

Manchester City Council
Development Control
PO Box 488
Manchester
Lancashire
M60 2JT

Our ref: SO/2023/122848/01-L01
Your ref: 135026/FO/2022
Date: 1 February 2023

Dear Emily Booth

**ERECTION OF TWO STOREY MUSIC PRACTICE BUILDING (CLASS D1) WITH
ASSOCIATED LANDSCAPING OF THE COURTYARD AREA
MARTIN HARRIS CENTRE FOR MUSIC AND DRAMA BRIDGEFORD STREET
MANCHESTER M13 9PL**

Thank you for consulting us on the above application, which we received on 20 January 2023.

Environment Agency Position

We have no objections in principle to the development proposed, but we would wish to make the following comments.

Flood Risk

We have reviewed the Flood Risk Assessment, (FRA) which shows that in a 1% Annual Exceedance Probability flood event, with an allowance of 70% for climate change, the site would be inundated to a depth of 36.72 metres Above Ordnance Datum (mAOD). The finished flood levels shown in the plans are set at 37.02mAOD, providing a 300mm freeboard.

As the flood levels do not appear to rise significantly between different categories of flood events, with a 20mm difference between the 70% and 35/ 30% climate change scenarios, this is likely to be sufficient.

Advice to the applicant/LPA

The FRA includes an emergency flooding plan which instructs those in the building to remain in place in the event of a flood. We recommend that the Local Planning Authority confirms the suitability of this plan with its emergency planners. We recommend that, as a minimum, reliance on flood alerts/warnings from the Environment Agency should be included in the emergency plan, and suggest that the suitability of evacuation planning should be considered during your consultation with your emergency planners.

Should you require any further information or advice, please do not hesitate to contact me on the details below.

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

Yours sincerely

Jake Newby
Planning Specialist

Direct e-mail jake.newby@environment-agency.gov.uk

Team e-mail SPPlanning.RFH@environment-agency.gov.uk

End