

# WHITWORTH STREET WEST, MANCHESTER

## FLOOD RISK TECHNICAL NOTE



Project: Whitworth Street West, Manchester  
Document ref.: WSW-REN-XX-XX-RP-C-00001  
Project No: 2506-18  
Date: 02.07.26  
Author: HW  
Checked: AI  
Revision: P01

### 1 INTRODUCTION

This Technical Note has been prepared by Renaissance on behalf of the Client in support of the proposed redevelopment at Whitworth Street West, Manchester.

Since the submission of the original planning application and the accompanying Flood Risk Assessment (FRA) prepared by AKT II in November 2024 (Doc Ref: *AKTII FRA Nov 24*), the Environment Agency (EA) has updated its flood mapping. As part of the planning process, the Local Planning Authority has requested confirmation that the updated maps does not materially affect the findings or conclusions of the approved FRA.

The purpose of this Technical Note is therefore to review the latest Environment Agency flood mapping and confirm whether the conclusions of the original FRA remain valid.

### 2 REVIEW OF EA FLOOD MAPPING

The latest Environment Agency Flood Map for Planning has been reviewed and compared with the mapping presented within the November 2024 Flood Risk Assessment.

This review has confirmed that the updated Environment Agency mapping does not materially alter the flood risk to the site or affect the conclusions of the original Flood Risk Assessment. Whilst the Flood Map for Planning has been updated since the original assessment was undertaken, the site remains located within Flood Zone 1 and there are no changes that would alter the assessment of flood risk from any other source of flooding or the suitability of the proposed development.

Based on the above, the conclusions and recommendations presented within the November 2024 Flood Risk Assessment remain valid, and no additional flood mitigation measures are required as a result of the updated Environment Agency mapping.

For completeness, the latest Environment Agency Flood Map for Planning is provided below.

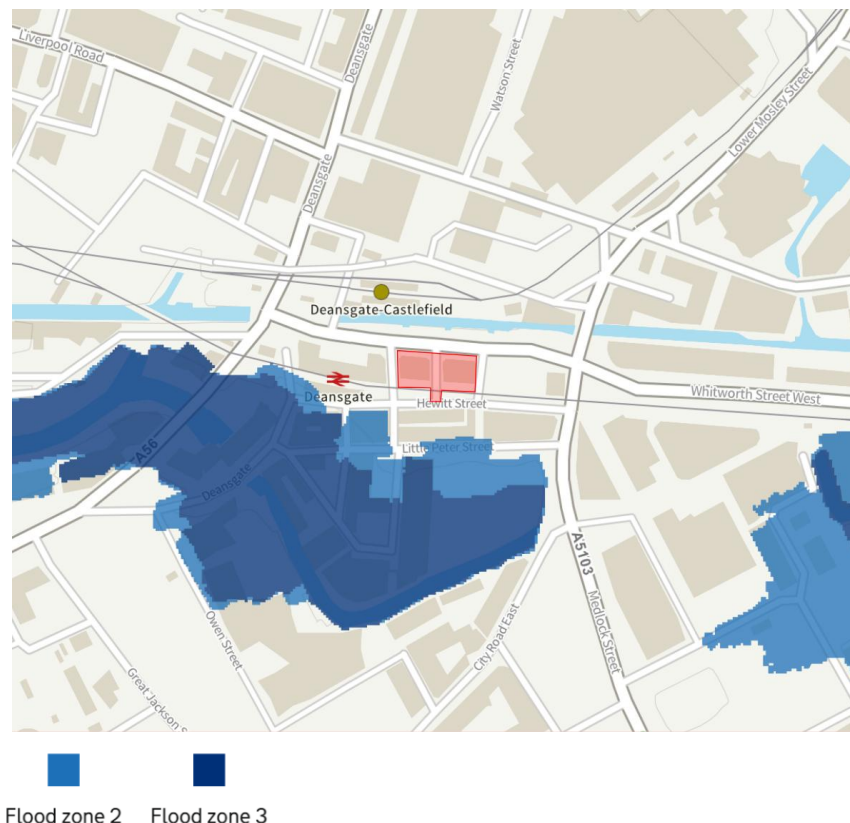


***Figure 4.1: EA Flood Map for Planning***