

Mr Tom Saville
Arup
3 Piccadilly Place
MANCHESTER
M1 3BN

Our ref: SO/2014/114076/04-L01
Alternative ref: PAC/GMMYCH/00061
Your ref: 235779-00
Date: 11 August 2015

Dear Mr Saville

**FLOOD RISK REVIEW
MANCHESTER ENGINEERING CAMPUS, OXFORD ROAD**

With reference to the design note (ref: 5983-ARP-00-XX-DN-C-000008) dated 29th June 2015 and the previous information you have provided, we have no reason to disagree with your findings.

With regard to the proposed finished floor level, this would appear acceptable in relation to fluvial risks from Corn Brook but you should also consider any localised surface water risks in the flood risk assessment (FRA). Good practice would be to ensure ground floor level is above external ground levels to mitigate against any surface water.

We are proposing to re-run the Corn Brook model in 2016/2017 subject to obtaining further detailed information on the system. However until then, there is unlikely to be any update to the published Flood Map for Planning outlines for Corn Brook.

As indicated in previous responses to you following your email of 12th November 2014, you should clearly identify any basement proposals and access levels into these. Unless the basement use is classed as "highly vulnerable" in terms of NPPF (table 2), we are unlikely to provide bespoke comments to the Local Planning Authority on the application and our views will be covered by standing advice.

Should you wish to discuss the contents of this letter or any further work under the existing charging agreement, please do not hesitate to get in touch.

Yours sincerely

**Helen Telfer
Planning Advisor**

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