



Mary Street, Manchester

Flood Risk Assessment

Job Number
FRA261106

Report Date
29th May 2026

Client
Silverline Properties (NW) Ltd

DOCUMENT QUALITY ASSURANCE

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EXECUTIVE SUMMARY

Scope and Background

This Flood Risk Assessment (FRA) has been undertaken by LKC to support a planning application for the change of use for a commercial warehouse site to provide a padel court complex with ancillary parking.

LKC has prepared this FRA in line with the NPPF and Technical Guidance where appropriate.

In considering the proposals the following key principles have therefore been applied:

- Identification of flood risks.
- Protection of users of the new development.
- No increased flood risk to third parties.

Flood Risk

The site is shown on the EA Flood Zone Mapping website as being predominantly in Flood Zone 2 with a small portion in the northeastern corner shown to be Flood Zone 3. (PPG Table 1), which corresponds to a medium to high probability of fluvial and/or tidal flooding.

Flood level data has been provided by the EA (Appendix B) which indicates the site is impacted by a flood level of 27.84m AOD, which corresponds to a depth of 0.41m during the defended 1% AEP + 35% CC scenario. The site is therefore considered to be at an overall high risk of fluvial flooding.

The EA's Risk of Flooding from Surface Water (RoFSW) mapping indicates that the site has a low to high chance of surface water flooding. A site-specific analysis of the RoFSW mapping, however, confirms that the areas of the proposed development are impacted by less than 75mm depth of flooding. As such, the risk of surface water flooding is considered low with respect to the proposed development.

Flood risks from groundwater, sewer, and artificial sources have been assessed as part of this report and are considered low. Further details are provided within Section 4.

Mitigation

Given that the proposed development is for the change of use of an existing building it is deemed impractical to raise ground levels across the site.

Nevertheless, it is recommended that, where practical appropriate flood resilience measures are incorporated into the development, to ensure the building remains safe and functional during flood events up to the 1% AEP plus climate change scenario.

A Flood Warning and Evacuation Plan (FWEP) is recommended to support safe access and egress, taking advantage of the site's location within an EA Flood Warning Area and providing procedures for evacuation or safe refuge if required.

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1. Introduction

1.1. Background

LK Consult Ltd (LKC) were commissioned by Silverline Properties (NW) Ltd to carry out a Flood Risk Assessment (FRA) to support a planning application for the proposed change of use of an existing warehouse to a padel court complex at Mary Steet, Manchester.

The report will address the vulnerability to flooding from all possible sources and will also consider the impact of the development and the potential to increase flood risk elsewhere. The issues of actual flood risk are discussed in Section 4.

Government policy with respect to development in flood risk areas is contained within the Ministry of Housing Communities and Local Government National Planning Framework¹ (NPPF) and accompanying Planning Practice Guidance² (PPG). The guidance on Climate Change allowance issued by the Environment Agency in July 2021 has also been considered.

LKC has prepared this FRA in line with the NPPF and the PPG where appropriate. The level of detail entered into any flood risk assessment is dependent upon the scale and potential impact of the proposed development, and the vulnerability classification of the proposed land-use.

1.2. Site Details

A summary of the general site details is presented in Table 1-1. Figure 1 indicates the site location and boundary.

Location	Mary Street, Manchester, M3 1NH NGR: 383507, 399357
Area	Approximately 2,733m ² / 0.273ha
Current Site Use	<u>Site</u> The site currently comprises an existing single-storey industrial warehouse building with profiled metal cladding. To the rear of the building/west of the site is a yard area with compacted ground. A parking area is located to the east of the building with access to Mary Street. The rear service yard is accessed via Sherbourne Street West to the north of the site. <u>Surrounding Area/ Boundary Treatment</u> The site is located within an industrial area situated adjacent to the River Irwell, with the land use surrounding the site comprising: • North and east: wholesale retail units/commercial units • South and west: industrial/commercial properties and a service yard. • The southern boundary of the site is defined by the bank of the River Irwell.
Proposed Development	The proposed development comprises internal works for the installation of a padel court complex comprising 8no. courts, with a café/kitchen area and ancillary parking. Courts 1-6 will be situated within the existing building while courts 7 and 8 will be located in the external area to the west surrounded by wire netting. Site access will be retained as per the existing situation. Proposed development plans are provided in Appendix A.

Table 1-1: Summary of site details.

2. Site Setting

2.1. Vulnerability

As an initial phase in identifying whether a site is potentially at risk of flooding, LKC has consulted the EA's Flood Map for Planning. This mapping is based on a combination of local flood model outputs, recorded flood outlines and national flood model information to identify areas that are at risk of fluvial and/or tidal flooding for strategic planning purposes.

The Flood Map for Planning divides the floodplain into three categories of flood risk, and do not take flood defences into account. The PPG (Table 1: Flood Zones, Paragraph 78) defines the Flood Zones as:

- Flood Zone 1 – Very Low Risk, with annual probability of flooding from rivers and the sea of less than 0.1% (1 in 1000).
- Flood Zone 2 – Low Risk, with annual probability of flooding of 0.1 to 1.0% from rivers and 0.1 to 0.5% from the sea.
- Flood Zone 3 – Medium to High risk of flooding with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

The Flood Map for Planning indicates the site is located predominantly within Flood Zone 2 with small areas along the northern and southern boundaries of the site shown as Flood Zone 3.

The proposed development comprises the change of use for an existing warehouse to provide a sports facility and ancillary parking. Leisure and sports facilities are classified as 'Less Vulnerable' development within Annex 3 of the NPPF.

2.2. The Sequential and Exception Tests

The NPPF requires that the Sequential Test be applied to development proposals in Flood Zones 2 or 3 to determine if there are any 'reasonably available' and suitable alternative sites at lower flood risk. However, the NPPF also notes that when applying the Sequential Test, a pragmatic approach on the availability of alternatives should be taken.

The proposed development comprises the change of use of the existing site and is therefore exempt from application of the Sequential Test as per Paragraph 176 of the NPPF.

2.3. Environmental Setting

LKC has undertaken a review of public domain information including British Geological Survey data, Environment Agency data, and aerial photography to provide a summary of the environmental setting of the site. This is summarised in Table 2-1 below.

Summary of the Environmental Setting			
Geology	Superficial		Alluvium (clay, silt, sand, and gravel).
	Bedrock		Chester Formation (sandstone)
	BGS Boreholes		The nearest available BGS borehole records are summarised below, with further detail provided within Section 4. BH Ref: SJ89NW196, c. 25m east (± 10m): Alluvium principally clay to 26ft (7.92m) below ground level (bgl), red sandstone to 311ft (94.8m) bgl, red clay to 318ft (96.9m) bgl.
Hydrogeology	Aquifer Designation	Superficial	Secondary A Aquifer.
		Bedrock	Principal Aquifer.
	Source Protection Zone (SPZ)		The site is not mapped within a groundwater Source Protection Zone.
Hydrology	All adjacent and internal surface water		A review of Ordnance Survey mapping indicates the following watercourses within the vicinity of the site: - The River Irwell, an EA designated Main River flows in an easterly and southerly direction past the site. The river is located c.20m south of the site. The river continues south westward through Manchester city centre and into Salford Quays. - The River Irk, an EA designated Main River is shown to be located 600m southeast of the site where it enters a culvert. The culvert appears to discharge into the River Irwell c.510m to the south of the site.

Table 2-1: Summary of the Environmental Setting.

2.4. Site and Access Levels

According to EA LiDAR DTM elevation data (Figure 2), ground levels on-site range between c. 28.0m above ordnance datum (AOD) in the west of the site and c. 27.5m AOD in the south and east. Ground levels typically fall to the southeast.

To the southwest of the site the levels slope southwards from the site at c.27.5m AOD to the south along the bank of the River Irwell where bank of the river is c.28.0m AOD.

Site access via Mary Street to the east is shown to be at 27.5m AOD. The western service yard and access road is shown to be 28.0m AOD.

3. Consultation

Information from all relevant consultees is summarised in Table 3-1 below.

Source	Details	
Environment Agency (EA)	Flood Map for Planning (FMfP)	The site is shown on the EA Flood Zone Mapping website as being predominantly in Flood Zone 2 with a small portion in the northeastern corner shown to be Flood Zone 3.
	Modelled flood level data	Based on the site being located within Flood Zones 2 and 3, consultation has been undertaken with the EA to request site specific modelled flood level data. Within their response included as Appendix B, the EA have provided the Lower Irwell 2017 model outputs which have been reviewed to determine the on-site flood levels for the climate change scenarios. The levels for the various scenarios are discussed in Section 4.
Environment Agency (EA)	Records of Flooding	According to the EA's historic flood map dataset, the site was impacted during November 1866 and September 1946 where the cause of flooding was the main river due to exceedance of channel capacity. The site was also impacted during the December 2015 flood event where the cause of flooding was overtopping of defences.
	Records of Flood Warning Service	The site is located within the EA Flood Alert and Flood Warning areas.
	Surface Water Flooding	According to the EA's RoFSW mapping, the north of the site has a variable chance of surface water flooding ranging from very low to medium. The area of the proposed padel courts, however, are generally mapped as having a very low chance of flooding. Further detail and the associated depth data is provided within Section 4.
	Flooding from reservoirs	According to the EA's Reservoir Flood Extents dataset, the site is located within an area that is at risk of flooding from reservoirs.
United Utilities (UU)	Sewer Plans	Public sewer records, including cover and invert level information, obtained from UU (included as Appendix C) indicate the following sewers within the vicinity of the site: • A 1800mm diameter public surface water sewer is shown to be located adjacent to the western boundary of the site flowing in a southerly direction and discharging into the River Irwell. There is no level information available for this sewer; • A 150mm diameter public combined sewer is shown to be located in the northeastern corner of the site that. • A 525mm diameter public combined sewer located beneath Mary Street to the east of the site. The sewer is flowing in a southerly direction. Node 5302 is shown to have a CL: 27.62m AOD an IL:23.80 with a depth of 3.82m.
Greater Manchester Level 1 Strategic Flood Risk Assessment Update (SFRA) ³	The 2019 SFRA includes information about sewer flooding within the region, however, this information is presented at a broad, strategic scale and is spatially removed from the site. As a result, the mapping is too coarse and generalised to provide meaningful insight into localised flood risk. The entire Greater Manchester area is mapped (as per Figure 6-3: Surface water flood risk across GM, SFRA ³) as being at risk of surface water flooding, however due to the coarse nature of the mapping it is not possible to draw site-specific conclusion of the surface water flood risk.	

Table 3-1: Summary consultee information.

4. Assessment of Flood Risk

4.1. Sources of Flooding

The risk of flooding from the following flood sources has been considered:

Fluvial Flooding

The EA Flood Map for Planning indicates that the site is located predominantly within Flood Zone 2 with small areas along the northern and southern boundaries of the site shown to be located within Flood Zone 3.

Detailed hydraulic modelling for the site has been obtained from the Environment Agency (EA), with the Lower Irwell 2017 model identified as the most relevant dataset (refer to Appendix B). This model provides simulated flood levels for both defended and undefended scenarios under a range of climate change allowances, including +30%, +35% and +70% uplifts, which represent present-day and future flood risk conditions. A summary of the fluvial impact for these scenarios is provided in Table 4-1 below with associated imagery includes as Figures 3 – 8.

Scenario	Condition	Flood Level (m AOD)	Approx. Depth (m)	Figure
1% AEP + 30% CC	Defended	Not affecting site	0.0	Figure 3
1% AEP + 35% CC	Defended	27.84	0.41	Figure 4
1% AEP + 70% CC	Defended	29.50	2.0	Figure 5
1% AEP + 30% CC	Undefended	Not affecting site	0.0	Figure 6
1% AEP + 35% CC	Undefended	28.47	1.0	Figure 7
1% AEP + 70% CC	Undefended	29.94	2.5	Figure 8

Table 4-1: Summary of the River Irwell 2017 model outputs.

The site benefits from existing fluvial flood defences located along its southern boundary, which provide a nominal 1 in 75 year (1.33% AEP) standard of protection, with crest levels ranging between 27.44m AOD and 27.66m AOD and a current condition rating as 'fair' (described as having defects that could reduce performance). These defences therefore offer a reduction in flood risk under typical design events, although exceedance may occur during more extreme climate change scenarios. The defended scenario is therefore considered to be representative of site conditions and has been used to assess the potential fluvial flood risk within the site. Due to the presence of existing defences, the risk of flooding is considered to be residual whereby flooding will occur as a result of overtopping or breach of defences.

In terms of overtopping, the data provided by the EA indicates the site would be impacted by flooding to a level of 27.84m AOD during the 1% AEP plus 35% climate change event which represents the design flood event based on the latest EA climate change guidance. This would result in flooding up to 0.41m in depth within the site.

In the absence of detailed breach modelling from the EA, the undefended scenarios are often used as a proxy for residual risk associated with defence failure. During the undefended 1% AEP event, the site is shown to be impacted by flooding to a level of 28.47m AOD, resulting in 1.0m depth of flooding. However, this approach is recognised as an overestimation of actual risk, as it assumes the total removal of all defences along the watercourse. In reality, a breach would occur at a specific location, with the extent and severity of flooding influenced by factors such as breach width, duration and location. Consequently, flood extents under a true breach scenario would typically be more constrained than those shown in the undefended outputs.

Based on the above, the overall risk of fluvial flooding is considered to be high.

Tidal Flooding

The site is remote from tidally influenced watercourses meaning there is no tidal influence on the site area. As such, the risk of tidal flooding is considered negligible.

Surface Water (Pluvial) Flooding

According to the EA's Risk of Flooding from Surface Water (RoFSW) dataset, the site predominantly has a very low chance of surface water flooding. The western area of the site (reflecting the existing service yard to the west of the warehouse) has a variable chance of surface water flooding ranging from very low (<0.1% AEP) to moderate (>1.0% AEP).

The areas of low and medium (0.1% to 1.0% AEP) chance are confined within the service yard area along the western boundary of the site. The area impacted by flooding will be largely occupied by courts 7 and 8.

In the future climate change (2050s epoch) scenarios, risks are roughly similar to those in the present-day equivalent events, albeit with a minor increase in the extent of low chance areas to the south of the site. The area proposed for development is impacted to a depth less than 75mm during the present day and climate change scenario. The overall risk of direct surface water flood risk to the site is considered to be low.

Despite this, the surrounding areas are shown to be at low to high chance of surface water flooding during both the present day and the future climate change scenarios.

Mary Street to the east of the site is shown to be at low to high chance of surface water flooding during both the present day and the future climate change scenario.

The associated depth mapping is summarised below:

- Mary Street immediately to the east has a very low chance of surface water flooding across each scenario;
- Flood depths are typically shallow (less than 0.30m) within Mary Street to the southeast of the site across each scenario.
- Climate change (2050s epoch): similar to the present-day equivalent scenarios, the extent of the low-risk scenario is shown to be slightly larger than the present day however remains shallow (less than 0.30m).

Based on the above, with consideration of the nature and location of the proposed development, the risk of surface water flooding to the site is considered low.

Groundwater

The EA's Long Term Flood Risk mapping indicates that the site is not located within a groundwater flood alert area.

According to the BGS borehole database, the nearest available borehole record mapped within the same geological strata as the site is located approximately 25m east (± 10 m) (borehole ref: SJ89NW196). The borehole record indicates the presence of clay 29ft bgl (c.7.9m bgl), red sandstone to 311ft bgl (c.94.8m bgl), red clay to 318ft bgl (c.97m bgl).

Given much of the site area (existing and proposed) comprises hardstanding, the potential for groundwater emergence at the surface via permeable pathways would be significantly constrained. Additionally, the presence of clay beneath the site is likely to reduce the possibility of ground water emergence. Notwithstanding, the risk to buried infrastructure should be considered as part of the development.

On balance, the overall risk of groundwater flooding to the development is considered low.

Flooding from Sewers

Sewer records obtained from UU, summarised in Table 3-1 indicates the presence of public combined sewers located to the east of the site beneath Mary Street.

At a strategic scale, sewer flooding records presented within the Greater Manchester Level 1 Strategic Flood Risk Assessment (SFRA) identify Manchester city centre as a sewer flooding hotspot. However, this information does not identify any site-specific incidents of sewer or surface water flooding at the application site.

In the absence of detailed, site-specific data, the potential impact of sewer flooding has therefore been assessed with reference to local topography.

Based on the provided levels the sewers are shown to be approximately 3m deep, unlikely to surcharge to the ground level. The LiDAR extract included in Figure 2 indicates Mary Street slopes in a southerly direction. In the event of sewer surcharge it is likely the sewer flood water would follow the preferential flow route to the south, away from the site.

On this basis, while sewer flooding cannot be entirely discounted, any flooding that may occur is likely to be shallow, short-duration, and to dissipate relatively quickly. Accordingly, the overall risk of flooding from sewers at the site is considered to be low.

Flooding from Artificial Sources

The EA Long Term Flood Maps indicate the site is located within an area that is at risk of flooding in the event of reservoir failure. Notwithstanding, all large reservoirs must be inspected and supervised by reservoir panel engineers. The EA are the enforcement authority for the Reservoirs Act 1975 in England. They ensure that reservoirs are inspected regularly, and essential safety work is carried out. The likely risk of an incident occurring if the reservoir is adequately maintained and monitored is low.

There is no other artificial waterbody within the vicinity of the site.

On balance, the overall risk of flooding from artificial sources is considered low.

4.2. Summary of Flood Risk

A summary of the risk of flooding from all sources is provided in Table 4-2 below.

Source of Flooding	Risk Assessment Level
Fluvial	High
Tidal	Negligible
Surface Water	Low
Groundwater	Low
Sewers	Low
Artificial Sources	Low

Table 4-2: Summary of Existing Risk Level.

5. Mitigation Measures

5.1. Proposed Site Levels and Development Level

The proposed development comprises a change of use from an existing warehouse to a sports complex. There is no increase in risk classification for this development, and the existing and proposed use are classified as 'Less Vulnerable' to flooding in accordance with Table 2 of the Planning Practice Guidance (PPG).

The development is predominantly within the EA's Flood Zone 2 with part of the northern area of the site shown to be in Flood Zone 3.

Given the development reflects a change of use for an existing warehouse it is not considered to be feasible nor proportionate to the scale of development for site levels to be raised above existing levels.

Alternatively, a resilience-based approach is considered appropriate, informed by the defended 1% AEP + 35% climate change scenario, which represents the most relevant design event for planning purposes

Based on this scenario, flood depths of up to approximately 0.41m are anticipated. Accordingly, the following resistance and resilience measures are recommended for internal areas such as the café and changing facilities:

- Use of water-resistant materials for floors, walls and fixtures;
- Installation of raised electrical services and plant above predicted flood levels;
- Incorporation of demountable flood barriers or equivalent measures at key access points (where practicable);
- Design of internal layouts to position more vulnerable equipment and uses at higher levels where feasible.

These measures will be developed further at detailed design stage and agreed with Building Control as appropriate.

For the external padel courts, mitigation is inherently limited due to their open nature. However, the design will ensure that:

- The courts remain permeable to flood flows, with fencing/netting allowing water to pass freely;
- Water-compatible construction materials are used to minimise damage and facilitate rapid recovery following a flood event;
- Any ancillary fixtures (e.g. lighting, equipment) are designed to be resilient or easily replaceable.

5.2. Access and Egress

Access and egress to the site is provided via Mary Street. A review of the data provided by the EA indicates Mary Street will be impacted by flooding during the 1% AEP plus 35% climate change event. It is therefore recommended that a Flood Warning and Evacuation Plan (FWEP) is prepared for the site. The FWEP should aim to ensure the safe and timely evacuation of the site prior to the onset of flooding occurring within the site and surrounding road network.

In the event that safe evacuation is not possible (i.e. due to rapid inundation) safe refuge will be provided at first floor level within the proposed development.

5.3. Floodplain Compensation

There will be no increase in built footprint as a result of the proposed development and thus no increase in the displacement of flood water associated with the proposed development. Courts 7 and 8 will be located externally, however, they will feature perimeter wire netting that will allow the free flow of water in and out of the courts, thus resulting in a negligible displacement of flood risk.

Based on the above, there will be no increase in flood risk and no alteration to flood flow routes as a result of the proposed development.

6. Conclusions

The proposed development comprises the change of use of an existing warehouse to provide 8no padel courts with ancillary facilities and parking.

The EA Flood Map for Planning indicates that the site is located within Flood Zone 2 with a small portion in the northeastern corner shown to be Flood Zone 3, which corresponds to a high probability of flooding from rivers.

Based on a review of the EA data, the overall risk of fluvial flooding is considered to be high. Notwithstanding, the proposed development comprises the change of use of an existing building and there will be no increase in flood risk as a result of the proposed development. It is recommended that flood resilience and resistance measures are incorporated into the proposed development to reduce the potential impact of flooding within the site. The risk to site users can be managed with the provision of a FWEP that aims to ensure the safe and timely evacuation of the site prior to flooding occurring. The risk of flooding from all other sources is considered to be negligible to low.

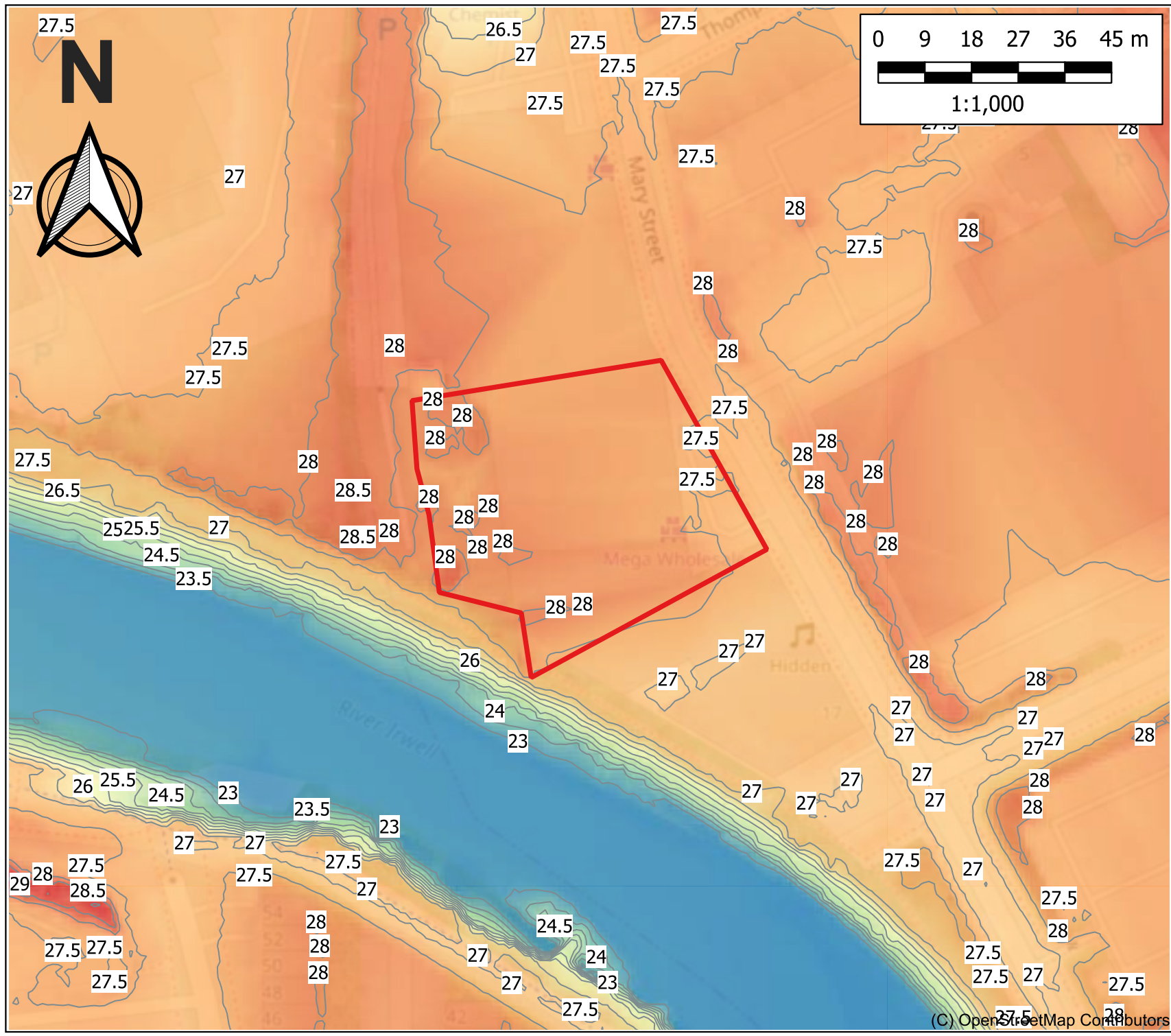
Figures

Figure 1 – Site Location and Boundary Plan



Client: Silverline Properties (NW) Ltd				Title: Site Location & Boundary Plan			
Site: Mary Street, Manchester				Scale (see scale bar): 1:25,000 & 1:1250 @ A4			
Drawn By: AY		Checked By: DP		Figure: 1			
No.: FRA261106		Drawn: May 2026		Revision:			

Figure 2 – LiDAR Elevation Data



KEY

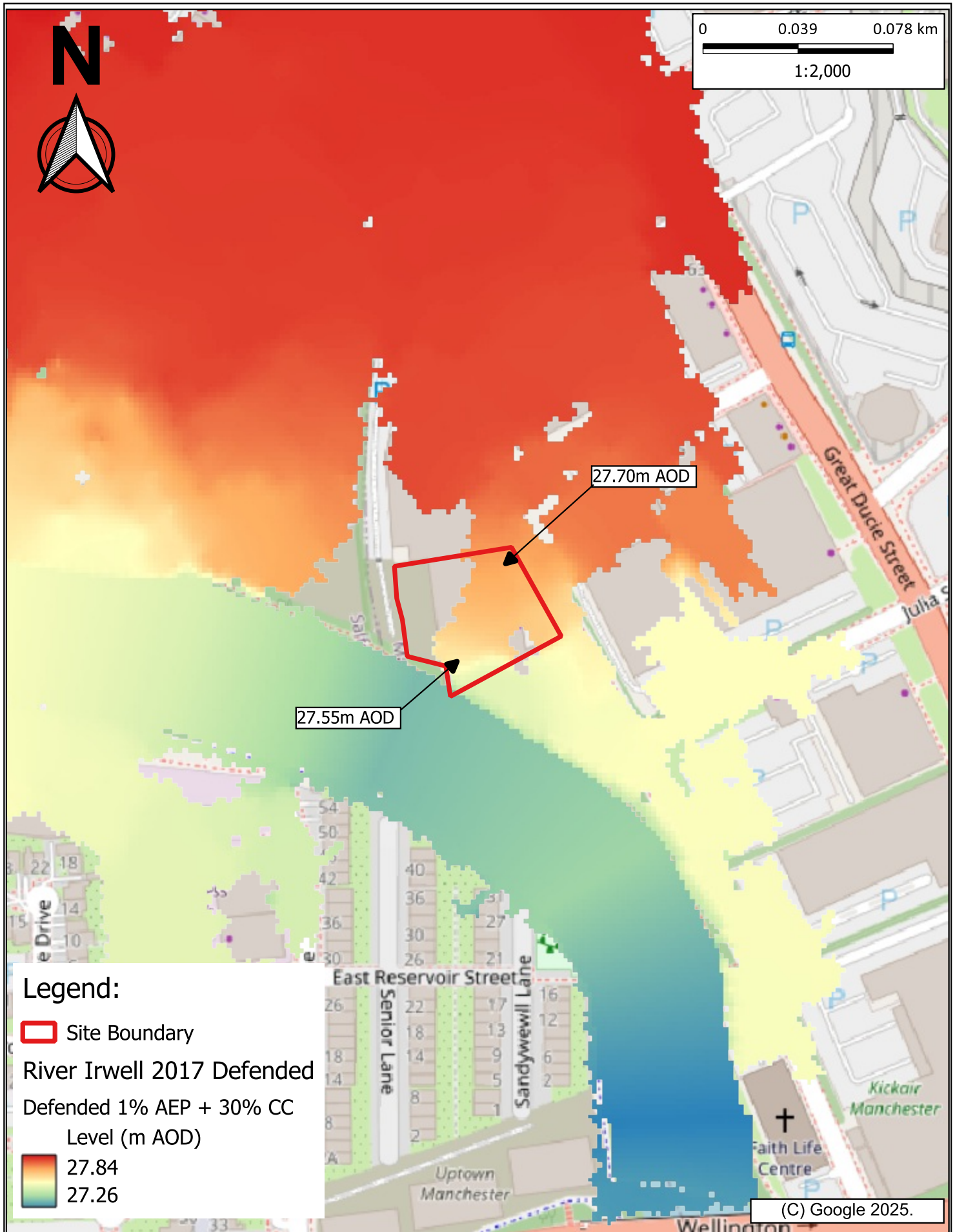
 Site Boundary

LIDAR data has been extracted from published the DEFRA Data Services. It should be noted that LIDAR data has a typically +/- 150mm error margin. Do not scale from this drawing and work from marked dimensions only. All dimensions and features should be confirmed on site by the Contractor. Where this drawing includes information provided to LK Consult Ltd by others, LK Consult Ltd gives no warranty, representation or assurance as to the accuracy of such information.



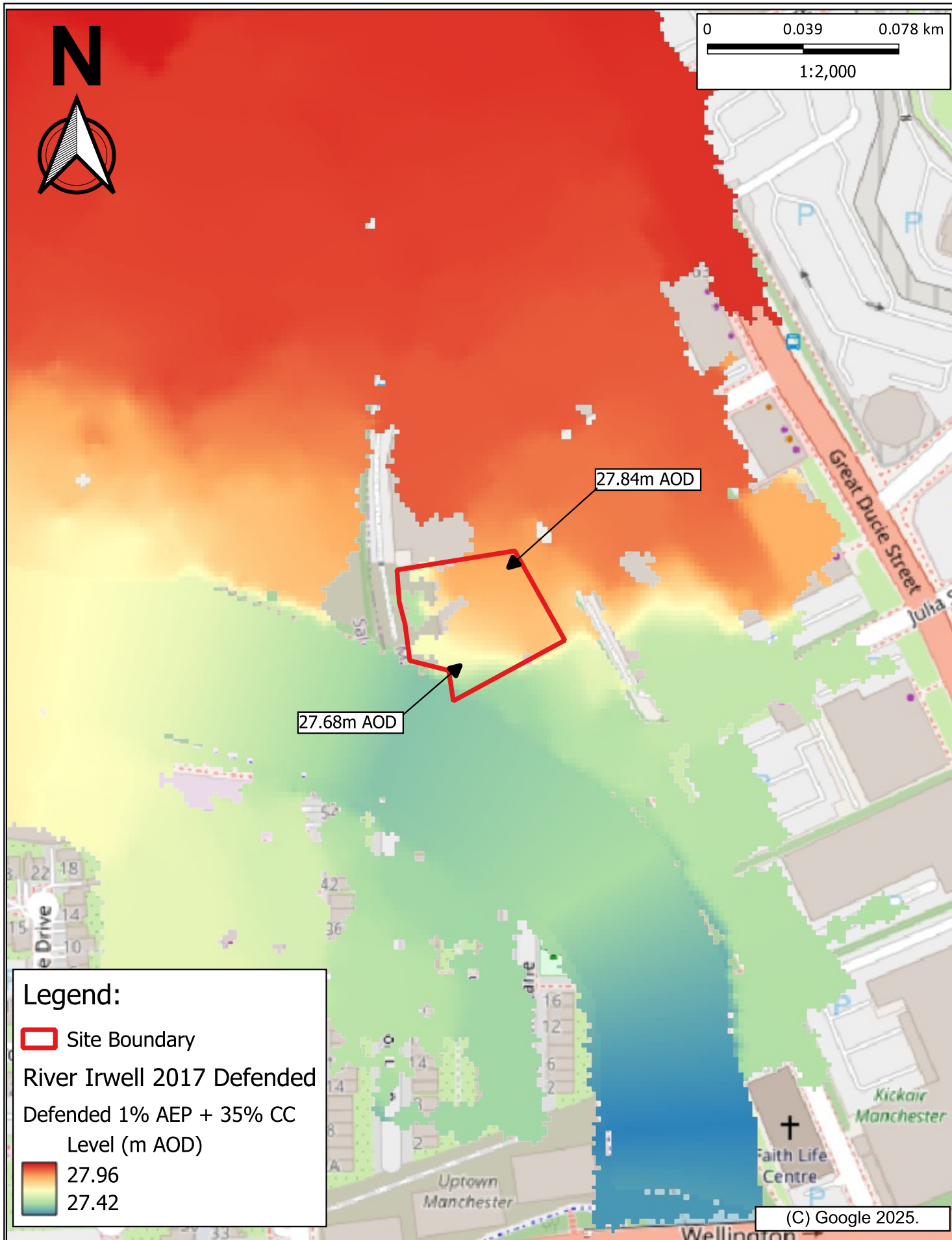
Client:			
Silverline Properties (NW) Ltd			
Site:			
Mary Street, Manchester			
Title:			
LiDAR Elevation Data			
Job No.:	Scale (see scale bar):	Figure:	Rev:
FRA261106	1:1000 @ A4	2	
Drawn By:	Checked By:	Drawn:	
AY	DP	May 2026	

Figure 3 – Defended 1% AEP + 30% CC Flood Level Data



Client: Silverline Properties (NW) Ltd				Title: Defended 1% AEP + 30% CC Flood Level Data			
Site: Mary Street, Manchester							
Job No.: FRA261106		Drawn By: AY	Checked By: DP	Drawn: May 2026	Scale (see scale bar): See scale bar		Figure: 3

Figure 4 – Defended 1% AEP + 35% CC Flood Level Data



Legend:

Site Boundary

River Irwell 2017 Defended
Defended 1% AEP + 35% CC
Level (m AOD)



Client: Silverline Properties (NW) Ltd				Title: Defended 1% AEP + 35% CC Flood Level Data			
Site: Mary Street, Manchester				Scale (see scale bar): See scale bar			Figure: 4
Drawn By: AY		Checked By: DP		Revision:			
Drawn: May 2026							

No.: FRA261106

AY

DP

May 2026

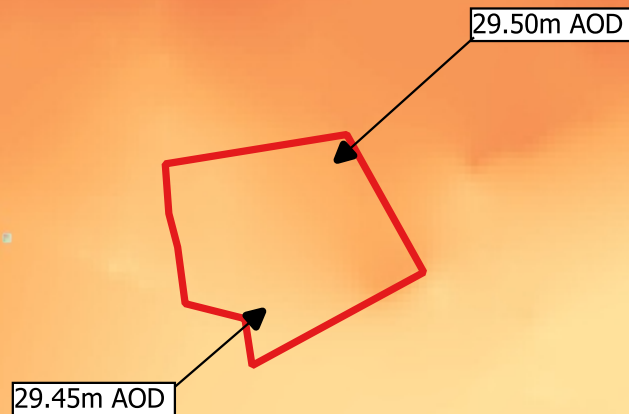
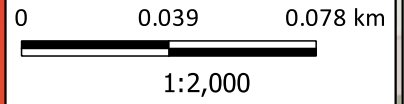
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Figure 5 – Defended 1% AEP + 70% CC Flood Level Data

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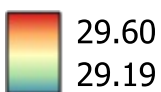


Legend:

 Site Boundary

River Irwell 2017 Defended

Defended 1% AEP + 70% CC Scenario
Level (m AOD)



(C) Google 2025.

Client:

Silverline Properties (NW) Ltd

Site:

Mary Street, Manchester

Job No.: FRA261106

Drawn By: AY

Checked By: DP

Drawn: May 2026

Title:

Defended 1% AEP + 70% CC
Flood Level Data

Scale (see scale bar):

See scale bar

Figure:

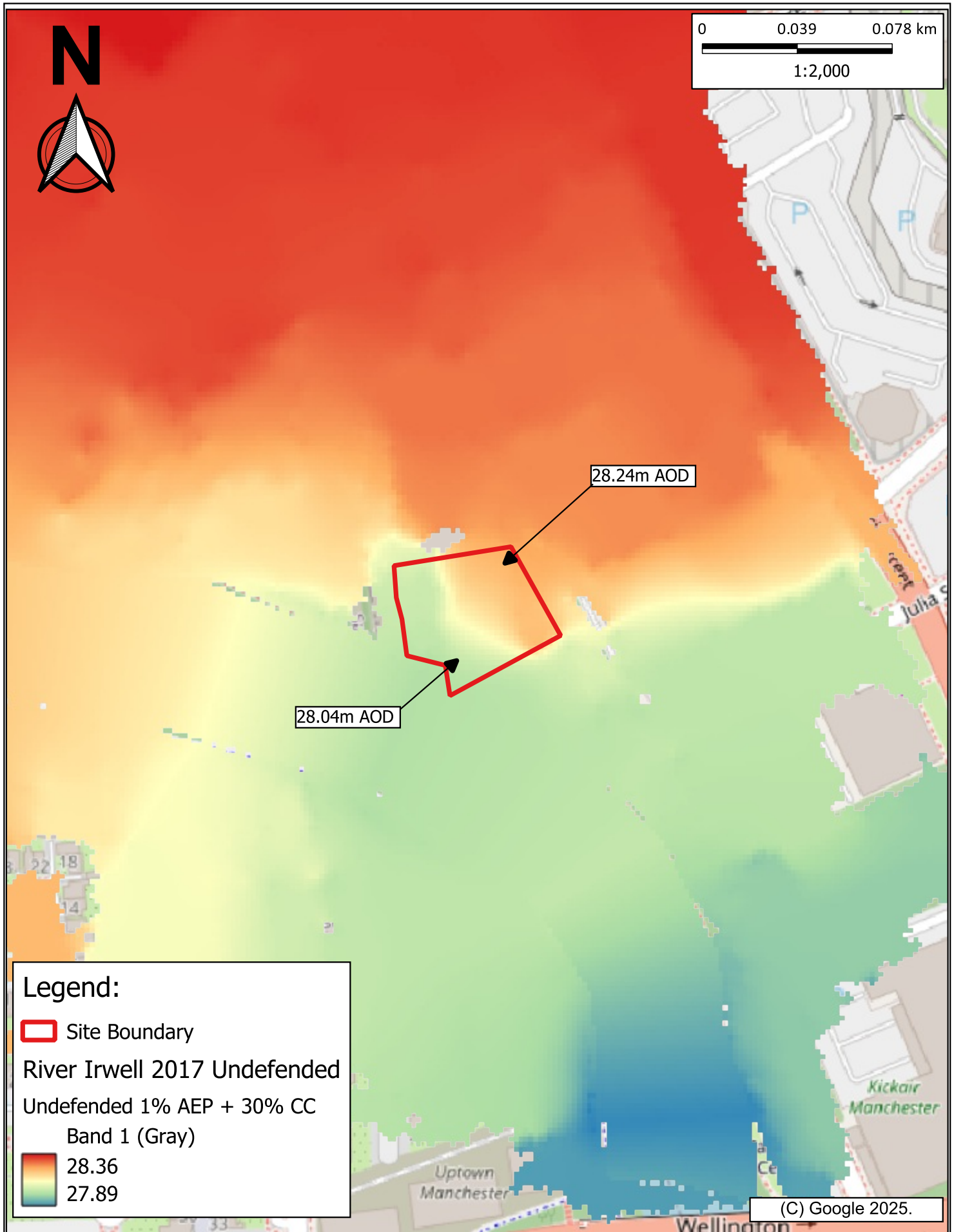
5

Revision:



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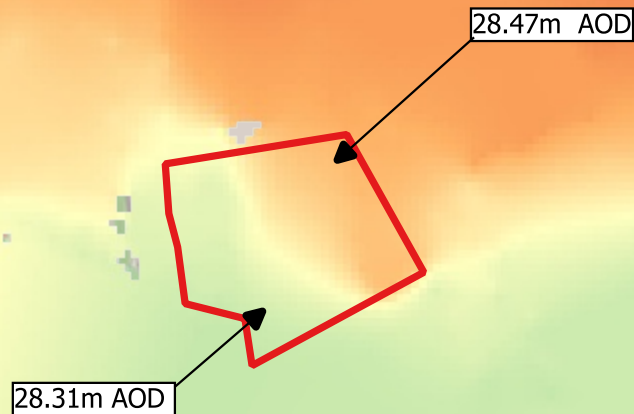
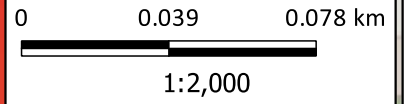
Figure 6 – Undefined 1% AEP + 30% CC Flood Level Data



Client: Silverline Properties (NW) Ltd				Title: Undefended 1% AEP + 30% CC Flood Level Data			
Site: Mary Street, Manchester				Scale (see scale bar): See scale bar			
Drawn By: AY				Figure: 6			
Checked By: DP				Revision:			
Drawn: May 2026							
No.: FRA261106							

Figure 7 – Undefined 1% AEP + 35% CC Flood Level Data

N



Legend:

 Site Boundary

River Irwell 2017 Undefended

Undefended 1% AEP + 35% CC
Level (m AOD)



(C) Google 2025.

Client: Silverline Properties (NW) Ltd				Title: Undefended 1% AEP + 35% CC Flood Level Data				
Site: Mary Street, Manchester				Scale (see scale bar): See scale bar			Figure: 7	Revision:
Drawn By: AY	Checked By: DP	Drawn: May 2026						

Figure 8 – undefended 1% AEP + 70% CC Flood Level Data

N



0 0.039 0.078 km
1:2,000

29.94m AOD

29.90m AOD

Legend:

 Site Boundary

River Irwell 2017 Undefended

Undefended 1% AEP + 70% CC
Level (m AOD)

 29.95
29.89

(C) Google 2025.

Client:
Silverline Properties (NW) Ltd

Site:
Mary Street, Manchester

Job No.: FRA261106
Drawn By: AY
Checked By: DP
Drawn: May 2026

Title:
Undefended 1% AEP + 70% CC
Flood Level Data

Scale (see scale bar):
See scale bar

Figure:
8

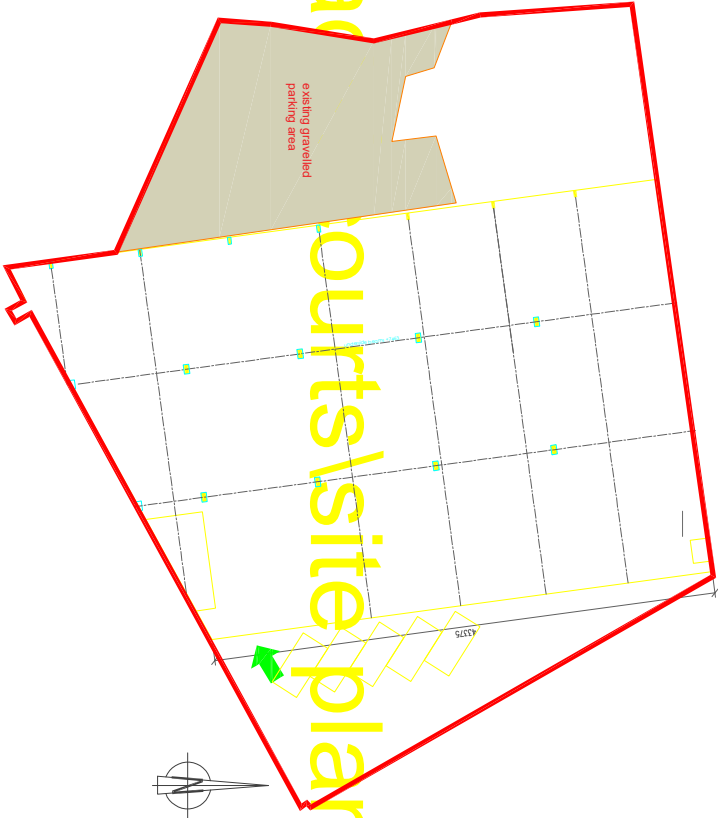
Revision:


LK GROUP

Appendices

Appendix A – Site Information

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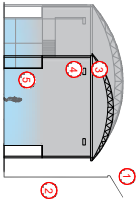
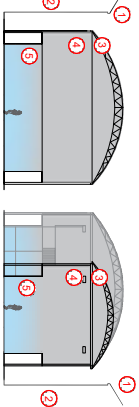
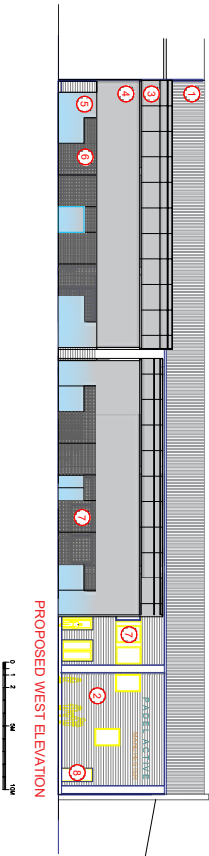
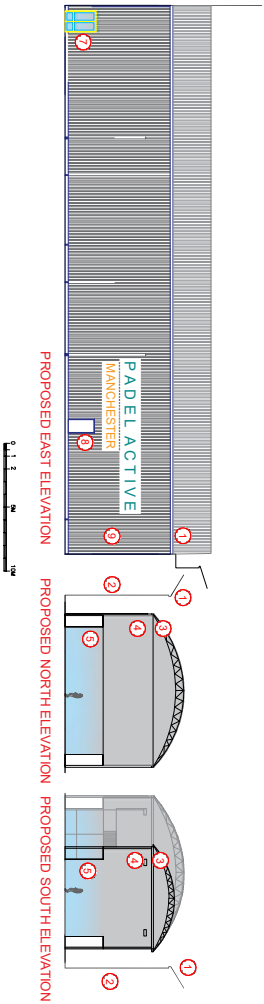
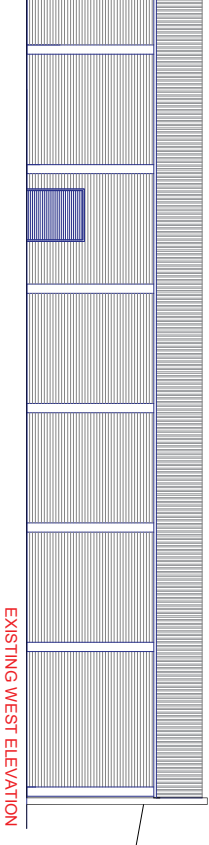
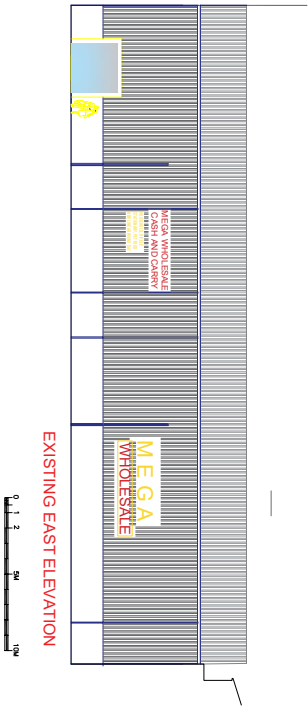


EXISTING SITEPLAN

PROPOSED CHANGE OF USE TO PADEL COURT COMPLEX: PROPOSED PLANS
FORMER MEGA WHOLESALE BUILDING, ST MARY STREET MANCHESTER M3 1NH

SCALE 1:500 @ A3

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XXX		ST MARY STREET MANCHESTER M3 1NH	
Drawn: XXX	Check: XXX	Date: FEB 28	Scale: 1:500 @ A3
Project: SA 00	Project: AS	Date: 15/02/24	Scale: 1:500 @ A3
PL02		A	



PROPOSED CHANGE OF USE TO PADEL COURT COMPLEX: PROPOSED ELEVATIONS

FORMER MEGA WHOLESALE BUILDING, ST MARY STREET MANCHESTER M3 1NH

SCALE 1:200 @ A3

FORB
DESIGN

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Appendix B – Environment Agency Data

Flood risk assessment data



Location of site: 383521 / 399304 (shown as easting and northing coordinates)

Document created on: 8 May 2026

This information was previously known as a product 4.

Customer reference number: VVD381FRUHNJ

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- past floods
- flood defence locations and attributes
- information to help you assess if there is a reduced flood risk from rivers and the sea because of defences
- modelled data
- modelled climate change data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Surface water and other sources of flooding

When using the surface water map on the [check your long term flood risk service](#) the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- [reservoir flood risk](#)
- groundwater flood risk - you could use the [British Geological Survey groundwater flooding data](#), [groundwater: current status and flood risk](#) and the guide on [mining and groundwater constraints for development](#) - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is Manchester District (B).

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: Lower Irwell 2017

Scenario(s): Defended fluvial, defences removed fluvial, defended climate change fluvial, defences removed climate change fluvial

Date: 1 April 2018

Model name: Manchester Ship Canal 2018

Scenario(s): Normal Operation, Latchford 1 Gate Closed, Latchford 3 Gate

Closed Date: 1 May 2020

These models contain the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occurring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change



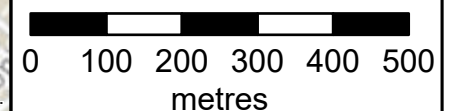
Flood map for planning

Location (easting/northing)
383521/399304

Scale
1:10,000

Created
8 May 2026

-  Selected area
-  Main river
-  Flood defence
-  Flood Zone 3
-  Flood Zone 2



Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

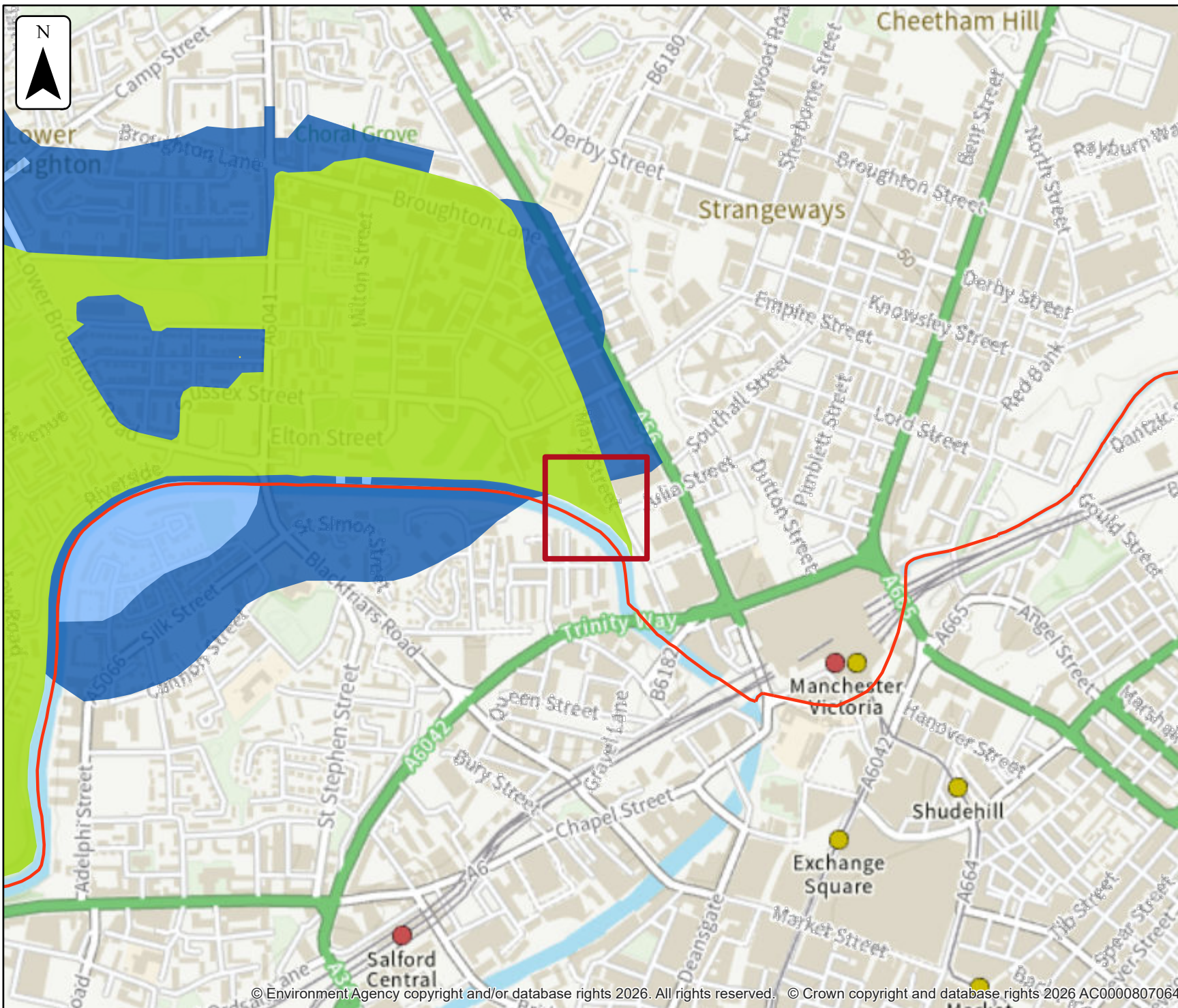
The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- rivers
- the sea
- groundwater
- surface water

[Download the complete recorded flood outlines dataset](#), which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact Manchester District (B) Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.



Past floods

Location (easting/northing)
383521/399304

Scale
1:10,000

Created
8 May 2026

-  Selected area
-  Main river
- Date of flood event
 -  December, 2015
 -  January, 2008
 -  October, 1998
 -  January, 1954
 -  September, 1946
 -  November, 1866

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Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
26 December 2015	26 December 2015	main river	overtopping of defences	Yes
21 January 2008	22 January 2008	main river	unknown	No
23 October 1998	24 October 1998	unknown	other	No
21 January 1954	22 January 1954	main river	channel capacity exceeded (no raised defences)	No
20 September 1946	21 September 1946	main river	channel capacity exceeded (no raised defences)	Yes
01 November 1866	02 November 1866	main river	channel capacity exceeded (no raised defences)	Yes

Flood defences and attributes

The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences, their condition and the standard of protection. It shows the height above sea level of the top of the flood defence (crest level). The height is in mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk



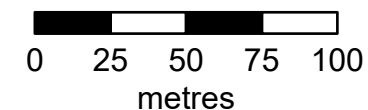
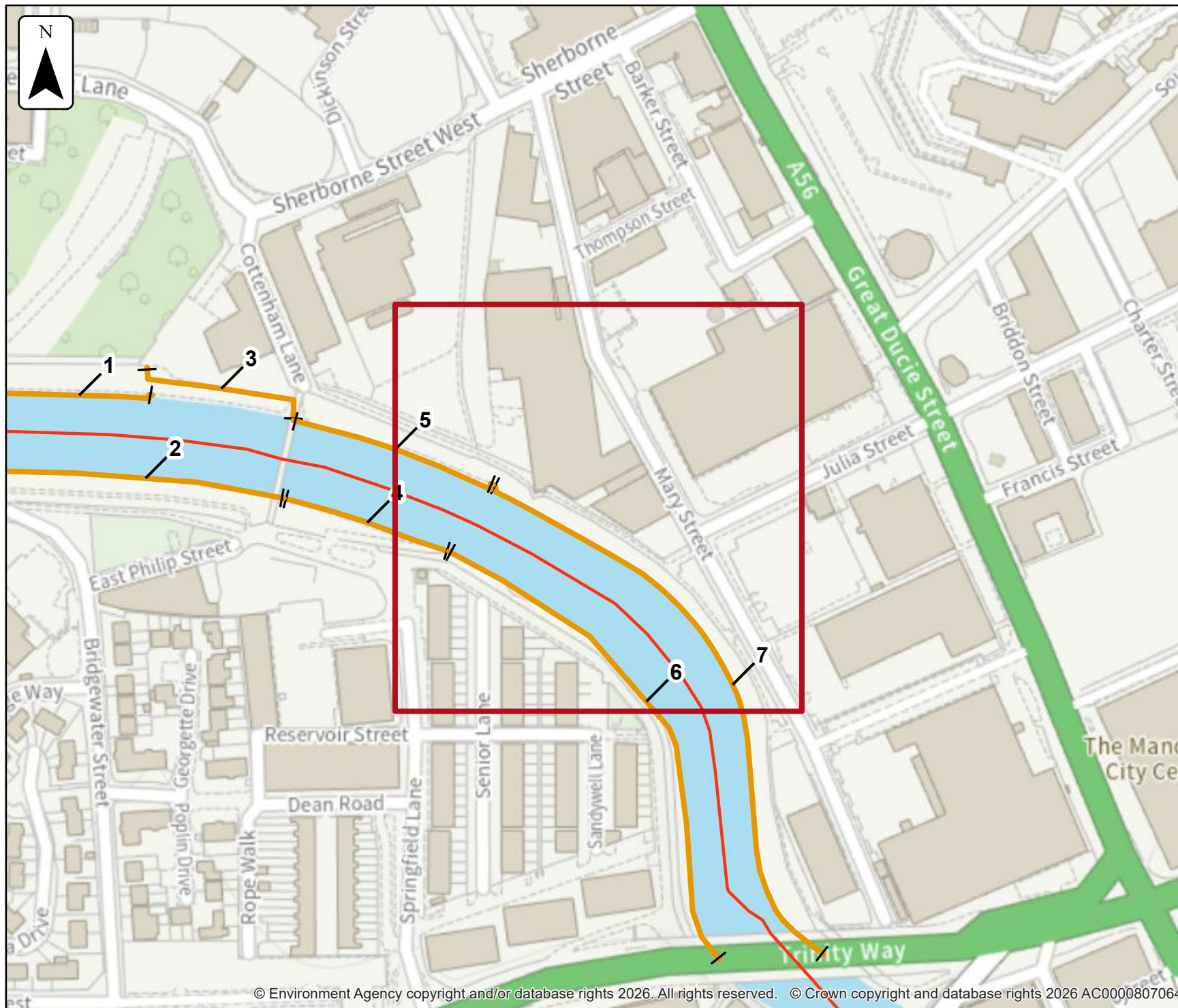
Flood defences

Location (easting/northing)
383521/399304

Scale
1:2,500

Created
8 May 2026

-  Selected area
-  Main river
-  Flood defence



Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	452758	Embankment	75	Good	27.10	27.10	27.10
2	89057	Embankment	75	Good	28.58	27.01	
3	181081	Wall	75	Fair	27.07	27.10	
4	384247	Engineered High Ground		Fair	27.10	27.01	
5	88893	Engineered High Ground	75	Fair	27.20	27.44	
6	90728	Engineered High Ground	75	Fair	27.10	25.58	
7	88831	Engineered High Ground	75	Fair	27.44	27.66	

Any blank cells show where a particular value has not been recorded for an asset.

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- modelled node point map(s) showing the points used to get the data to model the scenarios and table(s) providing details of the flood risk for different return periods
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

The climate change data included in the models may not include the latest [flood risk assessment climate change allowances](#). Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

- Defended modelled fluvial: risk of flooding from rivers where there are flood defences
- Defences removed modelled fluvial: risk of flooding from rivers where flood defences have been removed
- No defences exist modelled fluvial: risk of flooding from rivers where there are no flood defences
- Defended climate change modelled fluvial: risk of flooding from rivers where there are flood defences, including estimated impact of climate change
- Defences removed climate change modelled fluvial: risk of flooding from rivers where flood defences have been removed, including estimated impact of climate change
- No defences exist climate change modelled fluvial: risk of flooding from rivers where there are no flood defences, including estimated impact of climate change

No data available

We do not have any height or depth data at this location for the following models:

Model name: Manchester Ship Canal 2018

Scenario(s): No defences exist climate change modelled fluvial, No defences exist modelled fluvial



Defences removed climate change modelled fluvial extent

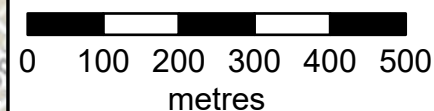
Location (easting/northing)
383521/399304

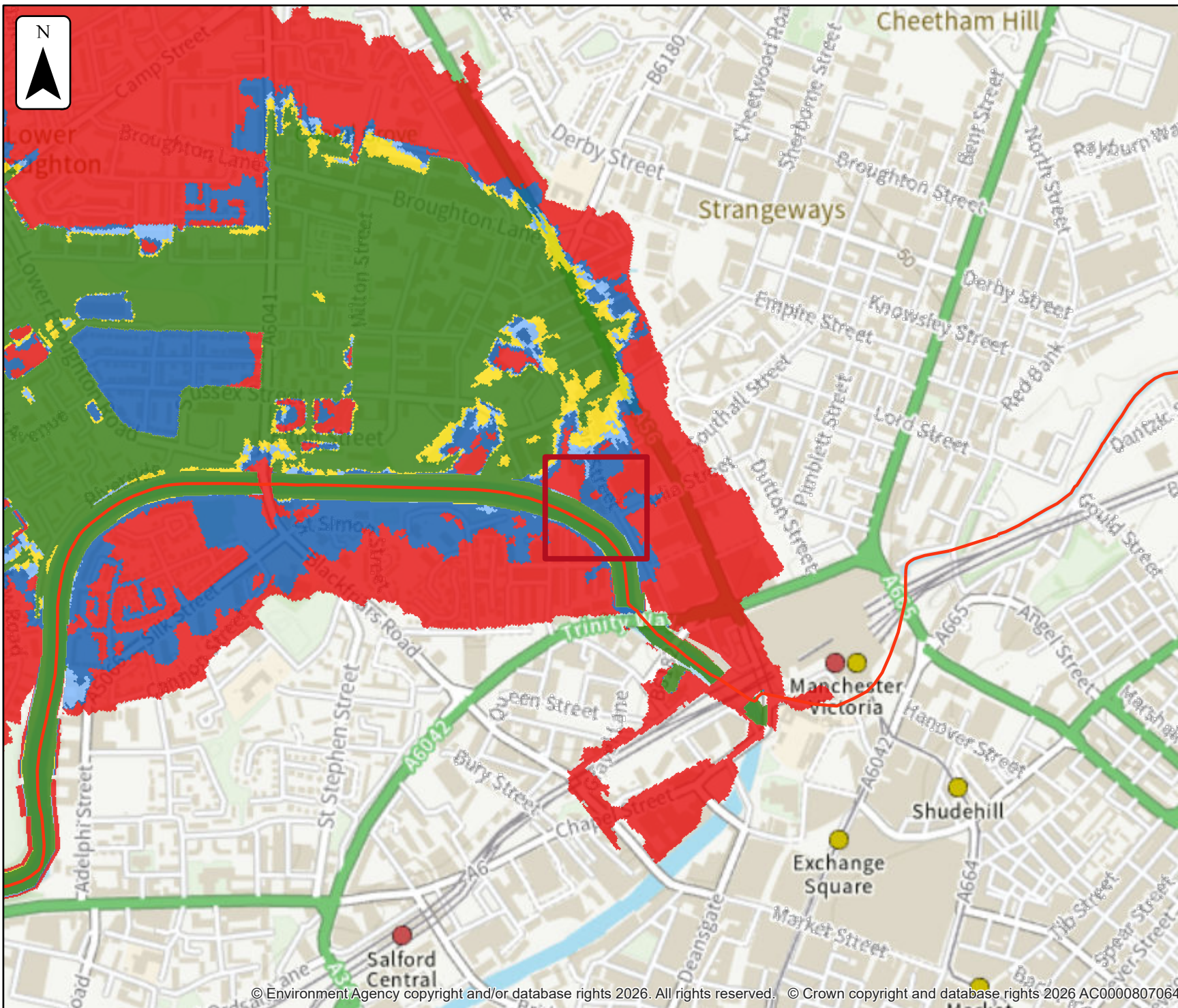
Scale Created
1:10,000 8 May 2026

Model name
Lower Irwell 2017

-  Selected area
-  Main river
- Modelled flood extent
 -  1% AEP (+30%)
 -  1% AEP (+35%)
 -  1% AEP (+70%)

Flood extents may not be
visible where they overlap
other return periods





Defences removed modelled fluvial extent

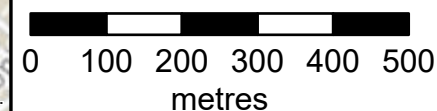
Location (easting/northing)
383521/399304

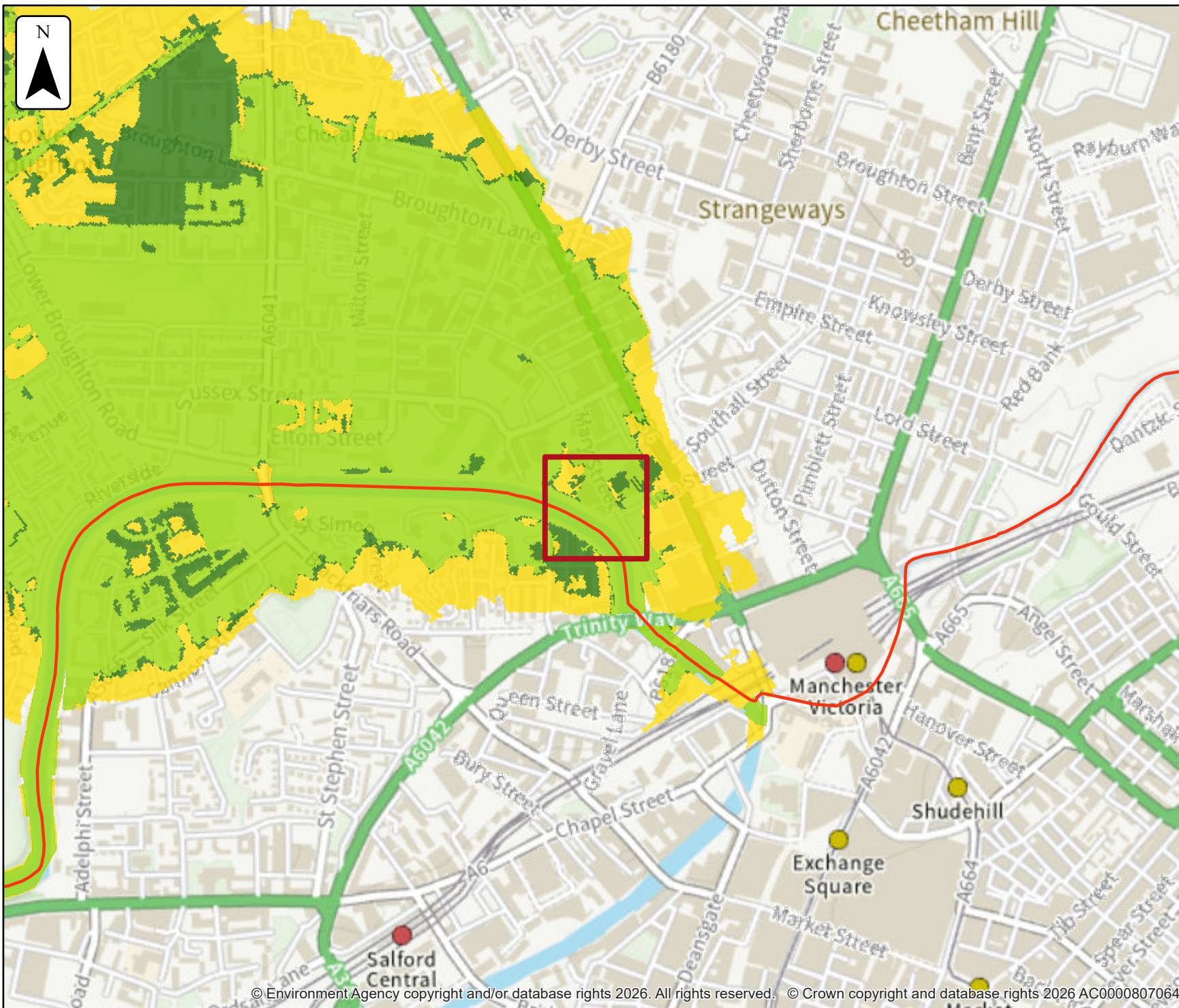
Scale Created
1:10,000 8 May 2026

Model name
Lower Irwell 2017

-  Selected area
-  Main river
- Modelled flood extent
 -  2% AEP
 -  1.33% AEP
 -  1% AEP
 -  0.5% AEP
 -  0.1% AEP

Flood extents may not be
visible where they overlap
other return periods





Defended climate change modelled fluvial extent

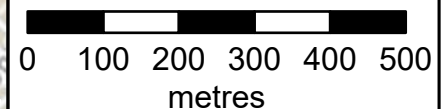
Location (easting/northing)
383521/399304

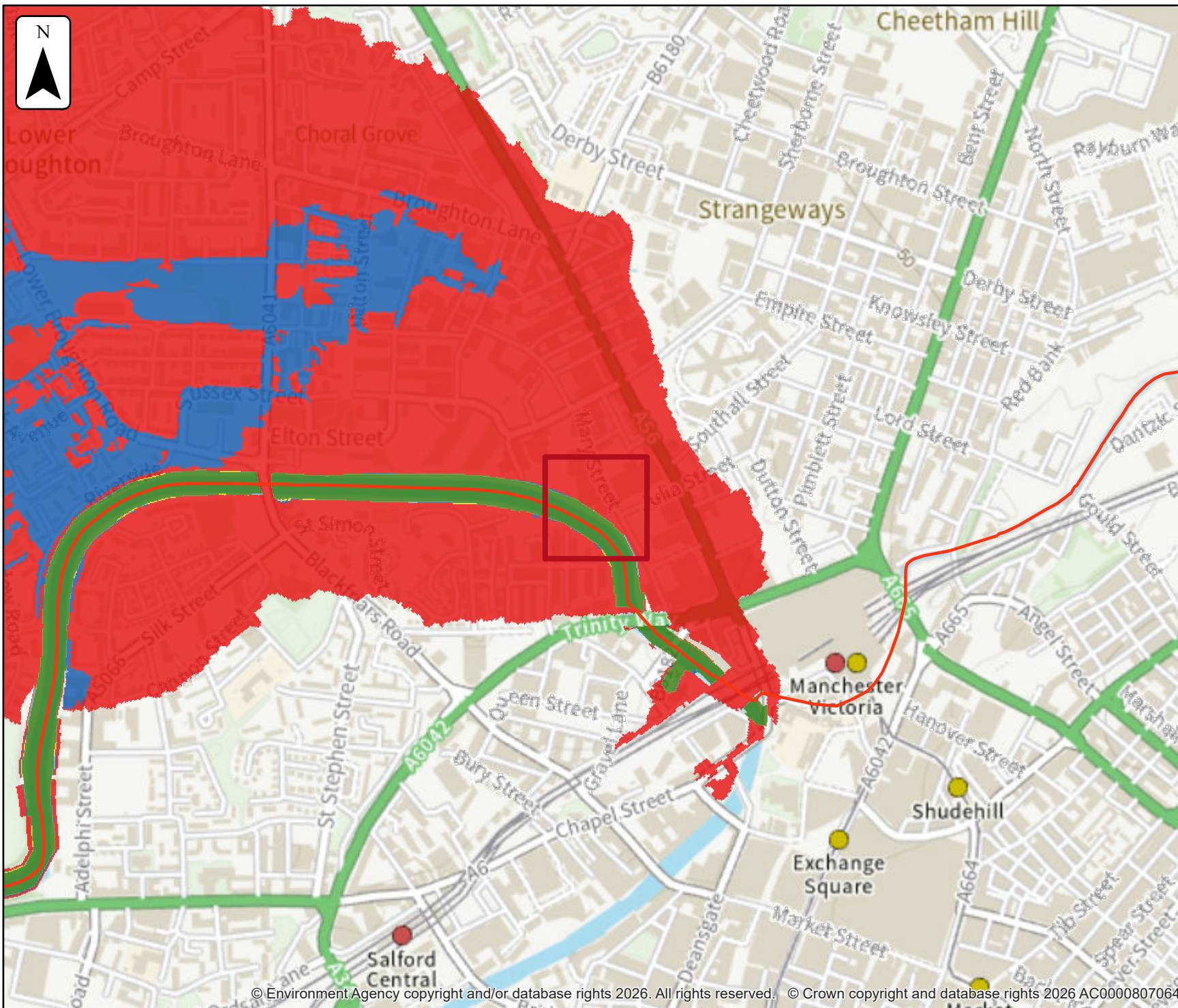
Scale Created
1:10,000 8 May 2026

Model name
Lower Irwell 2017

-  Selected area
-  Main river
- Modelled flood extent
 -  1% AEP (+30%)
 -  1% AEP (+35%)
 -  1% AEP (+70%)

Flood extents may not be
visible where they overlap
other return periods





Defended modelled fluvial extent

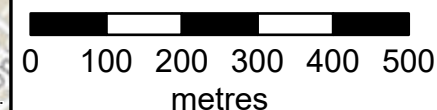
Location (easting/northing)
383521/399304

Scale Created
1:10,000 8 May 2026

Model name
Lower Irwell 2017

- Selected area
- Main river
- Modelled flood extent
 - 2% AEP
 - 1.33% AEP
 - 1% AEP
 - 0.5% AEP
 - 0.1% AEP

Flood extents may not be
visible where they overlap
other return periods





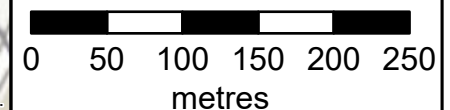
Defended modelled fluvial node locations

Location (easting/northing)
383521/399304

Scale Created
1:5,000 8 May 2026

Model name
Lower Irwell 2017

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defended

Label	Modelled location ID	Easting	Northing	20% AEP	10% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level
1	1545266	383196	399342	25.62	25.99	26.32	26.55	26.67	26.74	27.04	30.29
2	1545219	383243	399341	25.59	25.97	26.30	26.52	26.65	26.72	27.02	30.28
3	1545210	383291	399337	25.57	25.94	26.28	26.51	26.63	26.70	27.0	30.27
4	1545294	383383	399325	25.52	25.90	26.24	26.46	26.59	26.66	26.96	30.24
5	1545231	383466	399294	25.39	25.77	26.11	26.34	26.47	26.54	26.83	30.19
6	1545238	383551	399236	25.41	25.80	26.14	26.37	26.50	26.58	26.87	30.19
7	1545347	383590	399113	25.30	25.69	26.04	26.28	26.41	26.49	26.77	30.04
8	1545343	383630	399071	25.24	25.62	25.96	26.19	26.32	26.39	26.65	29.46
9	1545312	383647	399054	25.21	25.59	25.94	26.17	26.30	26.37	26.63	29.45
10	1545305	383712	399006	25.12	25.49	25.84	26.07	26.20	26.27	26.51	29.37

Data in this table comes from the Lower Irwell 2017 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.

Defended

Label	Modelled location ID	Easting	Northing	20% AEP	10% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1545266	383196	399342	318.35	356.66	387.16	406.70	417.44	425.15	472.42	433.58
2	1545219	383243	399341	318.37	356.69	387.20	406.74	417.49	425.20	472.45	437.52
3	1545210	383291	399337	318.39	356.72	387.25	406.80	417.55	425.26	472.48	449.06
4	1545294	383383	399325	318.43	356.77	387.32	406.88	417.65	425.36	472.53	494.47
5	1545231	383466	399294	318.47	356.83	387.40	406.98	417.76	425.47	472.59	519.73
6	1545238	383551	399236	318.52	356.89	387.49	407.09	417.87	425.58	472.65	558.03
7	1545347	383590	399113	318.63	357.02	387.65	407.28	418.08	425.77	472.76	673.98
8	1545343	383630	399071	318.63	357.02	387.65	407.28	418.08	425.77	472.76	673.98
9	1545312	383647	399054	318.65	357.04	387.68	407.31	418.12	425.80	472.77	674.11
10	1545305	383712	399006	318.71	357.12	387.77	407.41	418.24	425.92	472.83	661.85

Data in this table comes from the Lower Irwell 2017 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.



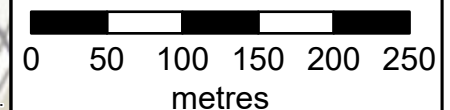
Defences removed modelled fluvial node locations

Location (easting/northing)
383521/399304

Scale Created
1:5,000 8 May 2026

Model name
Lower Irwell 2017

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defences removed

Label	Modelled location ID	Easting	Northing	20% AEP	10% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level
1	1545266	383196	399342	25.40	25.72	26.25	26.55	26.67	26.90	27.43	30.63
2	1545219	383243	399341	25.37	25.70	26.22	26.52	26.65	26.87	27.40	30.63
3	1545210	383291	399337	25.35	25.67	26.20	26.50	26.63	26.86	27.38	30.62
4	1545294	383383	399325	25.30	25.62	26.15	26.46	26.59	26.80	27.32	30.59
5	1545231	383466	399294	25.17	25.48	26.02	26.33	26.46	26.67	27.18	30.55
6	1545238	383551	399236	25.19	25.51	26.05	26.36	26.50	26.70	27.22	30.55
7	1545347	383590	399113	25.08	25.40	25.94	26.26	26.40	26.60	27.13	30.42
8	1545343	383630	399071	25.03	25.33	25.86	26.17	26.30	26.49	26.99	29.85
9	1545312	383647	399054	25.0	25.30	25.83	26.14	26.28	26.46	26.96	29.84
10	1545305	383712	399006	24.91	25.20	25.73	26.03	26.17	26.35	26.84	29.77

Data in this table comes from the Lower Irwell 2017 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.

Defences removed

Label	Modelled location ID	Easting	Northing	20% AEP	10% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1545266	383196	399342	294.46	332.98	387.96	416.56	432.01	451.54	478.80	434.91
2	1545219	383243	399341	294.48	332.99	387.97	416.62	432.83	453.49	485.19	438.68
3	1545210	383291	399337	294.51	333.0	387.99	416.66	432.81	453.95	487.55	443.73
4	1545294	383383	399325	294.55	333.02	388.03	416.72	434.26	460.26	507.94	489.16
5	1545231	383466	399294	294.60	333.04	388.06	416.74	434.28	460.28	509.27	517.98
6	1545238	383551	399236	294.65	333.07	388.10	416.77	434.30	460.30	510.35	535.83
7	1545347	383590	399113	294.76	333.14	388.18	416.88	434.37	460.32	511.71	672.42
8	1545343	383630	399071	294.76	333.14	388.18	416.88	434.37	460.32	511.71	672.42
9	1545312	383647	399054	294.78	333.15	388.19	416.90	434.38	460.37	511.67	672.60
10	1545305	383712	399006	294.84	333.19	388.23	416.97	434.41	460.33	511.72	661.25

Data in this table comes from the Lower Irwell 2017 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.



Modelled fluvial node locations

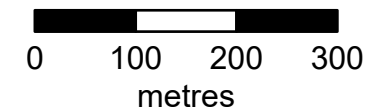
Location (easting/northing)
383521/399304

Scale Created

1:7,500 8 May 2026

Model name
Manchester Ship 2018

-  Selected area
-  Modelled location
-  Main river



Map Reference	Model Node Reference	Easting	Northing	Data	Normal Operation											Latchford 1 Gate Closed	Latchford 3 Gate Closed	
					20 % AEP (1 in 5 year)	10 % AEP (1 in 10 year)	4 % AEP (1 in 25 year)	2 % AEP (1 in 50 year)	1.33 % AEP (1 in 75 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + 30% increase in flow	1 % AEP (1 in 100 year) + 35% increase in flow	1 % AEP (1 in 100 year) + 70% increase in flow	0.5 % AEP (1 in 200 year)	0.1 % AEP (1 in 1000 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year)	0.1 % AEP (1 in 1000 year)
1	ea013_0251_JRW1_3297	383738	398987	Modelled Water Level (m aodN)	24.81	24.98	25.47	25.75	25.92	26.16	26.79	26.93	28.61	26.63	28.97	26.16	26.16	29.01
				Modelled Flow (cumecs)	294.29	332.18	387.74	416.76	435.16	461.52	532.17	546.46	692.29	510.42	705.50	461.52	461.52	705.45
2	ea013_0251_JRKR01_0564	384122	399166	Modelled Water Level (m aodN)	24.54	24.89	25.39	25.68	25.86	26.10	26.75	26.89	28.60	26.59	29.05	26.10	26.10	29.08
				Modelled Flow (cumecs)	24.31	29.22	35.51	42.13	46.84	50.76	65.97	66.52	86.29	61.82	104.27	50.76	50.76	104.27
3	ea013_0251_JRWZ01_2129	383834	398892	Modelled Water Level (m aodN)	24.41	24.76	25.26	25.53	25.70	25.94	26.57	26.71	28.42	26.41	28.79	25.94	25.94	28.83
				Modelled Flow (cumecs)	310.01	351.07	410.97	444.85	466.15	495.30	572.86	588.56	745.52	552.39	776.42	495.30	495.30	776.10
4	ea013_0251_JRWZ01_1941	383784	398729	Modelled Water Level (m aodN)	24.22	24.56	25.04	25.31	25.48	25.71	26.32	26.44	27.80	26.16	28.10	25.71	25.71	28.14
				Modelled Flow (cumecs)	310.05	351.12	411.02	444.92	466.21	495.34	572.95	588.67	742.00	552.48	760.74	495.34	495.34	758.82
5	ea013_0251_JRWZ01_2004	383816	398793	Modelled Water Level (m aodN)	24.33	24.68	25.17	25.45	25.63	25.87	26.52	26.65	28.07	26.35	28.36	25.87	25.87	28.40
				Modelled Flow (cumecs)	310.04	351.11	411.00	444.90	466.19	495.33	572.92	588.63	740.83	552.45	758.95	495.33	495.33	757.70
6	ea013_0251_JRWZ01_2085	383828	398846	Modelled Water Level (m aodN)	24.40	24.75	25.23	25.51	25.68	25.91	26.53	26.65	28.01	26.37	28.29	25.91	25.91	28.33
				Modelled Flow (cumecs)	310.01	351.07	410.97	444.85	466.15	495.30	572.86	588.56	745.52	552.39	776.42	495.30	495.30	776.10
7	ea013_0251_JRKR01_0579u	384131	399202	Modelled Water Level (m aodN)	27.14	27.27	27.42	27.57	27.68	27.76	28.06	28.11	28.73	27.98	29.21	27.76	27.76	29.23
				Modelled Flow (cumecs)	24.20	29.08	35.33	41.90	46.59	50.49	65.63	66.16	85.83	61.52	103.86	50.49	50.49	103.86
8	ea013_0251_JRW1_3409Bd	383652	399049	Modelled Water Level (m aodN)	24.74	25.10	25.61	25.89	26.07	26.30	26.94	27.09	28.76	26.78	29.11	26.30	26.30	29.14
				Modelled Flow (cumecs)	294.29	332.18	387.73	416.76	435.17	461.52	532.18	546.46	692.30	510.42	705.48	461.52	461.52	705.48
9	ea013_0251_JRW1_3375	383686	399025	Modelled Water Level (m aodN)	24.71	25.07	25.58	25.86	26.04	26.27	26.91	27.06	28.73	26.75	29.09	26.27	26.27	29.13
				Modelled Flow (cumecs)	294.29	332.18	387.73	416.76	435.16	461.52	532.18	546.46	692.29	510.42	705.48	461.52	461.52	705.47
10	ea013_0251_JRW1_3143Ju	383777	398961	Modelled Water Level (m aodN)	24.48	24.84	25.34	25.61	25.79	26.03	26.66	26.80	28.50	26.50	28.87	26.03	26.03	28.91
				Modelled Flow (cumecs)	294.29	332.18	387.74	416.77	435.17	461.52	532.17	546.47	692.27	510.42	705.52	461.52	461.52	705.42

Model data taken from Manchester Ship Canal 2016

AEP - Annual Exceedence Probability

m aodN - metres above ordnance datum Newlyn

cumecs - cubic metres per second

Notes: *Climate Change Scenario - 30%, 35% and 70% increases in flow calculated for the 2080's (2070 - 2115). Please see <https://www.gov.uk/guidance/food-risk-assessments-climate-change-allowances> for more information regarding the new climate change guidance. The location of the site and the type (vulnerability) of development determine the climate change allowances to consider in any flood risk assessment.

For the Manchester Ship Canal Model, we provide the following three scenarios:
1. **Normal Operation:** All sluice gates operate automatically to maintain a navigable ponded water level upstream of each set of sluice gates. During times of high flow the gates are opened automatically to allow excess water pass downstream. During extreme conditions the sluice gates can be manually overridden to extend the opening heights.
2. **Latchford 1 Gate Closed Scenario:** This scenario represents a single operational sluice gate at Latchford Locks fixed closed. Therefore, only operational movements from 2 active sluice gates.The model setup removes the gate from PID controller setup and an IED file is used to define the sluice gate as fixed in the closed position.
3. **Latchford 3 Gates Closed Scenario:** This scenario has been defined as the removal of operational rules at all three sluice gates at Latchford Locks, thus, all gates are fixed in the closed position resulting in no regulation of upstream water levels. The model setup removes each of the gates from PID controller setup and an IED file is used to define sluice gates fixed in the closed position.



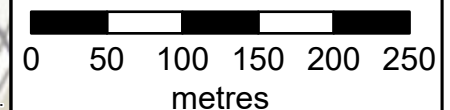
Defended climate change modelled fluvial node locations

Location (easting/northing)
383521/399304

Scale Created
1:5,000 8 May 2026

Model name
Lower Irwell 2017

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defended climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)
				Level	Level	Level	Flow	Flow	Flow
1	1545266	383196	399342	27.62	27.79	29.59	492.54	490.72	470.83
2	1545219	383243	399341	27.58	27.75	29.58	497.49	497.68	483.80
3	1545210	383291	399337	27.56	27.73	29.56	501.37	502.26	490.74
4	1545294	383383	399325	27.50	27.66	29.52	526.40	532.84	523.36
5	1545231	383466	399294	27.36	27.52	29.45	528.87	539.41	541.44
6	1545238	383551	399236	27.40	27.56	29.43	530.93	543.69	575.55
7	1545347	383590	399113	27.30	27.47	29.26	533.15	547.35	678.72
8	1545343	383630	399071	27.16	27.31	28.77	533.15	547.35	678.72
9	1545312	383647	399054	27.13	27.28	28.75	533.15	547.37	678.74
10	1545305	383712	399006	27.0	27.15	28.65	533.18	547.41	670.03

Data in this table comes from the Lower Irwell 2017 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.



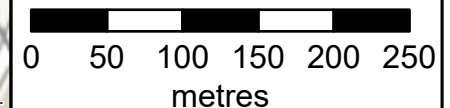
Defences removed climate change modelled fluvial node locations

Location (easting/northing)
383521/399304

Scale Created
1:5,000 8 May 2026

Model name
Lower Irwell 2017

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defences removed climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)
				Level	Level	Level	Flow	Flow	Flow
1	1545266	383196	399342	28.30	28.55	30.01	474.76	472.64	461.79
2	1545219	383243	399341	28.26	28.52	30.0	484.19	481.16	467.52
3	1545210	383291	399337	28.22	28.48	29.98	492.24	489.0	469.35
4	1545294	383383	399325	28.16	28.42	29.95	525.61	522.09	502.07
5	1545231	383466	399294	28.02	28.30	29.89	548.53	545.82	530.36
6	1545238	383551	399236	28.04	28.31	29.89	561.16	560.45	548.31
7	1545347	383590	399113	27.93	28.19	29.72	587.62	606.70	684.94
8	1545343	383630	399071	27.73	27.94	29.15	587.62	606.70	684.94
9	1545312	383647	399054	27.71	27.92	29.14	587.64	606.72	685.04
10	1545305	383712	399006	27.58	27.79	29.05	587.22	605.82	674.46

Data in this table comes from the Lower Irwell 2017 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.



Defended modelled fluvial extent and height

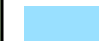
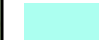
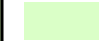
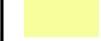
Location (easting/northing)
383521/399304

Scale Created
1:2,500 8 May 2026

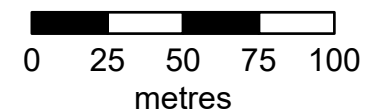
Model name
Lower Irwell 2017

-  Selected area
-  Main river

Modelled 2D grid
Water level in mAOD

-  29 - 29.25
-  29.25 - 29.5
-  29.5 - 29.75
-  29.75 - 30.0
-  30.0 - 30.25
-  30.25 - 30.5
-  30.5 - 30.75
-  30.75 - 31.0
-  31.0 - 31.25

This map shows the
0.1% AEP height data



Sample point data

Defended

Label	Easting	Northing	20% AEP	10% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height
1	383422	399205	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.18
2	383471	399205	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.18
3	383520	399205	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.18
4	383569	399205	25.36	25.75	26.10	26.33	26.46	26.54	26.82	30.15
5	383618	399205	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.14
6	383422	399254	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.21
7	383471	399254	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.19
8	383520	399254	25.40	25.79	26.13	26.36	26.49	26.57	26.86	30.19
9	383569	399254	NoData	25.79	26.14	26.37	26.50	26.58	26.87	30.19
10	383618	399254	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.18
11	383422	399303	25.45	25.83	26.18	26.41	26.53	26.61	26.90	30.21
12	383471	399303	25.39	25.77	26.11	26.34	26.47	26.55	26.83	30.19

[illegible]

Label	Easting	Northing	20% AEP	10% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height
25	383618	399401	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.23
Max value in selected area:			25.47	25.85	26.19	26.42	26.55	26.62	26.92	30.24

Data in this table comes from the Lower Irwell 2017 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defended

Label	Easting	Northing	20% AEP	10% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	383422	399205	NoData	NoData	NoData	NoData	NoData	NoData	NoData	2.71
2	383471	399205	NoData	NoData	NoData	NoData	NoData	NoData	NoData	2.66
3	383520	399205	NoData	NoData	NoData	NoData	NoData	NoData	NoData	2.32
4	383569	399205	6.56	6.94	7.29	7.53	7.66	7.73	8.02	11.34
5	383618	399205	NoData	NoData	NoData	NoData	NoData	NoData	NoData	3.04
6	383422	399254	NoData	NoData	NoData	NoData	NoData	NoData	NoData	3.06
7	383471	399254	NoData	NoData	NoData	NoData	NoData	NoData	NoData	2.71
8	383520	399254	4.64	5.02	5.37	5.60	5.73	5.80	6.09	9.43
9	383569	399254	NoData	0.02	0.08	0.12	0.15	0.16	0.21	3.46
10	383618	399254	NoData	NoData	NoData	NoData	NoData	NoData	NoData	2.69
11	383422	399303	4.57	4.95	5.30	5.52	5.65	5.72	6.02	9.33
12	383471	399303	5.07	5.45	5.80	6.03	6.16	6.23	6.52	9.88

[illegible]

Label	Easting	Northing	20% AEP	10% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	383618	399401	NoData	NoData	NoData	NoData	NoData	NoData	NoData	2.17
Max value in selected area:			6.84	7.23	7.57	7.80	7.93	8.01	8.30	11.63

Data in this table comes from the Lower Irwell 2017 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Defences removed modelled fluvial extent and height

Location (easting/northing)
383521/399304

Scale Created
1:2,500 8 May 2026

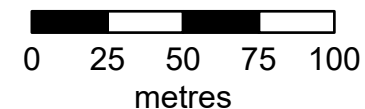
Model name
Lower Irwell 2017

-  Selected area
-  Main river

Modelled 2D grid
Water level in mAOD

-  29 - 29.25
-  29.25 - 29.5
-  29.5 - 29.75
-  29.75 - 30.0
-  30.0 - 30.25
-  30.25 - 30.5
-  30.5 - 30.75
-  30.75 - 31.0
-  31.0 - 31.25

This map shows the
0.1% AEP height data



Sample point data

Defences removed

Label	Easting	Northing	20% AEP	10% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height
1	383422	399205	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.54
2	383471	399205	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.54
3	383520	399205	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.54
4	383569	399205	25.14	25.46	26.00	26.32	26.45	26.66	27.18	30.52
5	383618	399205	NoData	NoData	NoData	NoData	NoData	NoData	27.43	30.52
6	383422	399254	NoData	NoData	NoData	NoData	NoData	NoData	27.29	30.57
7	383471	399254	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.55
8	383520	399254	25.18	25.50	26.04	26.35	26.49	26.69	27.21	30.55
9	383569	399254	NoData	NoData	26.05	26.36	26.50	26.70	27.22	30.55
10	383618	399254	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.55
11	383422	399303	25.23	25.55	26.09	26.40	26.53	26.74	27.25	30.57
12	383471	399303	25.17	25.48	26.02	26.33	26.46	26.67	27.18	30.55

[illegible]

Label	Easting	Northing	20% AEP	10% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height
25	383618	399401	NoData	NoData	NoData	NoData	NoData	NoData	NoData	30.59
Max value in selected area:			25.25	25.57	26.10	27.20	27.36	27.49	27.73	30.59

Data in this table comes from the Lower Irwell 2017 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defences removed

Label	Easting	Northing	20% AEP	10% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	383422	399205	NoData	NoData	NoData	NoData	NoData	NoData	NoData	3.07
2	383471	399205	NoData	NoData	NoData	NoData	NoData	NoData	NoData	3.02
3	383520	399205	NoData	NoData	NoData	NoData	NoData	NoData	NoData	3.30
4	383569	399205	6.34	6.66	7.20	7.51	7.65	7.85	8.37	11.71
5	383618	399205	NoData	NoData	NoData	NoData	NoData	NoData	0.33	3.42
6	383422	399254	NoData	NoData	NoData	NoData	NoData	NoData	0.14	3.42
7	383471	399254	NoData	NoData	NoData	NoData	NoData	NoData	NoData	3.07
8	383520	399254	4.42	4.74	5.28	5.59	5.72	5.93	6.45	9.79
9	383569	399254	NoData	NoData	0.07	0.12	0.14	0.18	0.49	3.82
10	383618	399254	NoData	NoData	NoData	NoData	NoData	NoData	NoData	3.05
11	383422	399303	4.35	4.67	5.21	5.51	5.65	5.86	6.37	9.69
12	383471	399303	4.85	5.17	5.71	6.02	6.15	6.35	6.87	10.24

[illegible]

Label	Easting	Northing	20% AEP	10% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	383618	399401	NoData	NoData	NoData	NoData	NoData	NoData	NoData	2.53
Max value in selected area:			6.62	6.94	7.48	7.79	7.93	8.13	8.65	11.99

Data in this table comes from the Lower Irwell 2017 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Defended climate change modelled fluvial extent and height

Location (easting/northing)
383521/399304

Scale Created
1:2,500 8 May 2026

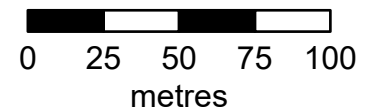
Model name
Lower Irwell 2017

-  Selected area
-  Main river

Modelled 2D grid
Water level in mAOD

-  28 - 28.25
-  28.25 - 28.5
-  28.5 - 28.75
-  28.75 - 29.0
-  29.0 - 29.25
-  29.25 - 29.5
-  29.5 - 29.75
-  29.75 - 30.0
-  30.0 - 30.25

This map shows the
1% AEP +70% height data



Sample point data

Defended climate change

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)
			Height	Height	Height	Depth	Depth	Depth
1	383422	399205	NoData	27.63	29.44	NoData	0.16	1.97
2	383471	399205	NoData	27.59	29.44	NoData	0.07	1.92
3	383520	399205	NoData	NoData	29.43	NoData	NoData	1.57
4	383569	399205	27.36	27.51	29.38	8.55	8.71	10.57
5	383618	399205	27.55	27.58	29.37	0.45	0.48	2.27
6	383422	399254	27.49	27.63	29.48	0.34	0.48	2.32
7	383471	399254	NoData	27.54	29.44	NoData	0.06	1.96
8	383520	399254	27.39	27.55	29.44	6.62	6.78	8.68
9	383569	399254	27.40	27.56	29.43	0.67	0.83	2.70
10	383618	399254	27.55	27.58	29.42	0.06	0.09	1.93
11	383422	399303	27.43	27.59	29.48	6.55	6.71	8.60
12	383471	399303	27.36	27.52	29.45	7.05	7.21	9.14

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)
			Height	Height	Height	Depth	Depth	Depth
13	383520	399303	27.52	27.55	29.44	0.31	0.34	2.23
14	383569	399303	27.55	27.58	29.43	0.29	0.32	2.17
15	383618	399303	NoData	NoData	29.43	NoData	NoData	1.84
16	383422	399352	NoData	27.76	29.50	NoData	0.03	1.74
17	383471	399352	NoData	27.58	29.47	NoData	0.22	2.02
18	383520	399352	27.69	27.82	29.50	0.17	0.31	1.99
19	383569	399352	NoData	27.76	29.47	NoData	0.00	1.71
20	383618	399352	NoData	27.86	29.45	NoData	0.10	1.69
21	383422	399401	27.75	27.84	29.52	0.57	0.67	2.34
22	383471	399401	27.81	27.92	29.51	0.28	0.39	1.99
23	383520	399401	27.78	27.89	29.52	0.17	0.28	1.90
24	383569	399401	27.77	27.89	29.52	0.24	0.36	1.99

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)
			Height	Height	Height	Depth	Depth	Depth
25	383618	399401	NoData	NoData	29.52	NoData	NoData	1.46
Max value in selected area:			27.81	27.92	29.53	8.83	8.99	10.88

Data in this table comes from the Lower Irwell 2017 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Defences removed climate change modelled fluvial extent and height

Location (easting/northing)
383521/399304

Scale Created
1:2,500 8 May 2026

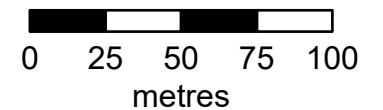
Model name
Lower Irwell 2017

-  Selected area
-  Main river

Modelled 2D grid
Water level in mAOD

-  29 - 29.25
-  29.25 - 29.5
-  29.5 - 29.75
-  29.75 - 30.0
-  30.0 - 30.25
-  30.25 - 30.5
-  30.5 - 30.75
-  30.75 - 31.0
-  31.0 - 31.25

This map shows the
1% AEP +70% height data



Sample point data

Defences removed climate change

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)
			Height	Height	Height	Depth	Depth	Depth
1	383422	399205	28.06	28.33	29.88	0.59	0.86	2.41
2	383471	399205	28.04	28.31	29.88	0.52	0.79	2.36
3	383520	399205	28.03	28.30	29.88	0.79	1.06	2.64
4	383569	399205	27.99	28.26	29.85	9.19	9.45	11.04
5	383618	399205	27.98	28.25	29.84	0.88	1.15	2.74
6	383422	399254	28.09	28.36	29.91	0.94	1.21	2.76
7	383471	399254	28.03	28.30	29.89	0.55	0.82	2.41
8	383520	399254	28.04	28.31	29.89	7.27	7.55	9.13
9	383569	399254	28.04	28.31	29.89	1.31	1.58	3.16
10	383618	399254	28.03	28.30	29.88	0.54	0.80	2.39
11	383422	399303	28.09	28.36	29.92	7.21	7.48	9.04
12	383471	399303	28.02	28.30	29.89	7.71	7.99	9.58

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)
			Height	Height	Height	Depth	Depth	Depth
13	383520	399303	28.03	28.31	29.89	0.82	1.10	2.68
14	383569	399303	28.03	28.31	29.89	0.77	1.04	2.63
15	383618	399303	28.04	28.31	29.89	0.45	0.71	2.30
16	383422	399352	28.10	28.37	29.93	0.41	0.68	2.24
17	383471	399352	28.06	28.34	29.91	0.61	0.90	2.46
18	383520	399352	28.23	28.46	29.93	0.72	0.95	2.42
19	383569	399352	28.17	28.40	29.92	0.42	0.64	2.16
20	383618	399352	28.14	28.37	29.90	0.39	0.61	2.14
21	383422	399401	28.22	28.45	29.95	1.04	1.28	2.77
22	383471	399401	28.28	28.49	29.94	0.75	0.96	2.41
23	383520	399401	28.29	28.50	29.95	0.67	0.89	2.33
24	383569	399401	28.29	28.50	29.95	0.75	0.97	2.42

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)
			Height	Height	Height	Depth	Depth	Depth
25	383618	399401	28.29	28.51	29.95	0.23	0.45	1.89
Max value in selected area:			28.30	28.51	29.95	9.48	9.75	11.33

Data in this table comes from the Lower Irwell 2017 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is Manchester District (B).

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

[Find out more about flood risk activity permits](#)

Help and advice

Contact the Greater Manchester Merseyside and Cheshire Environment Agency team at inforequests.gmmc@environment-agency.gov.uk for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for

Appendix C – United Utilities Sewer Records

LKGroup**Unit 29
Eton Hill Road,
Radcliffe,
m26 2zs****FAO:****How to contact us:****United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP****Telephone: 0370 7510101****E-mail: propertysearches@uuplc.co.uk****Your Ref: FRA261106 Mary St, Manchester
Our Ref: UUPS-ORD-730330
Date: 15/05/2026****Dear Sirs****Location: FRA261106 Mary St Manchester**

I acknowledge with thanks your request dated 14/05/2026 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

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

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



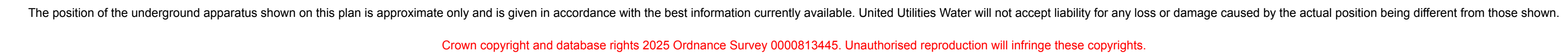
Karen McCormack
Property Searches Manager

TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

- This 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.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this 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 Map have been made subsequent to issue and prior to any works being carried out.
- This 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) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the 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 UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.



**SEWER
RECORDS**

 **United
Utilities**
Water for the North West

Appendix D – References

¹ Ministry of Housing, Communities and Local Government, December 2024, “National Planning Policy Framework”.

² Ministry of Housing Communities and Local Government, August 2022. “Guidance, Flood risk and coastal change”.

³ JBA Consulting, 2019, Greater Manchester Combined Authority “Level 1 Strategic Flood Risk Assessment Update”.

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