

Trinity Islands – Plot D1 & D2

Flood Risk Mitigation Verification

Curtins Ref: ZD-CUR-G580-RP-XX-92015

Revision: V02

Issue Date: 17 September 2025

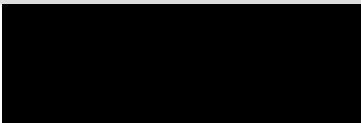
Client Name: Renaker Build Ltd

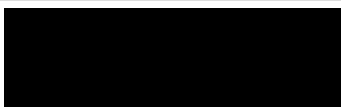
Site Address: Trinity Island, Trinity Way, Manchester (Site D)

Rev	Description	Issued by	Checked	Date
V01	First Issue - DRAFT	CS	CG	08 September 2025
V02	Updated to include client comments	CS	CG	17 September 2025

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1 Introduction

1.1 Project Background

Curtins have been appointed by Renaker Build Ltd to provide verification of the Flood Risk Mitigation measures required within the approved Flood Risk Assessment for Site D (Plots D1 and D2) at Trinity Islands, Manchester. The approved Flood Risk Assessment report is referenced 078567-CUR-XX-XX-RP-C-92001 Revision V03.

The planning approval 134039/JO/2022 and updated Section 73 application 141017/JO/2024 requires verification of the flood risk mitigation measures to satisfy planning conditions 102 and 146. The planning condition requirements are as follows:

Planning Condition 102

102) Phase D1 of development shall be carried out in accordance Flood Risk Assessment and Drainage Strategy - Proposed Site at Trinity Island, Trinity Way, Manchester. Prepared by Curtins on the behalf of Renaker Build Ltd. Report Ref: 078567-CUR-XX-XX-RP-C-92001. Revision V03. Issue Date :12 November 2021 within appendix 16.2 of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

The development shall be carried out in accordance with this assessment including the mitigation measures outlined in section 5. Prior to the first occupation of phase D1, a verification report for phase D1 shall be submitted for approval in writing to the City Council, as Local Planning to confirm that the works in that phase have been undertaken in accordance with the previously approved report.

Planning Condition 146

146) Phase D2 of development shall be carried out in accordance Flood Risk Assessment and Drainage Strategy - Proposed Site at Trinity Island, Trinity Way, Manchester. Prepared by Curtins on the behalf of Renaker Build Ltd. Report Ref: 078567-CUR-XX-XX-RP-C-92001. Revision V03. Issue Date :12 November 2021 within appendix 16.2 of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

The development shall be carried out in accordance with this assessment including the mitigation measures outlined in section 5. Prior to the first occupation of phase D2, a verification report for phase D2 shall be submitted for approval in writing to the City Council, as Local Planning to confirm that the works in that phase have been undertaken in accordance with the previously approved report.

Therefore, this report should be submitted to support discharge of conditions 102 and 146.

The report is based on currently available information and best practice guidance.

This report has been prepared for exclusive use by Renaker Build Ltd for the purpose of development of the site.

1.2 Scope of the Report

This document sets out in detail how flood risks will be mitigated as part of the design and through the operation of the scheme and verifies, where relevant that the mitigation measures have been implemented.

This report provides the following information:

- An overview of the key flooding issues as presented within the approved Flood Risk Assessment.
- A summary of the key mitigation measures as proposed in the approved Flood Risk Assessment.
- Verification of the key mitigation measures as proposed in the approved Flood Risk Assessment.

2 Development Details

2.1 Site Location

Site D is approximately 0.82 ha in size and is bounded by the River Irwell to the north and west, Regent Road to the south and Trinity Way to the east.

The Site can be accessed by vehicle or foot via Trinity Way on the eastern boundary. Refer to Figure 1 for the location.

Figure 1: Aerial Photograph (Google 2025)



The Proposed Landscaping layout is enclosed in Appendix A.

3 Mitigation Measures and Verification

3.1 Introduction

The approved Flood Risk Assessment confirms that from the evidence collated and subsequent negotiations, the main types of flooding that may apply to the development site are as follows:

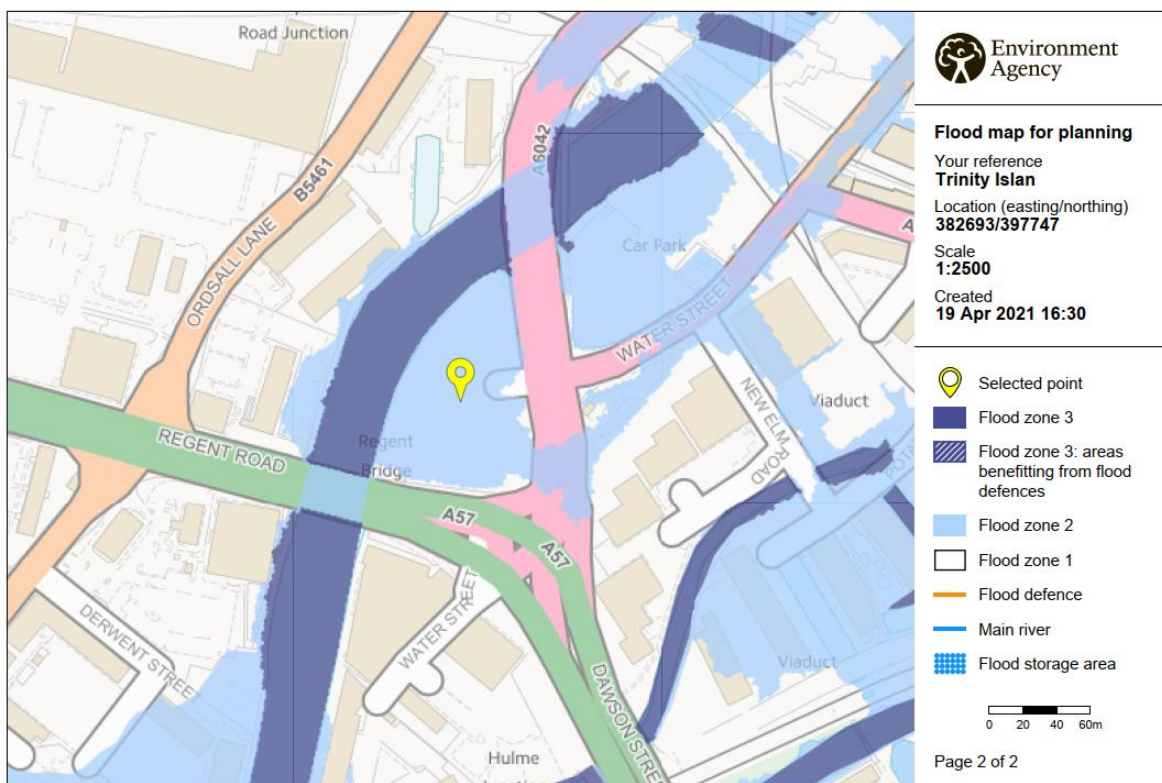
- Fluvial Flood Risk
- Reservoir flooding (potential)
- Groundwater flooding (potential)
- Surface water flooding to the site (potential)
- Surface water flooding from the site

3.2 Fluvial Flood Risk Mitigation

The site is shown by the Environment Agency Flood Map for Planning to be within Flood Zone 2, with localised Flood Zone 3 along the interface with the River Irwell (north-west boundary). An extract of the mapping from the Flood Risk Assessment is shown in Figure 2.

The EA Flood Risk Vulnerability and Flood Zone 'Compatibility' tables confirm that More Vulnerable development (residential use) in Flood Zone 2 as appropriate development.

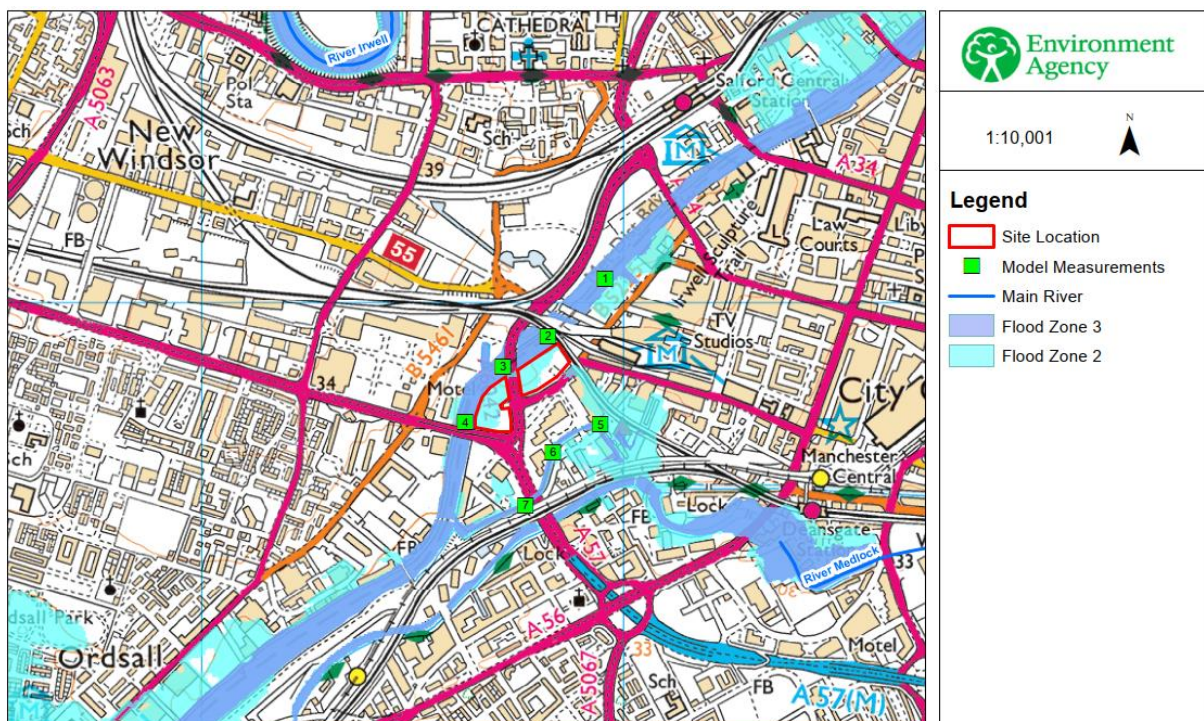
Figure 2: Flood Map for Planning – Flood Risk Assessment 2021



To understand the extent and depth of flooding, the Environment Agency flood data was obtained from the Manchester Ship Canal Study (2018). Refer to Table 1 for the summary of the levels and node locations.

Table 1 Environment Agency Flood Levels

Map Ref	Node Reference	1 in 100 Year	1 in 100 Year + 35%cc	1 in 100 Year + 70%cc	1 in 1000 Year	1 in 1000 Year Gate Closed
2	Ea013_0251_IRWZ01_0691	24.13	24.62	25.54	25.79	• 25.80
3	Ea013_0251_IRWZ01_0569	23.98	24.49	25.46	25.73	• 25.76
4	Ea013_0251_IRWZ01_0380	23.81	24.27	25.20	25.47	• 25.50



Model measurements are recorded at 3 nodes (labelled 2 through 4) with flood levels at node 2 considered most relevant to the site (Site C and Site D) and the flood levels and flows at this node have been used to estimate the flood levels across the site.

The site would therefore be classified as within Flood Zones 1 and 2, with localised Flood Zone 3 along the existing river walkway, based on the flood model outputs which concurs with the flood map for planning.

Finished Floor Levels

Guidance recommends that residential areas should be set at 600mm above the 1 in 100-year flood level with an allowance for 35% climate change, however due to the increased risk with a gate closure, it was agreed with the Lead Local Flood Authority to set floor levels at a minimum of 300mm above the 1 in 100 +70% climate change scenario.

This provides a greater level of protection to the site than the 600mm freeboard on the 1 in 100 year plus 35% climate change event.

Flood Levels have been taken from Node Point 2 to determine minimum floor levels across the site.

- 1 in 100 Year =24.130m
- 1 in 100 Year +35% =24.620m
- 1 in 100 Year +70% =25.540m
- 1 in 1000 Year =25.790m
- 1 in 1000 year with a gate closed =25.820m

Proposed floor levels should be set a minimum of **25.840m AoD** which also provide some level of freeboard above the 1 in 1000 year and 1 in 1000 year with gate closed scenario's.

The development constructed Finished floor levels are as follows:

- Basement level 2 = 20.800
- Basement Level 1 = 23.500
- Ground Floor Level = 27.400

Proposed Floor Plans are enclosed in Appendix B.

Ground floor levels are set at a level of 27.400m AOD which is far in excess of the recommended finished floor levels and therefore above predicted flood scenarios.

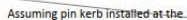
Proposed ground level access into the basement is generally from ground level, however, there are two fire exit doors located at basement 1 level (one emergency exit for each building – D1 and D2) along the riverside walkway. The purpose of these doors is to direct occupants within the basement during a fire event to exit basement levels externally to the riverside walkway. **However, the fire exit doors provide a mechanism to allow flood water into basement 1 and basement 2 levels and therefore requires additional protection and procedures implementing which are detailed within the Flood Emergency Response Plan with operating procedures within the site O&M Manual.**

The external riverside ground level at the fire exit doors is 24.56m and the location of these doors are shown in Figure 3.

Based on the anticipated flood levels at the site, the fire exit doors (24.560m) would be subject to flooding during any event above the 1 in 100 year.

- 1 in 100 Year =24.130m
- **1 in 100 Year +35% =24.620m**
- **1 in 100 Year +70% =25.540m**
- **1 in 1000 Year =25.790m**
- **1 in 1000 year with a gate closed =25.820m**

WILD FIVE



When a flood warning is in place for any part of Site D, the fire exit doors must be closed off by implementation of a flood barrier system to each door, the flood barrier details are included within the Flood Emergency Response Plan. The flood barrier will be fixed internally to the doors and must installed and deployed as detailed by the manufacturer's requirements.

The operating procedures should clearly demonstrate that basement areas will be checked at the outset of a flood warning and appropriately closed off – at all lift, ramps and staircases – including barriers and signage.

Flood Barrier

The external ground level at the doors is approximately 24.560m, which will be required to be protected to a minimum predicted water level of 25.840m (which is the 1 in 100 year +70% flood level plus 300mm freeboard) resulting in 1.28m flood water depth. This is to ensure the same level of minimum protection recommended for floor levels. The depth of barrier ordered for the site has been confirmed to us by the client.

The proposed barriers have been specified as Flood Technologies Nautilus Barrier, which are detailed in the Flood Emergency Response plan which will be managed by the site management team who will be appropriately trained in how this will be installed. The procedure has been confirmed to us by the client.

Full life cycle requirements of the barriers, warranties for all components of the barriers, training and storage procedures will be detailed within the site O&M Manual and must be managed by the client. The procedure has been confirmed to us by the client.

Emergency Response Plan

Flood Emergency Response Plan referenced ZD-CUR-G580-RP-XX-92001 should be referred to.

Flood Compensation

Where development is proposed within areas predicated to be within Flood Zone 3a (flooding during the 1% scenario), development should ensure that the volume of flood water entering the site in the predevelopment state can be provided post-development on a 'like for like', 'level for level' basis (and should be provided within the development site where possible). However, as the site is considered as within Flood Zones 1 and 2, with levels along the river walkway being maintained, Flood Compensation is not considered necessary.

3.3 Reservoir Flood Risk Mitigation

It can be seen that the site is located within the edge of the extents of flooding due to reservoir breach.

Based on the proposed recommendations to raise ground level to provide mitigation from fluvial flood risk, the likelihood and extent of flooding by reservoir failure impacting on the site has been significantly reduced.

Since the likelihood of a reservoir breach ever occurring is extremely unlikely, providing that the reservoir asset owners conduct appropriate maintenance and regular inspections, the site is considered to be at low risk of flooding from reservoirs.

Manchester City Council is responsible for coordinating emergency plans for reservoir flooding and ensuring communities are well prepared. Following the declaration of a major incident, Manchester City Council would offer support to the emergency services.

The building occupiers should also have an emergency procedure in place for fluvial flood risk; therefore, this can also be adopted in the unlikely event that a reservoir fails. In the event of a nearby reservoir flooding the site would be notified by the local authorities, therefore allowing an evacuation plan to be successfully executed.

Flood Emergency Response Plan referenced ZD-CUR-G580-RP-XX-92001 should be referred to.

3.4 Groundwater Flood Risk Mitigation

Groundwater flooding tends to be more persistent than other sources of flooding, typically lasting for weeks or months rather than hours or days. Groundwater flooding does not generally pose a significant risk to life due to the slow rate at which the water level rises; however, it can cause significant risk to property.

The Flood Risk Assessment confirms that there may be a risk of groundwater flooding to the site as there was a lack of site-specific information at the time of writing the report. Mitigation measures suggested within the FRA pending full completion of groundwater level monitoring.

WSP have completed intrusive ground investigations and have provided a Phase 2 Ground Investigation report referenced 70082598-11833(4) dated October 2021 and a subsequent Geotechnical Design Report referenced ZD-WSP-A180-RP-XX-GD-01 dated September 2022. The following data has been extracted from the WSP reports:

The groundwater strikes recorded during the ground investigation suggest that the main groundwater table lies within the sandstone bedrock.

Groundwater strikes were recorded as follows:

- Recorded between 3.00m to 4.00m bgl within granular Alluvium or weathered sandstone; or,
- Recorded between 19.00m to 30.00m bgl within bedrock.

Groundwater monitoring indicates the main groundwater table lies at approximately 22.5m AOD within the Granular Alluvium or Weathered Chester Formation Sandstone.

Finished floor levels are as follows:

- Basement level 2 = 20.800
- Basement Level 1 = 23.500
- Ground Floor Level = 27.400

The basement levels are waterproofed and sealed up to ground level, with the lowest interface being at B1 level (whereby basement level B1 interfaces externally above ground with the riverside walkway).

The lowest level of exposure externally are emergency exit doors located at external ground level to the riverside walkway at 24.56m and therefore is in excess of 2m above estimated groundwater levels.

External ground levels across the site fall away from the proposed buildings and ensure that the creation of low points is avoided (other than those used intentionally for drainage features) in order that in the unlikely event of groundwater flooding, the flood water is safely routed away from the buildings on site.

The risk from groundwater flooding would therefore be considered low post development.

3.5 Surface Water Flooding to the site Risk Mitigation

The Flood Risk Assessment confirms that the UK Government Long Term Flood Risk Assessment surface water flood maps indicate that the site is at 'very low' to 'low' risk of surface water flooding. However, as the site proposals involved reprofiling of ground levels, flood risk mitigation measures recommended:

- Proposed external ground levels across the site should fall away from the proposed buildings in a manner which does not create low points where water might collect unintentionally.
- The proposed surface water drainage network shall be designed to accommodate flows generated from within the site.

The current landscape Layout (ZD-TPM-G710-PL-XX-4029 101) is enclosed within Appendix A and demonstrates that proposed ground levels fall away from the buildings.

The finished floor levels of the D1 and D2 buildings are at 27.4m, with external areas locally around the building falling away. To the wider area of the site, the existing riverside walkway remains at approximately 24.2-24.5m AOD which is significantly lower than the building ground floor levels, with the walkway path falling towards the river edge. To the eastern boundary interface with Trinity Way, existing levels are at approximately 26.1-27.0m AOD where levels are lower than the ground floor levels. To the southern boundary at the interface with Regent Road, levels are between 27-28.8m AOD, whilst some areas along Regent Road are higher than the site, the primary slopes would direct any flows along the length of Regent Road in a easterly direction towards Trinity way where the interface levels are at approximately 26.1m and again at a lower elevation than the site.

The proposed surface water network on site has been designed to accommodate the 1 in 100-year storm rainfall event plus 40% for climate change. The surface water will discharge to the River Irwell (under agreement with Peel) at an unrestricted rate (l/s) on the basis that surface water betterment has been achieved as it relieves the combined sewer system of 100% of surface water flows.

The surface water network has been simulated in surcharged and surcharged conditions according to 1 in 100 year +70% river flood levels to ensure that flood water would not surcharge basement areas.

3.6 Surface Water Flooding from the site Risk Mitigation

Any new development site drainage should be designed in accordance with current best practice to provide adequate capacity not to flood for the critical 1 in 30-year storm event and flood water generated from up to the critical 1 in 100-year plus climate change storm event shall be constrained within the areas on site so not to cause damage to buildings, essential services or adjoining developments & services.

At the time of writing the FRA, the Environment Agency had released updated climate change allowances for peak rainfall intensities which should be applied to new developments (February 2016). Table 2 demonstrates the climate change allowances appropriate at the time of design with central and upper end allowances being considered.

Based on the nature of the development, a lifespan in excess of 60 years is anticipated. Therefore, the potential climate change allowance for 2070-2115 ranges between 20% for the central allowance and 40% for the upper end allowance. As such, an allowance of 40% for climate change on peak rainfall intensity has been included within the on-site design.

Table 2: (Extract Environment Agency Guidance) Peak Rainfall Intensity Allowance in small and urban catchments

Applies across all of England	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper end	10%	20%	40%
Central	5%	10%	20%

The surface water will discharge to the River Irwell (under agreement with Peel) at an unrestricted rate (l/s) on the basis that surface water betterment has been achieved as it relieves the combined sewer system of 100% of surface water flows.

The surface water network has been simulated in surcharged and unsurcharged outfall conditions according to 1 in 100 year +70% river flood levels to ensure that flood water would not surcharge basement areas.

The drainage design has been sized to ensure that inlets and outlets to all permeable paving, gullies, drainage channels and drains are all suitably sized to accommodate peak storm flows for the 1 in 100 year +40% design event.

The foul water connection to the public sewer in Regent Road has been approved under a Section 106 Agreement referenced 04607038 and details of this has been detailed within the Drainage Verification Reports.

The surface water discharge into the River Irwell has been agreed with Peel - Reference HXD/100721/265 and details of this has been detailed within the Drainage Verification Reports.

The Drainage Layout is enclosed within Appendix C.

A Maintenance Strategy for the site wide drainage has been prepared for the site, which will be included within the site O&M Manuals for the site management team. All recommendations, procedures and timescales between maintenance for each component are provided within this document.

Appendix A

Landscaping layout

 Proposed Solid Stone Steps
Plan Size: 300mm wide x length varies
Unit Depth: height varies
Colour: Silver Grey
Finish: Flamed
Other: Contrast nosings

Proposed Medium Picnic Table

Ecology Feature
Bird (orange)/bat (blue) box locations - refer hard
works drawing for details

Dog Park Water Tap
Stainless column with self closing tap for users to fill dog bowls etc.
Client to confirm requirement.

Proposed Dog Specific Astroturf
Awaiting spec info from Zenith Management company

5 Signage - Secondary Building ID
Refer Project Studio Details

1. This drawing is the copyright of tpm landscape Ltd and cannot be reproduced in any form without the consent of the company.
2. This drawing is to be read in conjunction with detail landscape drawings, details and specification.
3. This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
4. The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

Rev	By	Description	Date
P12	JS	Boundary wall amended	14.02.25
P11	JS	Steps seating amended	13.12.24
P10	JS	Balustrade type amended	26.09.24
P9	SC	External signage locations added	09.08.24
P8	SC	S73 Updates	05.07.24
P7	SC	Updated for planning conditions discharge	14.06.24
P6	JS	Minor tweaks for planning	27.09.23
P5	SC	Minor tweaks for planning	11.07.23
P4	SC	Issued for Planning Update	05.07.23
P3	SC	Updates issued	16.03.23
P2	SC	General updates	07.03.23
P1	KH	First Post Planning Issue	12.05.22

Scale @ A1	Drawn	Checked	Date
1:250	SC	SC	09.08.24
Drawing number			Revision
ZD-TPM-G710-PL-XX-4029 101			P12

address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR
tel: 0161 235 0600 fax 0601 email info@tpmlandscape.co.uk

Appendix B

Architects Floor Plans (Ground Floor Level, Basement Level 1, Basement Level 2)



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All dimensions to be checked on
site by contractor.

Contractor to report any dimensional
discrepancies, errors or omissions
prior to commencing on site.

Residential FOH

Commercial

Staff

BOH

Refuse

Amenity

Terrace

NORTH

Rev	Date	Description
D02	2021-08-02	Landscape & structure revised
D03	2021-08-02	Wind screens shown
D04	2021-11-08	Stage 3 Issue
P10	2022-06-01	Issued for coordination
P11	2022-10-21	Issued for coordination
P12	2022-11-21	Issued for coordination
P13	2023-01-20	Issued for coordination
P14	2023-02-06	Issued for coordination
D10	2023-07-14	Landscape updated
D11	2024-07-18	Layout updated
D12	2024-09-10	D1 amenity updated

Project Title

Trinity Islands
Trinity Way
Manchester

Status

Design Development

Drawing Title

Site D
Site Plan
Ground Floor Plan

Project No

10364

Scale

1:500 @ A3
1:250 @ A1

Revision

D12

10364-ZD-SHP-G100-PL-GRD-0001

simpsonhaugh

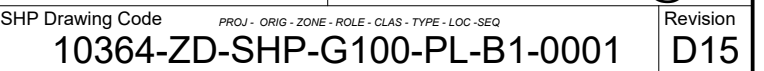
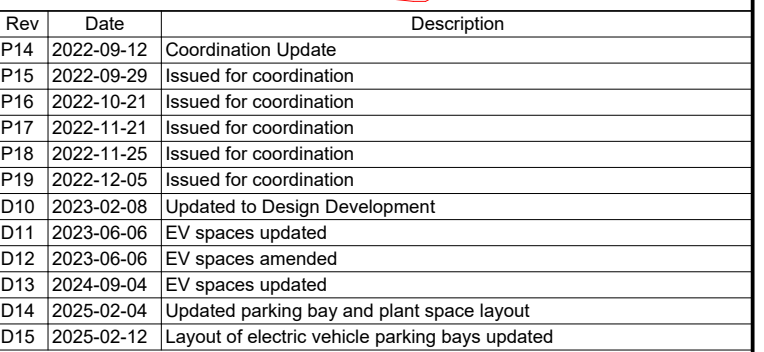
Manchester
+44 (0)161 835 2345

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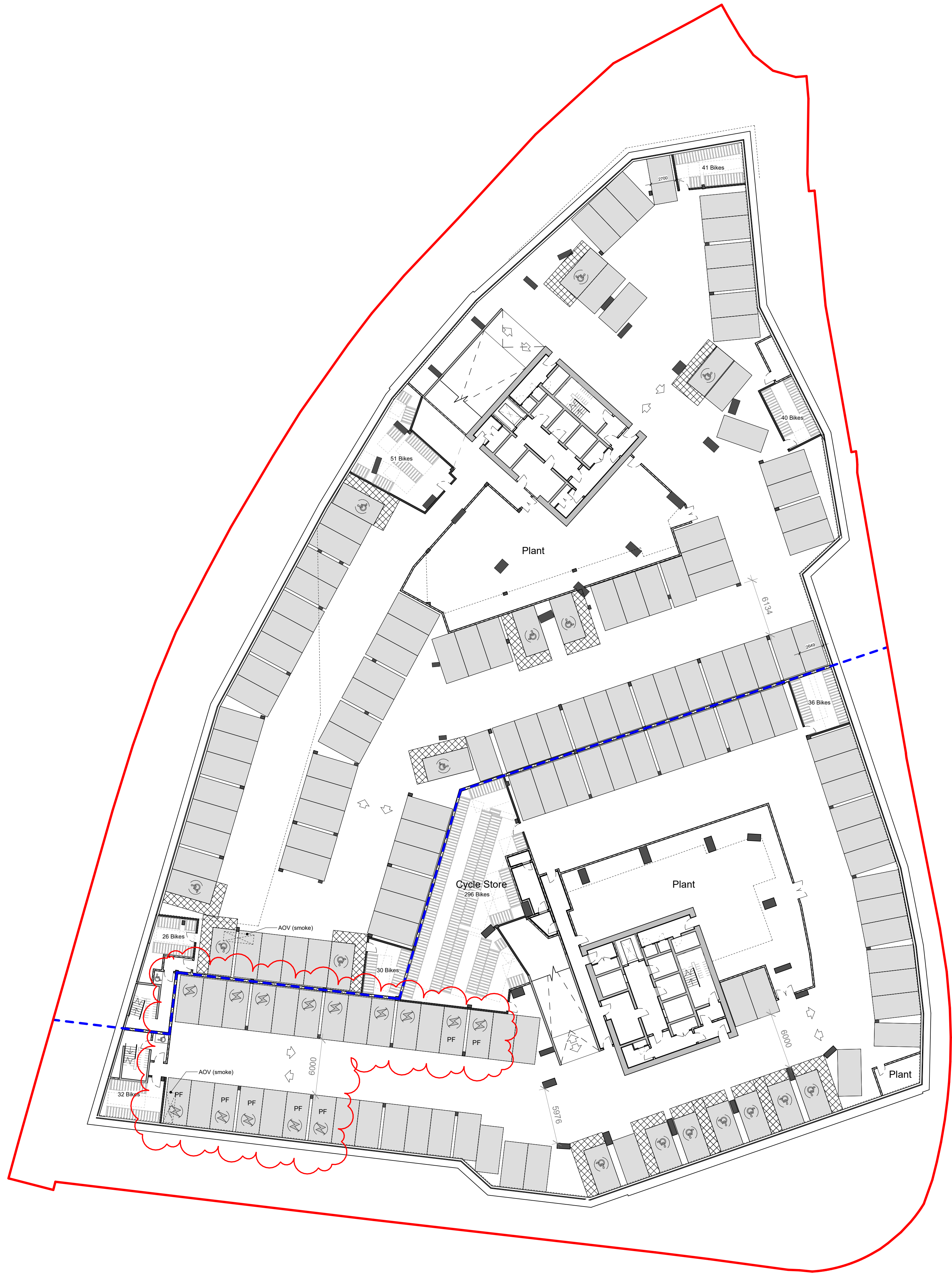
ALL CONSTRUCTION DETAILS TO BE COORDINATED
WITH ADJACENT TRADES AND SE/ ME ENGINEERS
DETAILS.

PF Provision for Electric Vehicle.
Agreed location for Future EV Point install.

D2 - 135 SPACES



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DIMENSIONS ONLY.

DRAWING TO BE READ IN CONJUNCTION WITH SHP
SPECIFICATION.

CONTRACTOR TO REPORT ANY DIMENSIONAL
DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO
COMMENCING ON SITE.

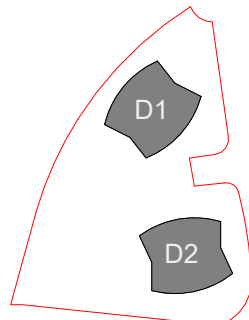
ALL CONSTRUCTION DETAILS TO BE COORDINATED
WITH ADJACENT TRADES AND SE/ ME ENGINEERS
DETAILS.

- Key**
- Boundary line
 - Basement Split line
 - PF Provision for Electric Vehicle.
Agreed location for Future EV Point install.

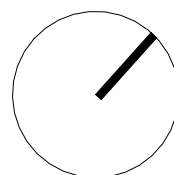
PARKING SPACES

D1 - 146 SPACES

D2 - 135 SPACES



Rev	Date	Description
P14	2022-08-12	Coordination Update
P15	2022-09-29	Issued for coordination
D10	2022-10-21	Updated to design development
P16	2022-11-21	Issued for coordination
P17	2022-11-28	Issued for coordination
P18	2022-12-05	Issued for coordination
D11	2023-02-08	Updated to Design Development
D12	2023-06-06	EV spaces updated
D13	2023-06-06	EV spaces amended
D14	2024-09-04	EV spaces updated
D15	2024-09-10	Drawing updated
D16	2025-02-12	Layout of electric vehicle parking bays updated



Project Title
Trinity Islands
Trinity Way
Manchester

Drawing Title
Site D
Site Plan
Basement Level 02

Status		Design Development	
Job No	10364	Scale	1:500 @ A3
			1 : 250 @ A1
SHP Drawing Code	PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ 10364-ZD-SHP-G100-PL-B2-0001		Revision D16

simpsonhaugh

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Appendix C

Drainage Layout

RESIDUAL HAZARD REGISTER		
HAZARDS THAT SHOULD BE OBVIOUS TO A COMPETENT CONTRACTOR HAVE NOT BEEN INDICATED ON THIS DRAWING. SHOULD ANY ADDITIONAL HAZARDS BE IDENTIFIED, THE CONTRACTOR SHOULD NOTIFY ALL RELEVANT PROJECT TEAM MEMBERS.		
HAZARD REF No.	ITEM (FEATURE, ELEMENT OR ACTIVITY)	RESIDUAL HAZARD
10	WORKING CLOSE TO WATERWAYS	CONTRACTOR TO ENSURE EDGE RESTRAINT IN PLACE AND MANAGEMENT PLAN IN PLACE FOR TIMES OF FLOODING.
20	SERVICES	EXISTING SERVICES TO REMAIN ARE TO BE PROTECTED OR DIVERTED
30	WORKING IN PROXIMITY TO EXISTING STRUCTURES (REGENT ROAD AND TRINITY WAY)	CONTRACTOR TO ENSURE WORKS DO NOT UNDERMINE EXISTING FOUNDATIONS

