
RE:Fw: 145635/FO/2026 - EA response

From Wyatt-Smith, Josh <jwyattsmith@deloitte.co.uk>
Date Tue 07/07/2026 14:48
To Angela Leckie <angela.leckie@manchester.gov.uk>
Cc Percival, Michael <mipercival@deloitte.co.uk>

 1 attachment (1 MB)

51001-CE-01-XX-R-G-1004 P01.pdf;

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Hi Angela,

We have reviewed the Environment Agency's comments and discussed the matters raised with Civic.

The Environment Agency reviewed and approved the remediation strategy (attached) under the previous planning application in 2023 (137263/FO/2023), confirming they were satisfied with the proposed approach and that the necessary remediation had been carried out. This document is referenced in their response, but the condition requirements don't align with the approved status of this document.

We therefore do not consider a further planning condition requiring a remediation strategy to be necessary, but would be happy to confirm the effectiveness of the strategy via a validation report as per the suggested condition. Can you request further details on why they now deem a further remediation strategy to be required? Would be happy to take a further look and particularly if we can close it out now.

With regard to flood risk and finished floor levels, the suggested condition wording doesn't acknowledge the presence of basement levels within the Poulton building and the MSCP. The basements are protected by the surrounding building perimeter and ground floor levels, which are set in accordance with the minimum levels identified through the flood risk assessment.

For clarity, the proposed levels are as follows:

- Plot O – Ground floor FFL generally set at 36.15m AOD, with the Baring Street/substation/bin store access set at 34.750m AOD.
- Plot N – Ground floor levels vary due to the internal car park ramps and floor layout. The lowest ground floor level on the Baring Street frontage is 34.80m AOD, which exceeds the minimum level required for the 0.1% AEP flood event.

Given the above, we would request that the condition wording is amended to refer specifically to "finished ground floor levels", rather than floor levels more generally. Suggested wording is:

"Finished **ground** floor levels shall be set in accordance with the following parameters..."

Please let us know if you have any queries or require any further information.

Kind Regards

Josh Wyatt-Smith

Pronouns: he / him / his

Assistant Manager II | Deloitte LLP

From: Lucy Harrison <lucy.harrison@manchester.gov.uk> **On Behalf Of** Angela Leckie

Sent: 30 June 2026 11:30

To: Percival, Michael <mipercival@deloitte.co.uk>

Cc: Angela Leckie (External) <angela.leckie@manchester.gov.uk>

Subject: [EXT] Fw: 145635/FO/2026 - EA response

Hi Mikey

On behalf of Angela, please see the attached response from the Environment Agency on the above application.

Regards

Lucy

Lucy Harrison

Senior Planner

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NB My days of work are Monday, Tuesday, Wednesday and Thursday

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