph 40



Photograph 41



Photograph 42



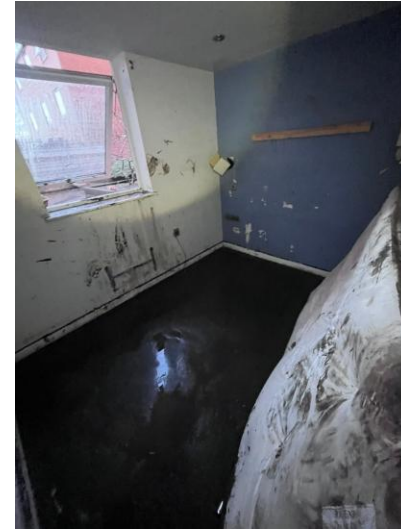
Photograph 43



Photograph 44



Photograph 45



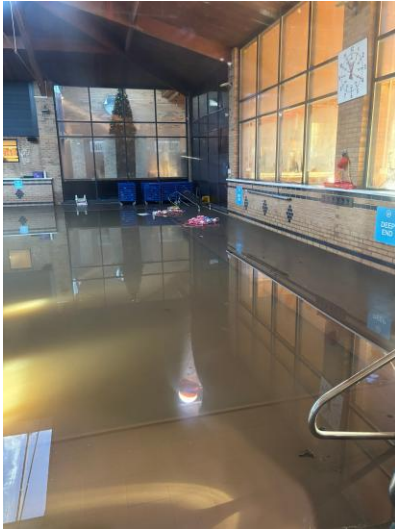
Photograph 46



Photograph 47



Photograph 48



Photograph 49



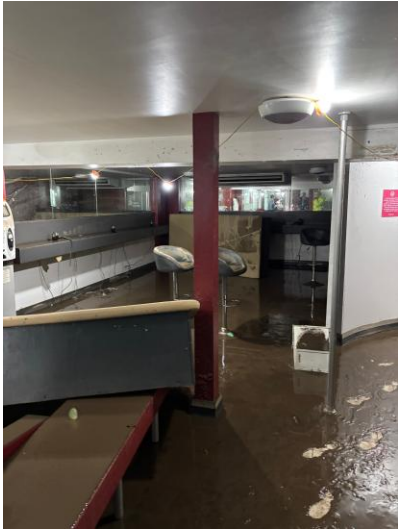
Photograph 50



Photograph 51



Photograph 52



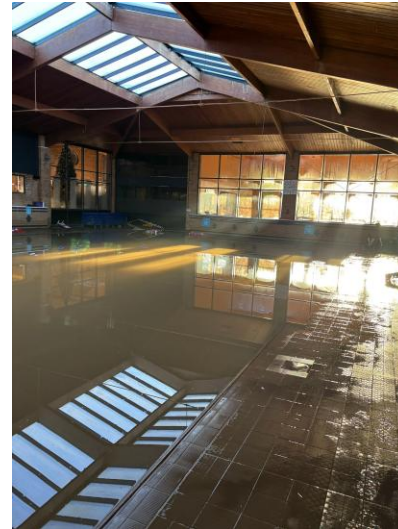
Photograph 53



Photograph 54



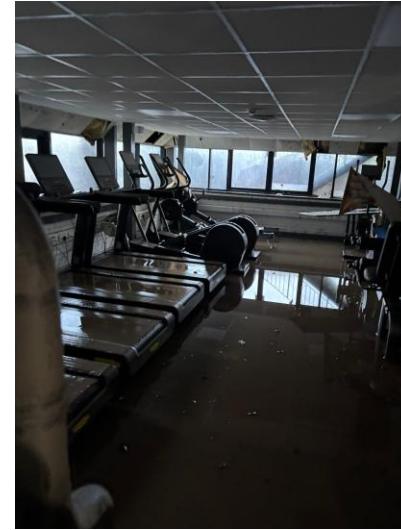
Photograph 55



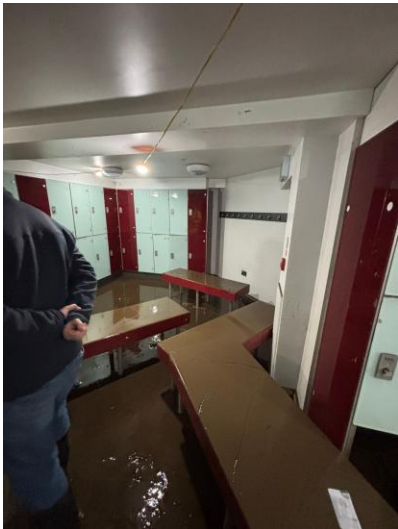
Photograph 56



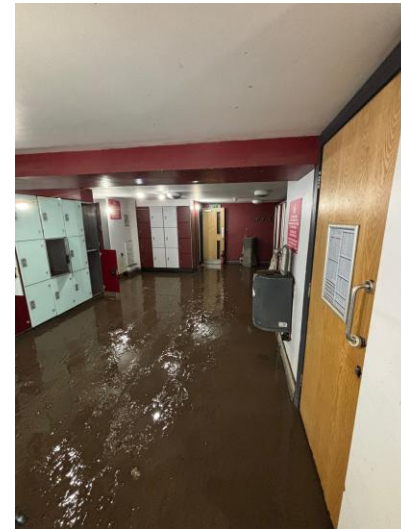
Photograph 57



Photograph 58



Photograph 59



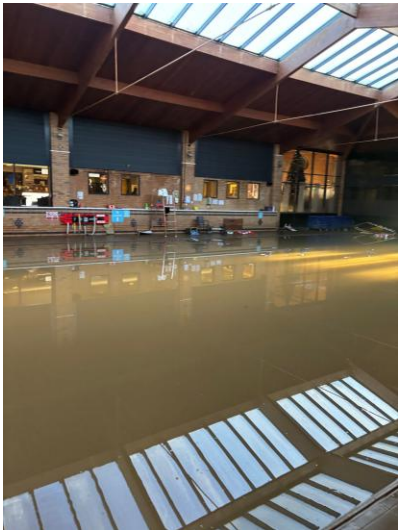
Photograph 60



Photograph 61



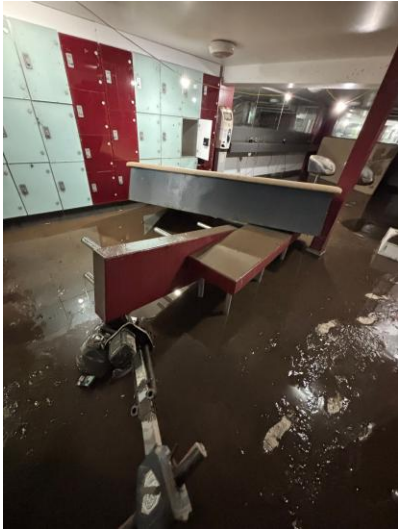
Photograph 62



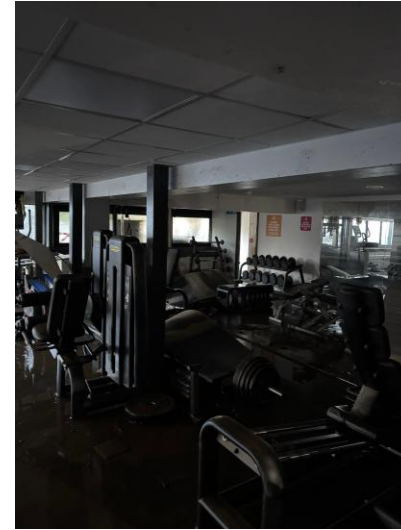
Photograph 63



Photograph 64



Photograph 65



Photograph 66



Photograph 67



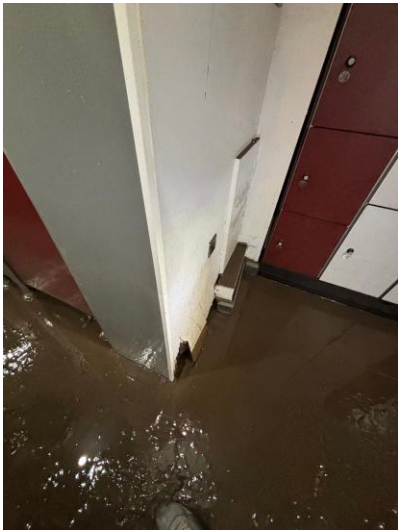
Photograph 68



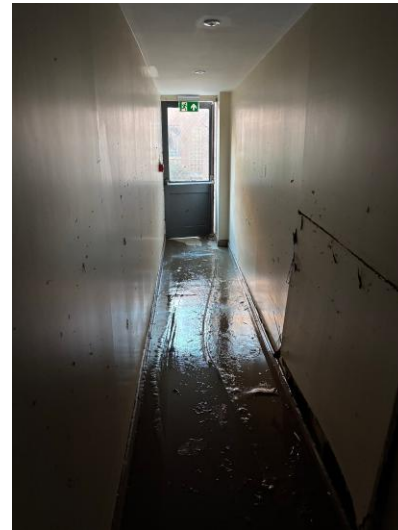
Photograph 69



Photograph 70



Photograph 71



Photograph 72



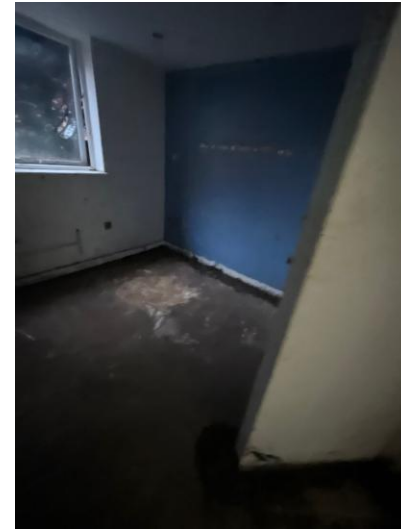
Photograph 73



Photograph 74



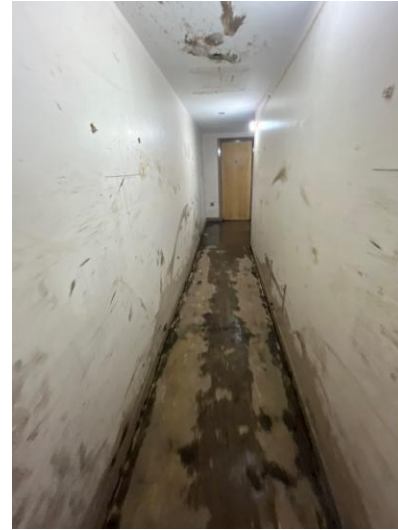
Photograph 75



Photograph 76



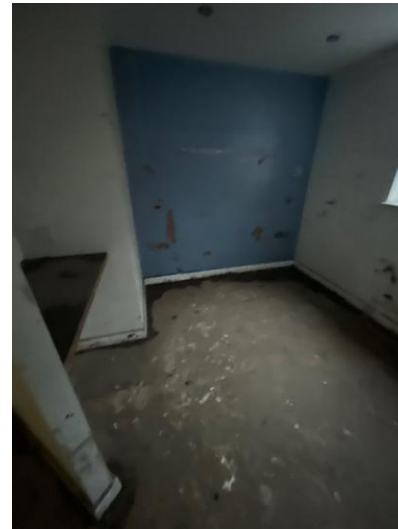
Photograph 77



Photograph 78



Photograph 79



Photograph 80