



**MANCHESTER
CITY COUNCIL**

Lead Local Flood Authority

Highways Service
Growth and Neighbourhoods Directorate
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Email: floodriskmanagement@manchester.gov.uk

DATE 04/11/2022

Dear Sir or Madam,

RE: Our Ref: MCC004/11/2022

We acknowledge with thanks your payment received on 20/10/2022 for our LLFA data screen service.

Please find enclosed plan showing the results of the data screen. The position of features shown on this plan is approximate only and is given in accordance with the best information currently available.

The enclosed plan cannot be used to substitute a competent site investigation.

The enclosed plan is being provided to you subject to Manchester City Council's terms and conditions which are shown attached.

I trust the above meets your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter, please do not hesitate to contact us.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'N. A. Bayliss-Rowe'.

Neil Bayliss-Rowe, Highways Development Control & Flood Risk Manager, Lead Local Flood Authority

TERMS AND CONDITIONS – LLFA DATA SCREEN

These provisions apply to LLFA data supplied by Manchester City Council (“MCC”).

TERMS AND CONDITIONS:

- This data Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- MCC has taken all reasonable care to compile this data Map. This data Map and any information supplied with it is provided for general guidance only and MCC makes no representation, undertaking or warranty of any kind as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position of any culverted assets shown on the data Map are approximate only. MCC strongly recommends that a comprehensive site investigation is undertaken in addition to reviewing this data Map to determine and ensure the precise location of any assets. The exact location, positions and depths should be obtained by an appropriate survey which may include but shall not be limited to GPR and CCTV.
- The data screened may be modified over time without notice and therefore this data Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the data Map have been made subsequent to issue and prior to any works being carried out.
- This data Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) or for the purpose of determining the suitability of a point of connection to discharge.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising from damages of any kind caused to assets by reason of the actual position and/or existence of assets being different from those shown on the data Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent MCC from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

DATA SCREEN SYMBOLOGY

Bridge

-  Good
-  Fair
-  Poor
-  Very Poor
-  Unknown

Trash Screen

-  Good
-  Fair
-  Poor
-  Very Poor
-  Unknown

Culvert Orifice

-  Very Good
-  Good
-  Fair
-  Poor
-  Very Poor
-  Unknown

Culvert Conduit

-  CCTV surveyed
-  Not CCTV surveyed
-  Ordinary Watercourse Conduit
-  MCC SuDS
-  MCC Flood Incident Points
-  MCC Section 19 Report
-  MCC Flood Incident Polygons
-  MCC Local Authority Boundary



Supplementary Information where available:

Critical Drainage Area – The Site is within the Conurbation Core CDA.

Flood Incidents –

MCC Flood Incident Polygon:

- At the Site's southern boundary, New Century Park, flooding of underground car park from combined sewer, dated September 2016.

MCC Flood Incident Points (within close proximity to the site):

-All points along Red Bank are from 'loose/rattling gully/manhole cover' or blocked gullies dated between 2012-2021.

-All points on Roger Street are from blocked gullies, the more Western points are dated 2021 and the Eastern point is dated 2012.

-Points on Crabbe Street are from blocked gullies dated 2019 and 2021.

-Points near bridge (near Roger Street), highlighted as footpath flooding due to not having suitable drainage, dated 2011.

-Majority of points along Dantzic Street highlighted are from blocked gullies, all dated between 2019-2021. The two points furthest North along Dantzic Street are from a 'missing gully cover' dated March 2021 and 'loose/rattling gully/manhole cover' dated 2021.

-Points along Warford Street are highlighted as 'blocked gullies' dated 2020.

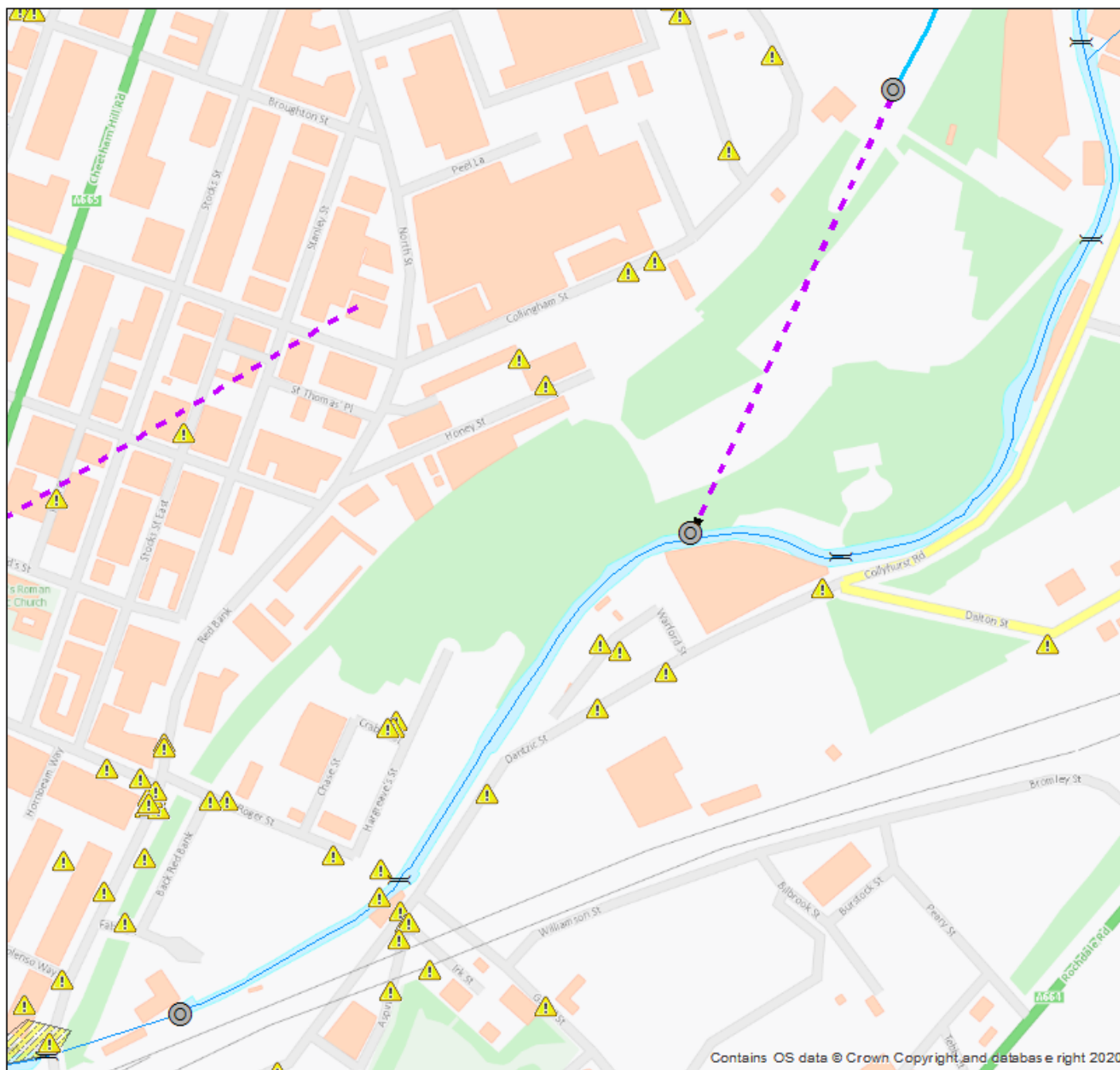
All points shown on Honey Street and Collingham Street are highlighted as 'blocked gullies' dated between 2012–2020.

Culvert Conduits – A culverted ordinary watercourse, the "Cheetham Hill Junction Drain", is indicated to cross the Site. The location of this asset is indicative only and no updates have been made to our asset register while investigations on the asset are ongoing. Requirements for this asset have been included in Conditions applied under 133143/VO/2022 and 132252/VO/2021. The asset is currently being investigated by the applicant under these Planning Applications. It is recommended that any further Planning proposals for this Site consider the requirements and outcomes of the above ongoing planning applications.

Survey and Design Archive – Extract from the 1984 survey of major drainage is included. The indicative culverted watercourse asset is not recorded in the 1984 survey.

Any other information - The Site would also benefit from an assessment of surface water flood risk, main rivers & associated assets, fluvial flood risk, historic events & flood warning areas. We recommend the applicant screens appropriate EA datasets during their investigation and considers whether direct consultation with the Environment Agency or other stakeholders is required.

The Site would benefit from consideration of all drainage/flood matters under Planning Applications 133143/VO/2022 and 132252/VO/2021.



**MANCHESTER
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LLFA DATA SCREEN

Address/Site Ref:
RED BANK AND DANTZIC STREET

Our Ref: **MCC004/11/2022**

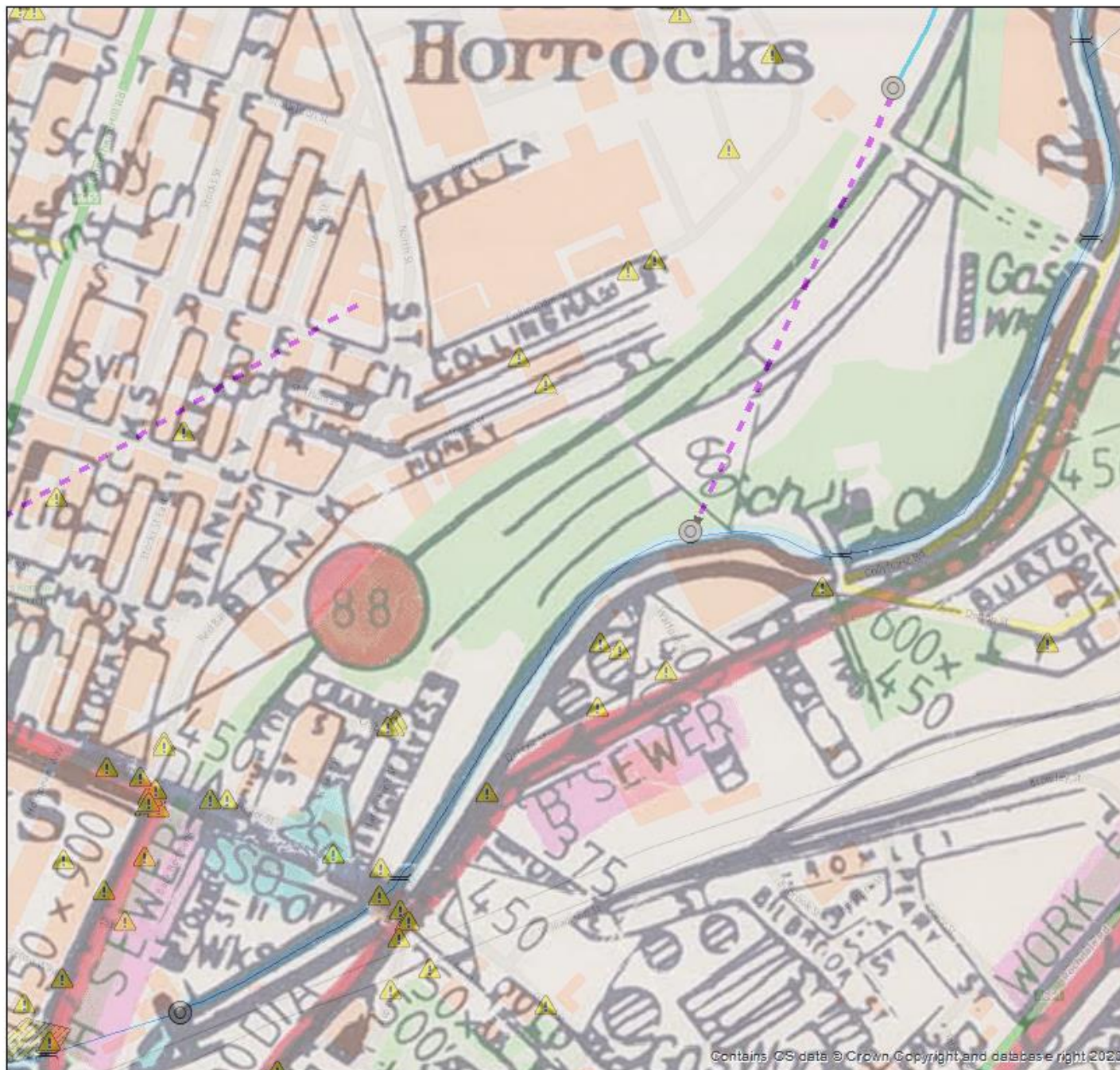
Author: Manchester City Council LLFA
Date: 04/11/2022
Scale: 1:3,512

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0 25 50 100
Meters



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LLFA DATA SCREEN

Address/Site Ref:
RED BANK AND DANTZIC STREET

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Meters



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Brimblecombe, Jack

From: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Sent: 04 November 2022 12:29
To: Brimblecombe, Jack; Mostyn, Stephen
Cc: Jennifer Atkinson
Subject: RE: Data Screening Service - EF1/601189
Attachments: MCC_004_11_2022_RED BANK AND DANTZIC STREET.pdf

Categories: Red Category

Good afternoon Jack,

I hope you are well, thank you for your commission of our Data Screening service.

Please find attached your Data Screen. Results are from p.4 onwards.

The screening process has highlighted ongoing flood and drainage matters for several active planning applications at this Site. We have included the reference details and I have copied in the overseeing planner so she is aware of this.

Should you have any queries please do not hesitate to contact us.

Kind Regards,
Laura

Laura Peacock
Flood Risk Engineer – LLFA

Highways Service,
Growth and Neighbourhoods Directorate
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA
Web: <http://www.manchester.gov.uk>

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From: Brimblecombe, Jack <Jack.Brimblecombe@wsp.com>
Sent: 20 October 2022 15:00
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Cc: Mostyn, Stephen <Stephen.Mostyn@wsp.com>
Subject: Data Screening Service - EF1/601189

Dear Sir/Madam,

I have recently purchased the Data Screening Service with reference **EF1/601189**. I attach the supporting documents as required.

I have substituted the requested shapefile/feature class with a DWG file due to availability, I hope this is sufficient.

Kind Regards,

Jack Brimblecombe MEng (Hons)

Graduate Engineer



T +44 (0) 161 200 5177

WSP
No 8 First Street
Manchester
M15 4RP

wsp.com

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Brimblecombe, Jack

From: Jon Suckley <Jon.Suckley@asteerplanning.com>
Sent: 13 January 2022 18:42
To: Jon Suckley
Subject: Fwd: 132252/VO/2021
Attachments: image001.png; image002.png; image003.png; image004.png; Red Bank Data Screen Report.pdf; Red Bank Data Screen.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Jon Suckley
Managing Partner MTCP FRTPI
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Managing Partner

 +44 (0)7958565409

 Jon.Suckley@asteerplanning.com

 asteerplanning.com



ASTEER
P L A N N I N G

Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

Asteer Planning LLP [Legal Disclaimer](#)

Begin forwarded message:

From: "Lucas, Neil (Avison Young - UK)" <Neil.Lucas@avisonyoung.com>
Date: 12 January 2022 at 11:31:26 GMT
To: Jon Suckley <Jon.Suckley@asteerplanning.com>
Cc: "Harvey, Ed (Avison Young - UK)" <Ed.Harvey@avisonyoung.com>
Subject: 132252/VO/2021

Jon – FYI
Happy to pick up when we speak.
Neil

Neil Lucas
Director

Mobile +44 07734862006

neil.lucas@avisonyoung.com | avisonyoung.com

From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Sent: 12 January 2022 11:16

To: Adam Lockett <Adam.Lockett@manchester.gov.uk>; Ian Slater <ian.slater@manchester.gov.uk>; Lucas, Neil (Avison Young - UK) <Neil.Lucas@avisonyoung.com>

Subject: Fw: 132252/VO/2021

CAUTION: External Sender

All

Please see below from the flood risk management team about the culvert investigation. May I suggest that this is coordinated with FEC so there is no duplication of work.

Thanks Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: 0161 234 4517

Email: jennifer.atkinson@manchester.gov.uk

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Flood Risk Management <floodriskmanagement@manchester.gov.uk>

Sent: 12 January 2022 10:54

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Subject: 132252/VO/2021

Jen

Please could you let the MCC PM know we've had 2 consultants asking about the culvert for temp & perm schemes. Not for us to say how this is managed but they might want to consider a more integrated approach. Probably won't be cheap to investigate.

Kind Regards,

Laura

From: Flood Risk Management <floodriskmanagement@manchester.gov.uk>

Sent: 12 January 2022 10:36

To: Matthew Willis <MWillis@pellfrischmann.com>

Subject: RE: Victoria North

Good morning Matthew,

Thank you for your enquiry.

Please find attached Data Screen we previously sent to Arup who are working on the permanent scheme.

The indicative culvert is shown as a dashed purple line. The asset has not been verified by modern survey.

The inlet to the culvert is indicated to the north of the site.

The 1984 survey extract recorded a 600dia outfall into the main river near MCC's GIS indicative culvert.

This is all the data we hold on the indicative asset.

Should you wish to discuss the data or planning Conditions further, please do not hesitate to contact us.

Kind Regards,

Laura

From: Matthew Willis <MWillis@pellfrischmann.com>

Sent: 11 January 2022 11:22

To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>

Subject: Victoria North

Good Afternoon,

I am working for MCC on the Victoria North project, PF are the appointed technical advisors. The attached planning approval references condition 17 and highlights the Cheetham Hill Junction culverted ordinary watercourse, are you able to provide any information you have on this?

Thanks,

Matthew Willis MEng GMICE MAPM

Senior Engineer

Piccadilly House T: 0161 826 9400
49 Piccadilly D: 0161 826 9403
Manchester, M1 2APM: 07514048149

www.pellfrischmann.com

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MEETING NOTES

PROJECT NUMBER	70079268	MEETING DATE	09 February 2023
PROJECT NAME	Manchester Victoria North – Redbank Area	VENUE	Microsoft Teams
CLIENT	Far East Consortium	RECORDED BY	JEB
MEETING SUBJECT	Wastewater Proposals Update		

PRESENT	Jack Brimblecombe, Stephen Mostyn, Julia Chambers (WSP); John Sherrington (FEC); Graham Price (MCC)
APOLOGIES	David Smith, Laura Peacock (MCC)
DISTRIBUTION	As above

ITEM	SUBJECT	ACTION	DUE
1	Overview – Structure of Applications & proposals		
1.1	An overview of the structure of the two planning applications (4 and 5) was provided to GP and the position of Dantzic Street within them. It was advised that Dantzic Street will form part of both applications.		
1.2	SM explained the proposed Dantzic Street drainage strategy. A new adoptable surface water carrier drain will take connections from the proposed plots and public realm associated with Application 5 plus draining the newly widened portion of Dantzic Street. The carrier drain will then discharge into the River Irk.		
1.3	GP advised that the MCC LLFA flood risk team have not yet seen the proposals due to the planning conditions having not yet been discharged.		
2	Highway gullies along Dantzic Street		
2.1	At present, it is proposed that the existing highway gullies on Dantzic Street will continue to discharge to the existing combined sewer as they do currently.		
2.2	It was advised that if the gullies on Dantzic Street are to connect into the carrier drain this would result in untreated runoff being discharged into the River Irk. Environment Agency would need to be approached with regards to discharging untreated highway runoff to the river.		
2.3	GP is concerned with the highway gullies and their connections being altered as these are ultimately MCC highways' maintenance responsibility.		
3	Dantzic Street SuDS Proposals		
3.1	There is currently no attenuation proposed for Dantzic Street.	FEC	

MEETING NOTES

3.2	Rain gardens have been suggested for Dantzic Street. These rain gardens will run parallel to the carriageway in dedicated SuDS zones. GP advised that rain gardens are adoptable by MCC but they attract commuted sums for future maintenance.		
3.3	GP suggested obtaining the list of adoptable features from MMC Flood Risk team. Advised that Richard Thomas is best to reach out to.	WSP	
3.4	GP enquired about pollution controls e.g. in case of a fuel spill. WSP advised that consideration will be given to pollution mitigation once conversations with UU have been bottomed out.		
4	Other Related Items		
4.1	SM enquired about standard details from MCC for SuDS/Attenuation features. GP suggested touching base with Laura Peacock at MCC who has developed a document including these details.	WSP	
4.2	GP advised that conversations with Laura Peacock at MCC Flood Risk for further discussion on the drainage proposals.		
5	Any Other Business		