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TRINITY ISLANDS PLOT C1

FLOOD EMERGENCY RESPONSE PLAN

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Client Name:	Renaker Build Ltd
Client Address:	NQ Building, 47 Bengal St, Ancoats, Manchester M4 6BB
Site Address:	Plot C1, Site C, Trinity Islands, Manchester

18 December 2025

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1 INTRODUCTION

1.1 Project Background

Curtins was appointed by Renaker to provide a Flood Emergency Response Plan for Plot C1 (Site C) at the Trinity Islands Development at Trinity Way, Manchester

The developed site is classified as partially within Flood Zone 2 as a result of fluvial (river) flood risk to the site.

The plan is based on currently available information and preliminary discussions.

Proposals contained or forming part of this plan represent the design intent and may be subject to alteration or adjustment in completing the detailed design for this project. Where such adjustments are undertaken and are deemed a material deviation from the intent contained in this document, prior approval shall be obtained from the relevant authority.

This plan has been developed based on the principles of the approved Flood Risk Assessment and Drainage Strategy report referenced 078567-CUR-XX-XX-RP-C-92000 Revision V03 dated 12th November 2021 of which the planning approval references. The Flood Risk Assessment includes plots C1, C2, D1 and D2, however this report relates to Plot C1 only.

This plan is to be submitted and formally approved by Manchester City Council prior to occupation of the buildings in which it relates. Although when approved, the document should be considered live and regularly updated by all future occupants / landlords to ensure that contact numbers and procedures are up to date.

1.2 Purpose of the Plan

The purpose of the plan is to inform the building management team and the building occupants how to remain safe in the event of a flood emergency. The report also details how they can be aware and prepared in advance for a flood emergency. This report will:

- Inform the building management team and the building occupants how to be aware of the risks posed to the site by flooding.
- Inform the building management team and the building occupants how to be prepared for a flood emergency event.
- Inform the building management team and the building occupants what actions to take in the event of a flood emergency in order to remain safe; and
- Inform the building management team and the building occupants how to ensure the effective evacuation of the building when necessary / instructed.

1.3 Scope of the Plan

The plan provides information on how to prepare for a flood and what to do in the event of a flood emergency. The report is suitable for the purposes set out in the NPPF.

1.4 Plan Owner and Review

The plan is owned by the site/building owner and should be maintained and updated by the owner.

It is recommended that the Flood Response Plan is reviewed on a regular basis – at least every three years or when information changes which requires it to be amended – to ensure that it is consistent with good practice.

Details of changes should be recorded, and documentation updated. This should be completed via reissue of the plan or an amendment record within the plan.

1.5 Amendment Record

Amendment Revision	Report Section	Details

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2 ROLES AND RESPONSIBILITIES

2.1 The Environment Agency

The Environment Agency is a Category 1 responder as identified in Schedule 1 of the Civil Contingencies Act (2004).

The Environment Agency has responsibilities in relation to flooding, as it is the lead agency for warning those at risk and improving flood defences.

The Environment Agency provide the following services and actions during a potential flood:

- Issues flood warnings for rivers and the sea,
- Monitors flood events to inform flood information service; and
- Emergency repairs and blockages on 'main' rivers.

2.2 Manchester City Council

Manchester City Council is a Category 1 responder as identified in Schedule 1 of the Civil Contingencies Act (2004).

The Civil Contingencies and Resilience Unit, which is an Association of Greater Manchester Authorities (AGMA) service conducts "emergency planning "on behalf of Manchester City Council.

Manchester City Council are also a partner of the Greater Manchester Resilience Forum (GMRF). This partnership of agencies from across Greater Manchester has responsibility for coordinating and overseeing emergency planning. Its overall purpose is to ensure an appropriate level of preparedness for an effective multi-agency response to emergency incidents which may have significant impact on the communities of Manchester.

Manchester City Council provides the following services and actions during a potential flood:

- Co-ordinates emergency arrangements,
- Maintains safe conditions on the road,
- Puts flood warning signs on the highways,
- Clears blocked ordinary watercourses,
- Clears blockages from highway drainage systems; and
- May take action to protect property from flooding if the highway drainage system fails and property could be flooded by water from the highways.

2.3 The Emergency Services

Greater Manchester Police, Greater Manchester Fire & Rescue Service, and the Ambulance Service, are Category 1 responders as identified in Schedule 1 of the Civil Contingencies Act (2004).

The Emergency Services provide the following services and actions during a potential flood:

- The Police would retain overall responsibility for Co-ordination of activities but would liaise with Senior Fire and Senior Ambulance Officers.
- Fire & Rescue will assist other agencies in the rescuing of people trapped as a result of flooding.
- Fire and Rescue will assist other agencies in the removal of large quantities of flood water.
- The Ambulance service will respond to medical emergencies.

2.4 United Utilities

United Utilities is a Category 2 responder as identified in Schedule 1 of the Civil Contingencies Act (2004).

United Utilities provides the following services and actions during a potential flood:

- Clearing blockages in public sewer systems; and
- May take action to protect property from flooding if the cause of the flooding is water from the public water mains or public sewage system.

2.5 Other Category 2 Responders

There are a number of other Category 2 responders including those listed below. During a flood emergency the operator/authority is responsible for controlling their assets.

- Gas distributors
- Electricity distributors and transmitters
- Water and sewerage undertakers
- Telephone service providers (fixed and mobile)

3 SITUATION AND SITE-SPECIFIC CONSIDERATIONS

3.1 The Site

The site bounded by the River Irwell to the north and west, Water Street to the south-east and Trinity Way to the south-west. The Site can be accessed by vehicle or foot via Water Street on the south-eastern boundary.

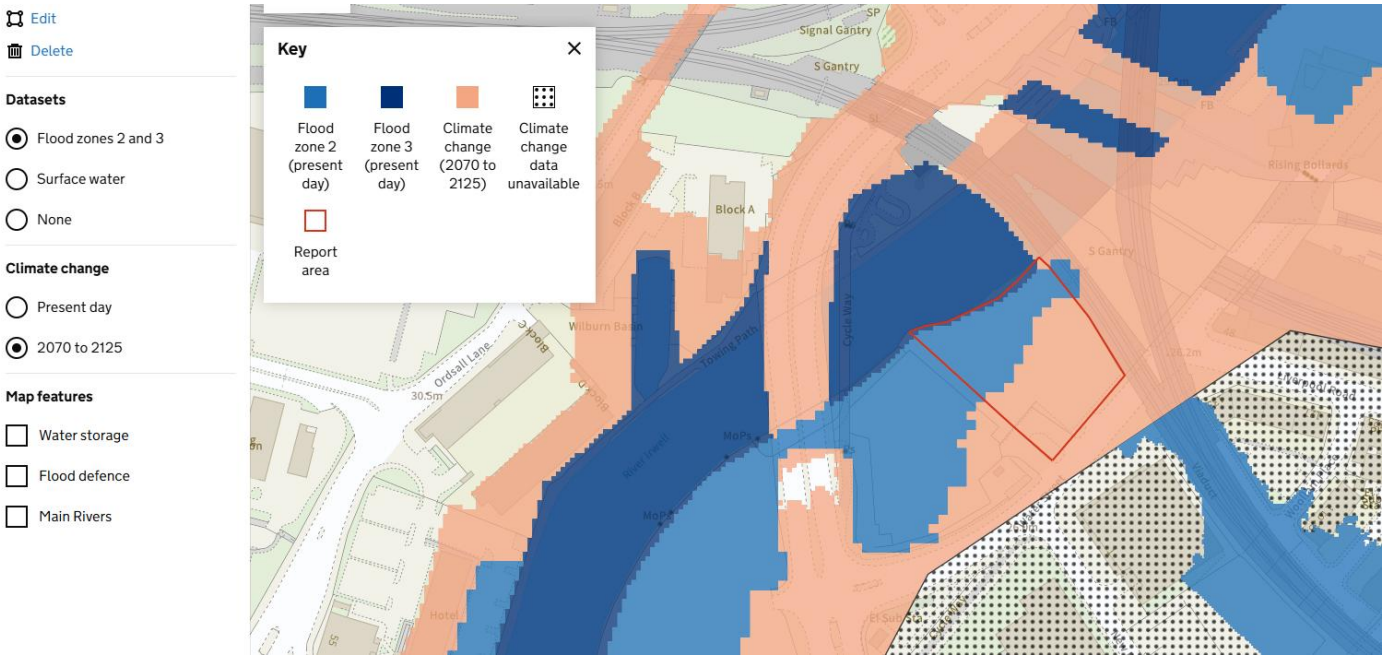
Figure 1: Aerial Photograph (Site C1 only)



3.2 Site-Specific Considerations

The majority of the site can be seen to be within the medium risk - Flood Zone 2 (light blue areas - as shown in Figure 2) associated with the River Irwell on the north-western boundary and has a 0.1-1% chance of fluvial flooding each year with the remaining areas considered at low risk of fluvial flooding (less than 1% chance of flooding in each year).

Figure 2: Flood Map for Planning C1



More detailed flood level information was obtained within the FRA, to determine more detailed maximum flood levels which are predicted to affect the site, and these are detailed in Table 1. This information is taken from the Environment Agency current flood data from the Manchester Ship Canal Study (2018) with the most relevant node (2) applied within the FRA for mitigation measures.

Table 1: Environment Agency Predicted flood levels at node Ea013_0251_IRWZ01_0691

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	24.13m	24.62m	25.54m	25.79m	25.80m

The existing 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.

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 has therefore been agreed to set floor levels at a minimum of 300mm above the 1 in 100 +70% climate change scenarios. This was a request from the LLFA and 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 the above node (Table 1) to determine minimum floor levels.

- 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 therefore 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 scenarios.

The building floor levels and the protection from fluvial (river) flooding are detailed in Table 2.

Table 2: Building C1 Floor Levels/Protection

Level	Floor Level	In excess of	Description
Basement Level B2	21.000	Access into the basement is via ground floor staircases, which are set at 27.400m.	The minimum access is at 27.400 from ground level therefore protected in excess of the 1 in 1000 year + gate closed scenario. Basement Louvres are set in excess level of 25.840m which is in excess of the 1 in 1000 year event.
Basement Level B1	23.700	Access into the basement is via ground floor staircases, which are set at 27.400m.	The minimum access is at 27.400 from ground level therefore protected in excess of the 1 in 1000 year + gate closed scenario. Basement Louvres are set in excess level of 25.840m which is in excess of the 1 in 1000 year event.
Ground Floor	26.500-27.400	26.500/27.400	The minimum access is at 26.500 from ground level therefore protected in excess of the 1 in 1000 year + gate closed scenario.

Ground floor levels are set at a level between 26.500 and 27.400m AOD which is in excess of the recommended finished floor levels of 25.840m (25.540+0.3m Freeboard).

Proposed ground level access into the basement is generally from ground floor level, with floor levels between 26.500-27.400m. However, there are louvres proposed within B1 level which are set with a minimum level of 25.840m and therefore provides the minimum recommended protection level of the 1 in 100 year +70% flood level plus 300mm freeboard, which still provides a protection of 50mm during a 1 in 1000 year event and 20mm during a 1 in 1000 year event with a gate failure.

Based on the anticipated flood levels at the site, the louvres are considered the first flood point in any exceedance event. The louvres would be subject to flooding during any event above the 1 in 100 year +70%/1 in 1000-year events.

- 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

The building management for each must be signed up to the Environment Agency's Floodline Warnings direct.

Although the site is protected in excess of the 1 in 100 year +70%cc and 1 in 1000 year events, it is recommended that water levels are monitored during any periods of flooding, particularly where the riverside adjacent to the site becomes inundated with flood water.

The requirements for fire emergency and general emergency procedures should be reflected to account for the closure of the basement in extreme events beyond the design requirements, where this exceeds the designed flood protection. Should this occur, we advise that basement access is restricted, this includes all mechanical accesses (lifts), ramps and staircases, to prevent persons accessing any areas of Basement 1 and Basement 2 levels until all flood warnings are removed and all flood waters have receded.

The operating procedures should clearly demonstrate that water levels along the riverside are monitored, and 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.

3.3 Site-Specific Flood Protection Measures

Basement levels, Ground floor level and external podium levels are in excess of the 1 in 1000 year plus gate closed scenario.

The areas on site which would therefore be subjected to flooding based on designed protection levels would be limited to the Riverside Walkway.

3.4 Site-Specific Flood Preparation Measures

The building management team(s) should hold a copy of the Flood Response Plan and be fully clear of the requirements during each phase of a flood event.

All building residents and the building management team should sign up to get flood warnings by phone, email or text message by one of the following methods:

- By visiting https://www.fws.environment-agency.gov.uk/app/olr/home
- By calling Floodline on 0345 988 1188

Residents will need to provide the address they are registering; phone number they can be contacted on day or night; and an email address. More information regarding flood warnings are detailed in section 4 of this Plan.

Section 5 of this Plan details the requirements to be implemented **prior** to a flood event or flood warning.

Section 6 of this Plan details the requirements to be implemented **during** a flood event.

Section 7 of this Plan details the requirements to be implemented **after** a flood event.

4 FLOOD AWARENESS

4.1 Flood Warnings

The site is located within a flood warning area. The Environment Agency issue flood warnings if there is a possibility of a flood event. All residents and building management should sign up to receive these targeted flood warnings which can be done via the Environment Agency website https://www.fws.environment-agency.gov.uk/app/olr/register or by calling on 0345 988 1188.

If you are registered you can call Floodline on 0345 988 1188, select option 1 and Quick dial number 03612 for more information.

Table 3 below shows the warning codes as issued by the Environment Agency and the responses that the occupants should take in the event of a flood warning being issued. These warnings will be received by the occupants once they have signed up to the Environment Agency flood warning service.

Table 3: Environment Agency Flood Warning Codes

Warning	Message	Timeframe	Action
Flood Alert 	Flooding is possible so you should prepare now	Issued between 2 and 12 hours before flooding. Flood alerts are usually issued during waking hours where possible.	Be ready to follow your flood plan Have insurance documents and any medications ready Avoid walking, cycling or driving through any flood water Move any livestock and farming equipment away from areas likely to flood
Flood Warning 	Flooding is expected so act now.	Issued 30 minutes to 2 hours before flooding.	Protect yourself and your loved ones Move your loved ones, pets and valuables to a safe place Move to higher ground or the upper floor of a building Turn off the gas, electricity and water in your home if it's safe Put flood protection equipment in place Do as the emergency services tell you Help others if it's safe to do so
Severe Flood Warning 	Flooding could cause danger to life and significant disruption to communities. You must act now.	Issued when flooding threatens life and communities.	Stay in a safe place Be ready to evacuate your home Do as the emergency services tell you Call 999 if you are in immediate danger If you are caught in a flash flood move to higher ground or the upper floor of a building if it's safe
Warning Removed	No further flooding is currently expected for your area.	Issued when a flood warning is no longer in force	Flood water may still be around and could be contaminated If you've been flooded, ring your insurance company as soon as possible

During flood situations, the Environment Agency regularly updates its social media accounts on Facebook (https://www.facebook.com/environmentagency) and Twitter (https://twitter.com/EnvAgency) Updates on Flood Warnings will be issued on;

Updates on Flood Warnings will be issued on;

The Radio:

- BBC Radio Manchester – 95.1 FM
- Capital FM – 102FM
- Smooth 100.4FM
- Heart – 105.4 FM
- Hits Radio (Key103) – 103FM

On Television:

- BBC North West
- ITV Granada

The Met Office also issue severe weather warnings for extreme weather including rain, snow, wind, fog and ice. There are three warnings;

- Be Aware (Yellow)
- Be Prepared (Orange)
- Take Action (Red)

The National Flood Forum; a national charity supports and represents communities at risk of flooding.

They provide assistance to help communities understand flooding. This can be accessed at www.nationalfloodforum.org.uk.

The following social media accounts may also be useful:

- Greater Manchester Police

  Twitter: @gmpolice

  Facebook: gtrmanchesterpolice

- Manchester fire and rescue

  Twitter: @manchesterfire

  Facebook: manchesterfire

- Northwest Ambulance Service

  Twitter: @NWAmbulance

  Facebook: nwasofficial

- Manchester Evening News

  Twitter: @MENnewsdesk

Facebook: ManchesterEveningNews

- BBC News
- Twitter: @BBCBreaking

- Sky News

  Twitter:@SkyNewsBreak

  Facebook: skynews

5 FLOOD PREPARATION

5.1 Be Prepared

As Building is located within Flood Zone 1 and 2 (adjacent to Flood Zone 3) therefore it is recommended that all occupants are always prepared for a flood event.

There is a range of guidance material from Manchester City Council, Central Government and the Commercial sector, to help you prepare for the risks you may face. No one can predict what is around the corner, but when the unexpected happens it pays to be prepared. The document:

http://www.gmemergencyplanning.org.uk/gmprepared/site/index.php

provides basic information on simple precautions that can be taken to prepare for a range of emergency situations, along with advice on how to cope, should they occur.

5.2 Check Your Risk of Flooding

Building management should:

- Find out if the site is at immediate risk of flooding by checking current flood warnings and river and sea levels.
- Find out if the site is at risk of flooding in the next 5 days; and
- Sign up for flood warnings.

This can be done by going online at https://www.gov.uk/check-flood-risk

5.3 Stop the Block

Stop the Block is United Utilities campaign to help reduce the misery, cost, bad smells and potential flooding and pollution caused by avoidable blockages. By keeping the sewer system clear, from disposable items such as nappies and wet wipes which should not be flushed, occupants can help keep the water flowing and allow the sewer system to do the job of taking used water and sewage away from our homes and businesses, which helps to prevent flooding and aids the recovery after flooding has subsided.

Further information on how to help prevent blockages in the system can be found on United Utilities website https://www.unitedutilities.com/help-and-support/wastewater-services/Stop-the-block/.

6 FLOOD ACTION

6.1 What to Do in the Event of a Flood

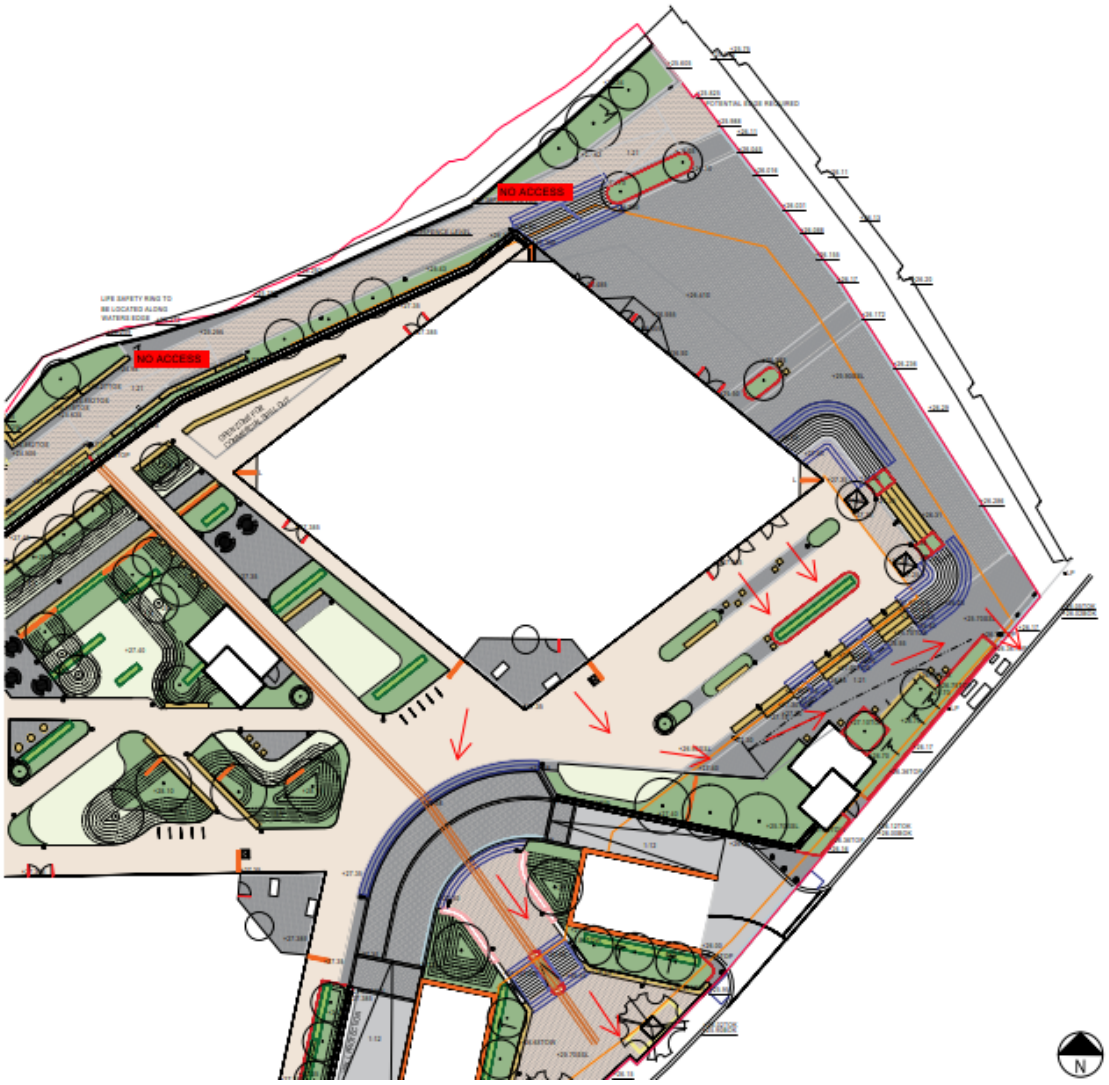
In the event of a Flood Warning being received, the actions outlined in this section should be taken.

If a flood warning is issued by the Environment Agency, or if a severe weather warning has been issued by the Met Office, the following action should be taken by the building management:

- All residents should be notified by the building management team of the Flood Warning and reminded to take the necessary precautions. Flood Alert Notices should be displayed by the building management team in prominent, clearly visible places on the premises (i.e. within notice boards, ground floor areas, and lift areas) to indicate to everyone the current flood alert status issued by the Environment Agency and any recommend precautions.

As the flood extents are predicted to flood the riverside walkway only, general use of the site should remain unchanged. Normal access into and egress should be continued from Trinity Way as shown in Figure 3.

Figure 3: Access and Egress Routes C1



7 ALL CLEAR

7.1 What to Do after a Flood

Once flood waters have fully receded, caution is advised when entering the riverside walkway. Occupants should not attempt to enter areas which have been flooded until advised.

8 KEY CONTACTS

Environment Agency

Telephone - 0345 988 1188

Website - www.environment-agency.gov.uk

Government Emergency Planning

www.gov.uk/government/publications/the-national-flood-emergency-framework-for-england

BBC Website

Website - www.bbc.co.uk/news/uk-15250977

The Met Office

Telephone - 0370 900 0100

Website - www.metoffice.gov.uk

Manchester City Council

Emergency - 0161 223 7222

Telephone - 0161 234 5000

Website - www.manchester.gov.uk

Maritime & Coastguard Agency

Telephone - 0203 817 2000

Website - www.gov.uk/government/organisations/maritime-and-coastguard-agency

Greater Manchester Fire and Rescue

Telephone - 0161 736 5866

Emergency - 999

Website - http://www.manchesterfire.gov.uk

Greater Manchester Police

Emergency - 999

Telephone - 101 (non-emergency)

Website - www.gmp.police.uk

North West Ambulance Service NHS Trust

Emergency - 999

Telephone - 0845 112 0 999

Website - www.nwas.nhs.uk

United Utilities (sewer flooding, leaking water main or sewerage pollution)

Telephone - 0345 672 3723

Website - http://www.unitedutilities.com

Manchester City Council (highways flooding)

Telephone - 0161 234 5005

Website - www.manchestercitycouncil.gov.uk