



November 26, 2025

Issued via Email

HDR Project Ref: 10369928

Re: Upper Brook Street – Drainage Statement Relating to Planning Condition 61

To whom it may concern.

This statement has been prepared in relation to condition 61 of the approved planning application 137399/FO/2023 with respect to the Sci-Tech development, and the HDR Flood Risk Assessment: UBS-HDR-ZZ-XX-RP-S-000002; received and approved by the Manchester City Council as the Local Planning Authority.

The condition states.

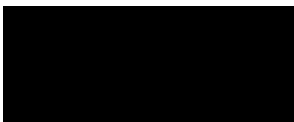
Notwithstanding the flood mitigation measures outlined in the Flood Risk and Drainage Assessment (PBSA) Civic Engineers and Flood Risk and Drainage Assessment (Sci-Tech January 2024) received by the City Council, as Local Planning Authority, on the 9 January 2024, full and final details of the flood mitigation, resistance and resilience measures for each plot of the development (in line with the standing advice) shall be submitted for approval prior to the commencement of the development (excluding demolition works). The approved measure for the development shall be implemented and a verification report confirming the measures have been implemented shall be submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first occupation of the development.

The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development.

Reason - To reduce the risk of flooding to the proposed development and future occupants pursuant to policy EN17 of the Manchester Core Strategy (2012).

As recorded within the HDR Flood Risk Assessment, UBS-HDR-ZZ-XX-RP-S-000002, all forms of flood risk associated with the proposed development have been determined to be very low to low. The details contained within the Flood Risk Assessment therefore represent the full and final flood mitigation, resistance, and resilience measures for the development, in line with the standing advice. As such no further flood mitigation measures are required.

Yours faithfully



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Structural Area Business Class Lead



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