

Reference: JG:JG CO/CV 5241

12 February 2024

Matt Bulmer
John Sisk & Son Ltd.
Calls Wharf
2, The Calls
LEEDS LS2 7JU

To whom it may concern,

RE: ELIZA YARD – FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY – COMPLIANCE STATEMENT

Robert Bird Group (RBG) have been appointed by Sisk to carry out the drainage design for the Eliza Yard development in Manchester.

The development comprises a 126-unit residential development, with ground floor commercial floorspace, and ancillary amenity space within an 8-storey building, cycle parking provision, hard and soft landscaping, access and servicing and other associated works. The scheme was granted planning consent on 30th July 2021 (Ref 130354/FO/2021).

Some minor changes have been made to the consented scheme since the planning permission was granted, for which Manchester Life Development Company 3 Limited are seeking a 'Non-Material Amendment'.

This statement has been prepared by RBG to demonstrate that the previously approved Flood Risk Assessment and Drainage Strategy prepared by Curtins (076740-CUR-00-XX-RP-C-92000, Rev P04, April 2021) remains valid.

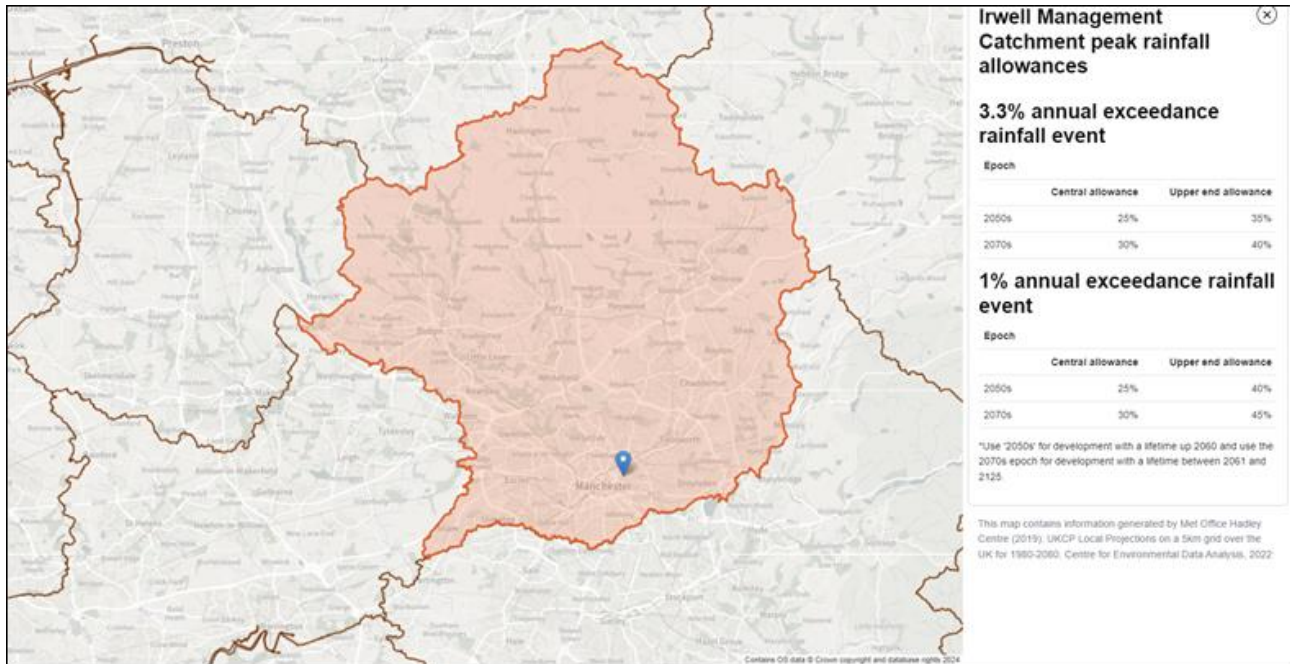
Flood Risk

- The Site is in Flood Zone 1 and is deemed to be at very low risk of flooding from all sources. The minor changes to the consented scheme have no impact on flood risk.

Surface Water Drainage

- Surface Water discharges to a United Utilities combined sewer network in Jersey Street.
- Surface Water discharge rate from the development was set at 5 l/s (as agreed with the LLFA and United Utilities) and this is unchanged.
- On site attenuation is provided by means of permeable paving and buried tanks up to the 1 in 100 year event.
- A 40% Climate Change Allowance (CCA) was included on the 1 in 100 year flows, which was correct at the time of the original planning application but EA guidance was updated on 27th May 2022 and now indicates that a CCA of 45% is appropriate for this location. However, since the scheme was consented on the basis of a 40% CCA, this is what has been adopted for the amended scheme.





- Section 106 agreements with United Utilities have been approved.

Foul Water Drainage

- Foul Water from Eliza Yard discharges to a United Utilities combined sewer network in Jersey Street.
- Foul Water peak discharge rate from the development was 15.9 l/s for Eliza Yard. The revised peak discharge rate is 14.7 l/s. This flow rate is still to be agreed following a capacity check of the existing combined sewer by United Utilities.
- Section 106 agreements with United Utilities have been approved.

Yours faithfully

ROBERT BIRD & PARTNERS LIMITED

Jonathan Gold
Digitally signed by Jonathan Gold
DN: cn=Jonathan Gold, o=Robert Bird Group, email=Jonathan.Gold@robertbird.com, c=UK
Reason: I am the author of this document
Date: 2024.02.12 16:31:54Z00'00'

Jonathan Gold
Associate