QuadConsult
ENGINEERS IN PARTNERSHIP

Consulting Civil & Structural Engineers

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Our ref:

Date: 9th of June 2026

Area Team Group
Growth and Development
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
PO Box 532
Manchester
M60 2LA

FAO Mr Ian Jarvis

Dear Ian,

RE: Pink Storage, Gorton Road (Planning Reference 143749/FO/2025)

QuadConsult Limited has been appointed by Pink Storage to provide a supporting statement relating to surface water disposal for the above site, including both pre- and post-development scenarios. Condition 6 of the planning permission requires this to ensure that there is no increased risk of flooding or pollutant migration because of the development.

Pre-development site

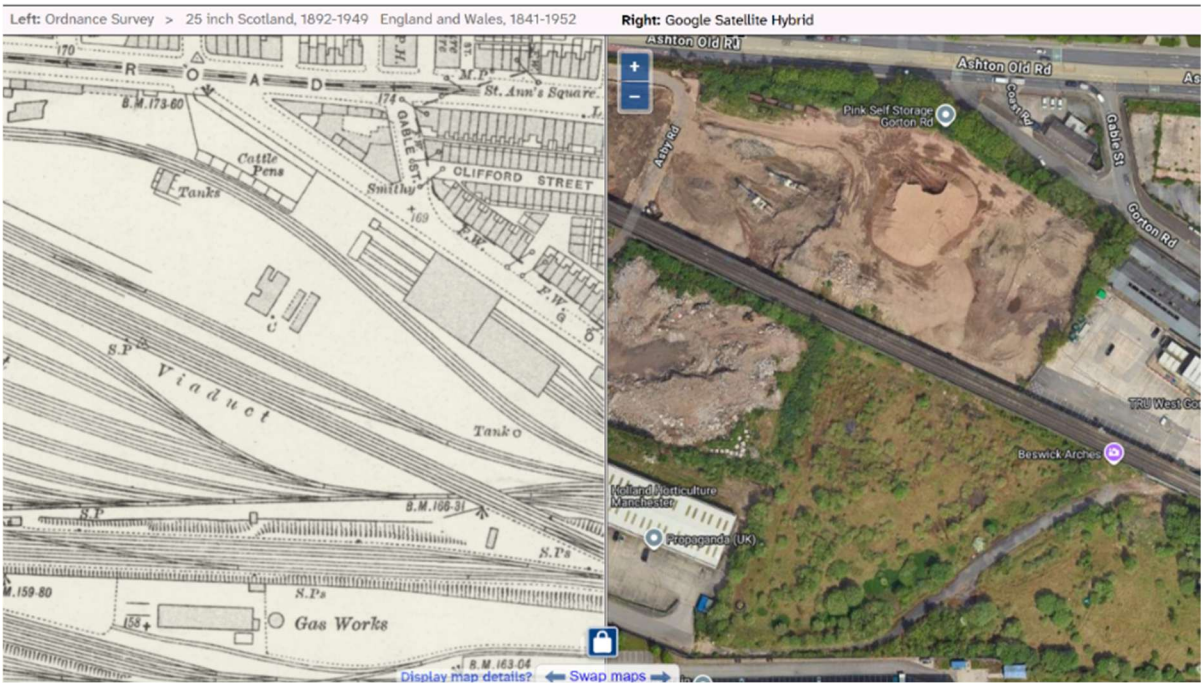
To QuadConsult Limited knowledge, no pre-development topographical survey has been undertaken. Consequently, historic maps and aerial photographs have been inspected to gain an understanding of the site history and the likelihood of any surface water system being present. Inspection of maps dating back to the late 1800s confirms the site comprised rail sidings with small buildings, cattle pens and rail tracks (see below). The scale and relative isolation of these buildings suggests that a positive drainage system was unlikely to have been provided, and that runoff would have discharged on to the ground surface.

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smas worksafe consultant www.smasltd.com SSIP
QAS International ISO 14001:2015 REGISTERED COMPANY

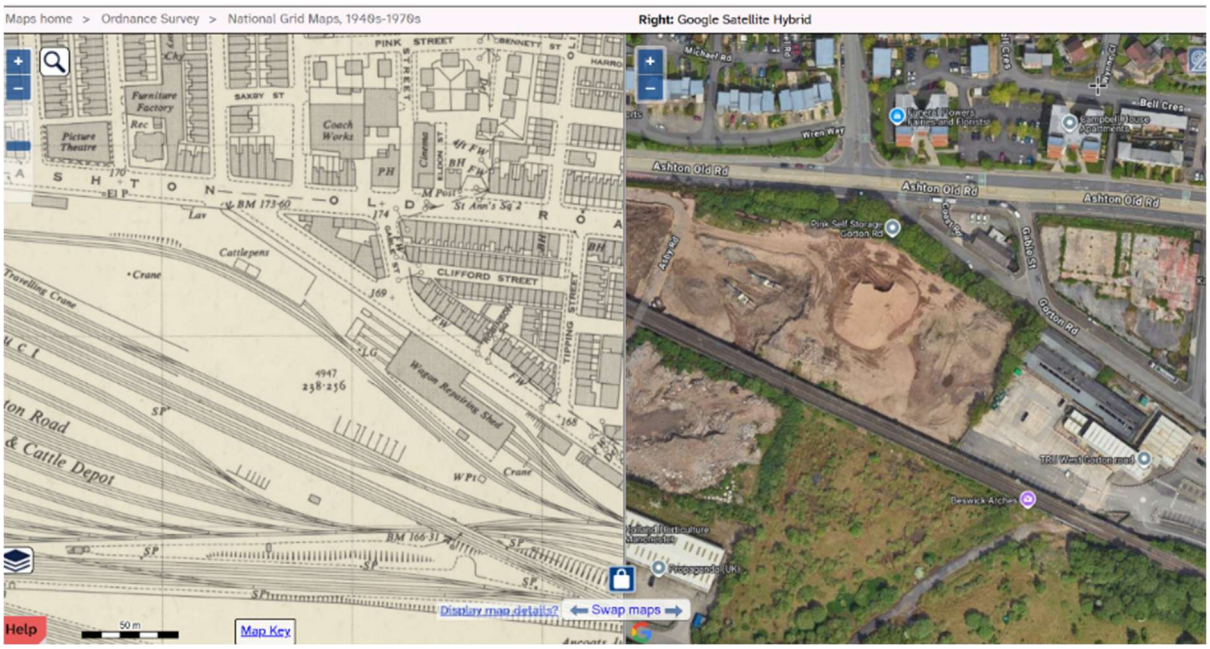
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1892-1949

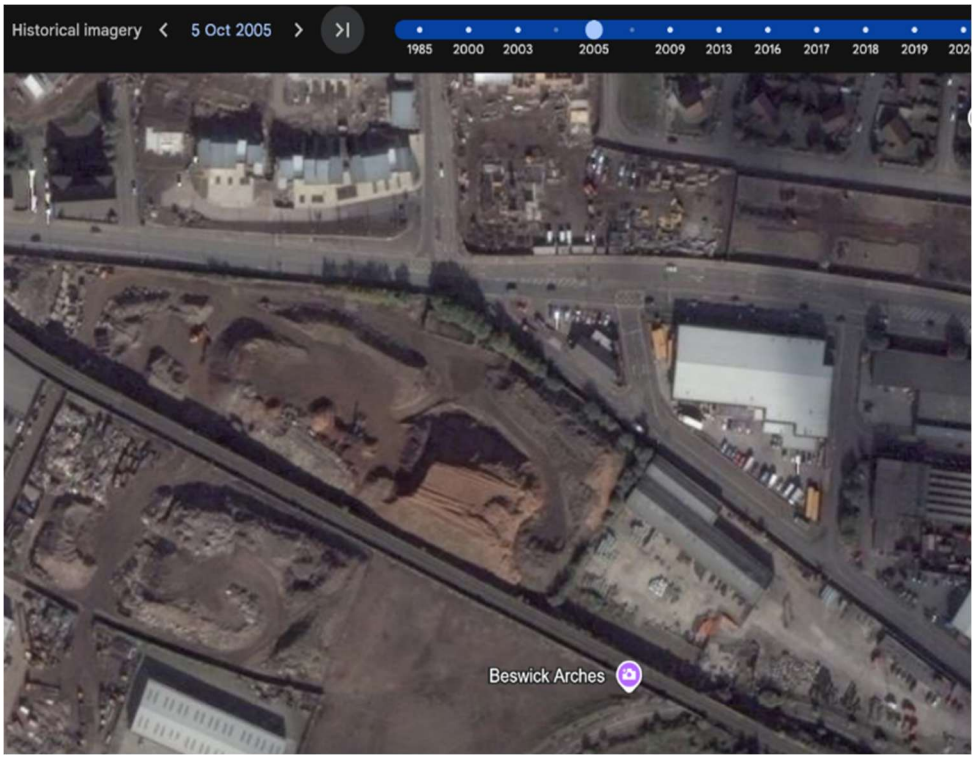


1940s-1970s

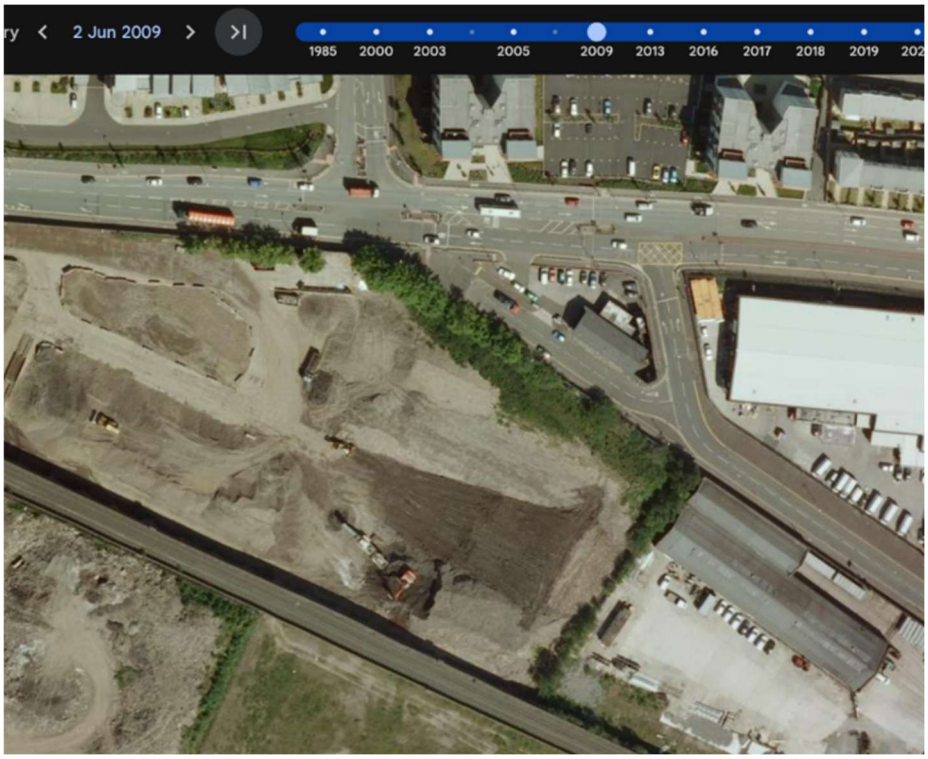
Google Earth imagery (below) dating from 2003 to the present day shows changing site use. The site appears to have transitioned from scrubland (with vegetation suggesting low use or abandonment) to more formal use as a storage area for granular materials, with stockpiles evident from around 2005 onwards. Mapping from circa 2019 indicates the site reverted to a mix of active and landscaped stockpiles, becoming more active again around 2023.


Beswick Arches

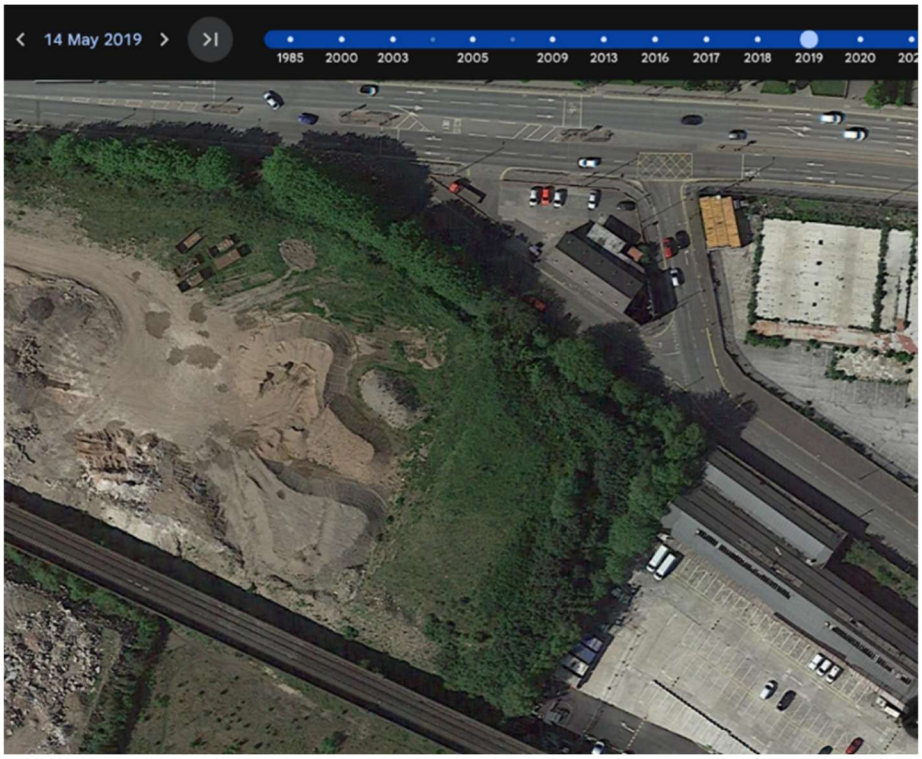
2003


Historical imagery
5 Oct 2005
1985
2000
2003
2005
2009
2013
2016
2017
2018
2019
Beswick Arches

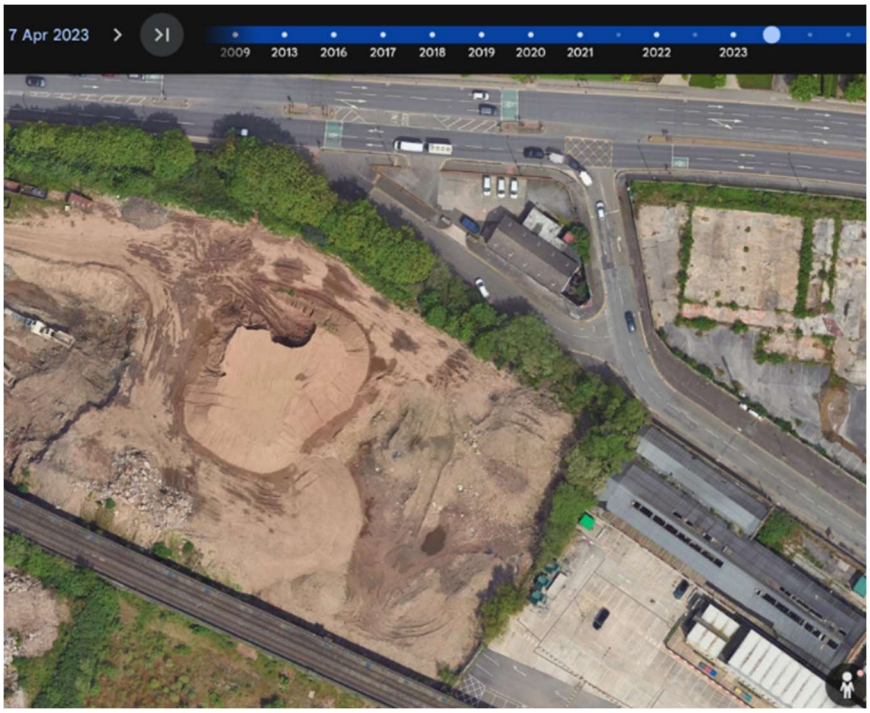
2005


2 Jun 2009
1985
2000
2003
2005
2009
2013
2016
2017
2018
2019

2009


14 May 2019
1985
2000
2003
2005
2009
2013
2016
2017
2018
2019
2020

2019



2023

The site presented to Pink Storage comprised a formally graded development plateau with a densely compacted, primarily granular surface (see below).



Site at handover

No formal drainage infrastructure was provided to the re-profiled site plateau. Runoff is therefore assumed to infiltrate to ground, with any potential overland flows following the finished site gradients.

Post-development site

Pink Storage has constructed a concrete apron at the site access and has provided a granular regulating layer across the main site to ensure the storage containers are evenly supported. No significant re-profiling of the ground is understood to have taken place; therefore, any flood routing paths are expected to remain as previously. In terms of drainage, the container roofs are not formally drained: surface water runs off each roof and discharges to the ground around the container footprint, from where it infiltrates through the granular layer to the underlying ground.

Discussion

As the container roofs are not formally drained and simply discharge to the granular surface, QuadConsult Limited considers there to be no significant increase in flood risk to third parties compared with a scenario in which runoff is collected and formalised into a traditional gravity system with an outlet. This approach remains viable provided the stone surface is kept free from silt build-up and is replaced periodically, as necessary, to maintain infiltration to the substrate.

QuadConsult Limited considers the containers to be more akin to informal, temporary structures (similar to those found on construction sites for accommodation and material storage), whilst recognising that the scale and density at this site is greater.

No formal parking is provided on site, so the traffic restricted to pedestrian activity. As such, no significant risk of pollutants emanating from the site is envisaged.

In conclusion, QuadConsult Limited recommends that the current informal management of surface water runoff be retained, but that it is inspected and monitored routinely to ensure risks to third parties remain negligible and manageable. Should the current proposals result in increased off-site flows, retrospective measures will be implemented to contain and infiltrate flows to the substrate; alternatively, a positive connection to drainage infrastructure within the highway will be investigated further.

Yours faithfully



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