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Flood Emergency Response Plan

UNION TOWER 2
MANCHESTER

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Client Name:	Select Residential
Client Address:	Horseshoe Farm, Elkington Way, Alderley Edge, SK9 7GU
Site Address:	Union Tower 2 (west), Water St, Manchester M3 4BR

21 June 2026

Rev	Description	Issued by	Checked	Date
P01	First Issue	JC	CG	21/06/2026

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1 INTRODUCTION

1.1 Project Background

Curtins has been appointed by Select Residential to provide a Flood Emergency Response Plan for the occupied co-living accommodation building known as Union Tower 2 (west), Water Street, Manchester, M3 4BR.

The site is classified as within Flood Zone 2 as a result of fluvial (river) flood risk to the site indicating a medium probability between 0.1% and 1% annually. It is note that Flood Zone 3 is located along the north-western boundary, but this is associated with the river channel and riverside walkway.

A flood emergency plan was not required by Manchester City Council during the planning phase when the building was constructed. However, due to the flood zoning a flood emergency plan is recommended so that flood protocols can be integrated into the overall building management and health and safety policies.

The plan is based on currently available information.

The document should be considered live and regularly updated by all future occupants / landlords to ensure that contact numbers and procedures are up to date.

1.2 Purpose of the Plan

The purpose of the plan is to inform the building management team and the building occupants how to remain safe in the event of a flood emergency. The report also details how they can be aware and prepared in advance for a flood emergency. This report will:

- Inform the building management team and the building occupants how to be aware of the risks posed to the site by flooding.
- Inform the building management team and the building occupants how to be prepared for a flood emergency event.
- Inform the building management team and the building occupants what actions to take in the event of a flood emergency in order to remain safe; and
- Inform the building management team and the building occupants how to ensure the effective evacuation of the building when necessary / instructed.

1.3 Scope of the Plan

The plan provides information on how to prepare for a flood and what to do in the event of a flood emergency. The report is suitable for the purposes set out in the NPPF.

Although this flood emergency response plan is directed towards fluvial (river) flood events, occupants should be advised that flooding may occur from other sources. Occupants are advised to follow the same procedures in all cases where flood water may enter the property/site.

The plan details flood emergency procedures for Union Tower 2 only. The plan does not intend to replace any specific instructions which may be given by the emergency services in the event of a flood emergency, although the plan may help to inform building occupants and emergency responders of site-specific details which may need to be taken into consideration. The plan will also help occupants to prepare and act whilst waiting for further instruction from the relevant authorities.

1.4 Plan Owner and Review

The plan is owned by the site/building owner and should be maintained and updated by the owner.

It is recommended that the Flood Response Plan is reviewed on a regular basis – **at least every three** years or when information changes which requires it to be amended – to ensure that it is consistent with good practice.

Details of changes should be recorded below in **Table 1**, then documentation updated and reissued.

Table 1: Document Amendment Record

Revision	Amendment	Author

2 ROLES AND RESPONSIBILITIES

2.1 The Environment Agency

The Environment Agency is a Category 1 responder as identified in Schedule 1 of the Civil Contingencies Act (2004).

The Environment Agency has responsibilities in relation to flooding, as it is the lead agency for warning those at risk and improving flood defences.

The Environment Agency provide the following services and actions during a potential flood:

- Issues flood warnings for rivers and the sea,
- Monitors flood events to inform flood information service; and
- Emergency repairs and blockages on 'main' rivers.

2.2 Manchester City Council

Manchester City Council is a Category 1 responder as identified in Schedule 1 of the Civil Contingencies Act (2004).

The Civil Contingencies and Resilience Unit, which is an Association of Greater Manchester Authorities (AGMA) service conducts "emergency planning "on behalf of Manchester City Council.

Manchester City Council are also a partner of the Greater Manchester Resilience Forum (GMRF). This partnership of agencies from across Greater Manchester has responsibility for coordinating and overseeing emergency planning. Its overall purpose is to ensure an appropriate level of preparedness for an effective multi-agency response to emergency incidents which may have significant impact on the communities of Manchester.

Manchester City Council provides the following services and actions during a potential flood:

- Co-ordinates emergency arrangements,
- Maintains safe conditions on the road,
- Puts flood warning signs on the highways,
- Clears blocked ordinary watercourses,
- Clears blockages from highway drainage systems; and
- May take action to protect property from flooding if the highway drainage system fails and property could be flooded by water from the highways.

2.3 The Emergency Services

Greater Manchester Police, Greater Manchester Fire & Rescue Service, and the Ambulance Service, are Category 1 responders as identified in Schedule 1 of the Civil Contingencies Act (2004).

The Emergency Services provide the following services and actions during a potential flood:

- The Police would retain overall responsibility for Co-ordination of activities but would liaise with Senior Fire and Senior Ambulance Officers.
- Fire & Rescue will assist other agencies in the rescuing of people trapped as a result of flooding. Fire and Rescue will assist other agencies in the removal of large quantities of flood water.
- The Ambulance service will respond to medical emergencies.

2.4 United Utilities

United Utilities is a Category 2 responder as identified in Schedule 1 of the Civil Contingencies Act (2004).

United Utilities provides the following services and actions during a potential flood:

- Clearing blockages in public sewer systems; and
- May take action to protect property from flooding if the cause of the flooding is water from the public water mains or public sewage system.

2.5 Other Category 2 responders

There are a number of other Category 2 responders including those listed below. During a flood emergency the operator/authority is responsible for controlling their assets.

- Gas distributors
- Electricity distributors and transmitters
- Water and sewerage undertakers
- Telephone service providers (fixed and mobile)

3 SITUATION AND SITE-SPECIFIC CONSIDERATIONS

3.1 The Site

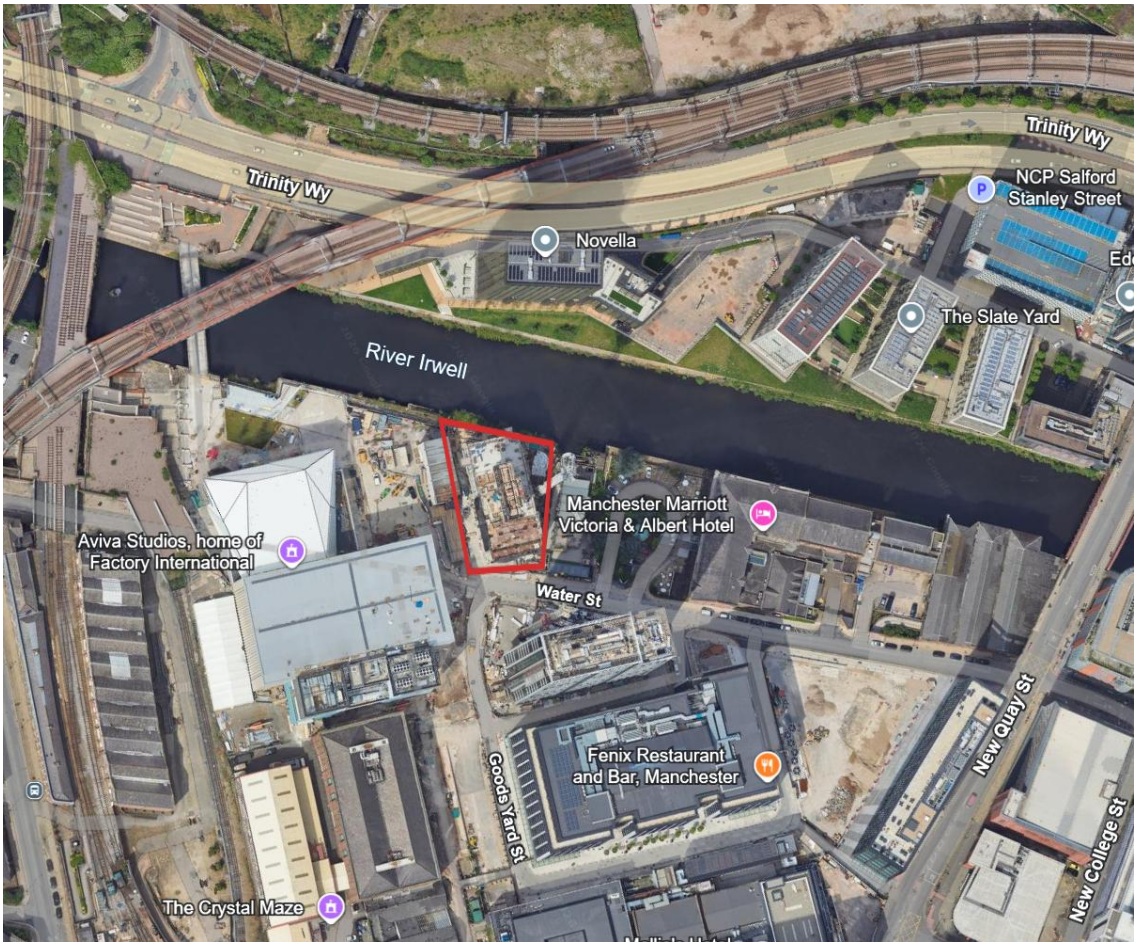
The site is approximately 0.12 ha in size. The site is bound by The River Irwell to the north-west, the Canal Basin (Manchester and Salford Canal Junction) to the north-east, Water Street to the south-east and Aviva Studios (Factory International) to the south-west.

The site is largely occupied by the Union Tower 2 building with a paved entrance from Water Street to the south-west and a service vehicle access from Water Street to the south-east. There is a walkway along the riverside frontage to the north-west.

The building comprises as 35-storey tower with a single storey basement. The tower contains co-living residential spaces on the typical upper floors, with commercial, amenity and office spaces on the lower 4No floors. The plant is predominantly located in the single storey basement with cycle storage, with additional plant rooms at roof level, along with the BMU system.

The site location is shown in *Figure 1.*

Figure 1: Aerial Photograph (location of Union Tower 2 is indicative only)



3.2 Site-Specific Considerations

Based on the flood mapping which was current at the time this report was written (2026), the site area lies within Flood Zone 2; indicating that the fluvial (river) risk of flooding is medium (without taking into account the presence of flood defences or other manmade structures and channel improvements). This indicates that the site could be flooded in areas from a river by a flood that has a between 1% and 0.1% (1 in 1000) probability of occurring in any year.

The River Irwell, which is under control of Peel (MSCC), is located along the north-western boundary of the site and is the main source of potential flood risk to the site. The Irwell flows in an north-east to south-west direction towards Prince's Bridge.

During the design, the Flood Risk Assessment (FRA), completed by ROC Consulting in 2016, reviewed the site-specific flood levels from the Environment Agency to inform the flood mitigation. The FRA states that the Flood level data current at the time of the design predicted a 1 in 100-year +CC water level of **26.600m AOD**. The design recommendations, based on these flood levels, were to set the Ground Finished Floor Level (FFL) at a minimum of **26.900m AOD** to provide 300mm freeboard above the predicted flood level.

It is noted that the constructed ground FFL is **26.900m.**

The finished floor level of the basement is **22.300m** with access into the basement only from ground floor level at 26.900m. Levels along Water Street are at approximately 26.600-26.700m with access to the building rising up to the finished floor level. Levels around the site are generally between 26.600-26.900m with the exception of the riverside walkway which is set lower than the building at approximately 25.400m.

3.3 Current Flood Risk

As part of this assessment, we have obtained the most current flood data from the EA, which is the Manchester Ship Canal Study 2018. The EA Flood Data is enclosed in *Appendix A*.

There are no formal flood defences located in the vicinity of the site.

The Environment Agency data includes predicted flood levels at specific node points along the river. The nearest node to the site and therefore the most relevant to the site risk is node 7 (model reference ***ea013_0251_IRWZ01_0882).***

A summary of the predicted flood levels at the relevant node to the site for various flood events is shown in *Table 2.*

Table 2: Environment Agency Flood Level Data (Manchester Ship Canal Study 2018) node ea013_0251_IRWZ01_0882

Flood Event	1% (1 in 100 year)	1% +CC (1 in 100 year +35%CC*)	1% +CC (1 in 100 year +70%CC)	0.1% (1 in 1000 year)	0.1% with gate closed
Flood Level (AOD)	24.260m	24.780m	25.840m	26.140m	26.180m

AOD- Above Ordnance Datum

%CC- Percentage increase in flows based on climate change impact over the design life of the buildings applicable at the time of planning. +35% is considered the mitigation level with +70% the residual risk.*

It can be seen from the data that in all events, flood levels are not predicted to reach as high a level as initially anticipated within the FRA completed at the design outset approved at planning.

Floor Levels

As noted earlier in the report, the is a basement within the building set with a FFL of **22.300m AOD** and houses the plant equipment and cycle storage. Whilst the FFL is below the flood level in all events, the basement is waterproofed externally up to ground level and is only accessed internally within the building from the ground floor level which is set at 26.900m. External drainage from the riverside area on site connects to the outfall downstream of a non-return valve therefore preventing backflow from the riverside or from the outfall to the building drainage. Therefore, routes for flood water is significantly above the flood levels predicted up to and including 1 in 1000-year flood levels with a gate failure scenario.

The ground floor level of the building is set a **26.900m AOD** containing commercial, leisure and residential amenities which would be classified as 'Less Vulnerable' use. The ground floor level is significantly above the flood levels predicted up to and including 1 in 1000-year flood levels with a gate failure scenario.

By default, upper levels are significantly above the flood levels predicted up to and including 1 in 1000-year flood levels with a gate failure scenario.

As summary of the floor level with freeboard depths are summarised in *Table 3.*

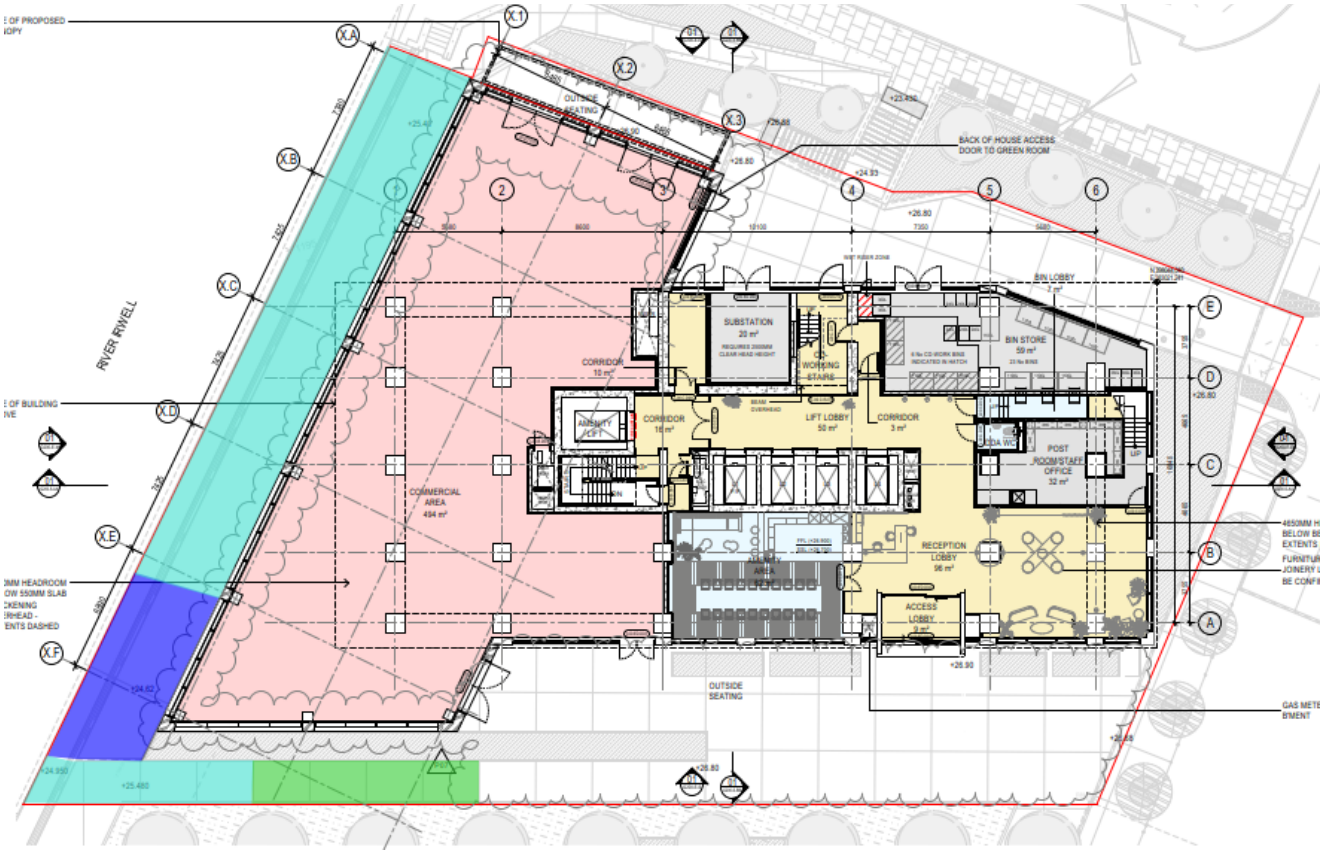
Table 3: Floor Levels/Protection

Level	Room	Floor Level	Flood Status	Freeboard/Protection
Basement Level	All	22.300	Below the 1 in 100 Year Flood Levels but protected to 26.900m which is above the 1 in 1000 Year Flood Levels.	2.12m above 1 in 100 Year +35%cc level. 0.72m above 1 in 1000 Year Gate failure level.
Ground Floor	All	26.900	Above the 1 in 100, 1 in 100+cc and 1 in 1000 Year Flood Levels.	2.12m above 1 in 100 Year +35%cc level. 0.72m above 1 in 1000 Year Gate failure level.
Mezzanine	All	29.875	Above the 1 in 100, 1 in 100+cc and 1 in 1000 Year Flood Levels.	5.09m above 1 in 100 Year +35%cc level. 3.69m above 1 in 1000 Year Gate failure level.
First Floor & above	All	Min. 32.850	Above the 1 in 100, 1 in 100+cc and 1 in 1000 Year Flood Levels.	2.12m above 1 in 100 Year +35%cc level. 0.72m above 1 in 1000 Year Gate failure level.

The anticipated extent of flooding to the site is demonstrated in *Figure 2*.

- The dark blue areas indicate the extent of areas predicted to flood when an event in excess of 1 in 100-year plus 35% climate change occurs (1%).
- The turquoise areas indicate the extent of areas predicted to flood when an event in excess of 1 in 100-year plus 70% climate change occurs (1%).
- The green areas indicate the extent of areas predicted to flood when an event in excess of 1 in 1000-year occurs (0.1%).

Figure 2: Site flood extents post development



3.4 Site-Specific Flood Protection Measures

All areas of the building are protected significantly above the predicted flood levels up to and including the 1 in 1000-year flood level with a gate failure scenario and is considered **low risk**, therefore no additional measures are necessary. Building areas would be considered Flood Zone 1, however the Environment Agency does not always update its mapping for individual sites. It is recommended that the Environment Agency are provided the site level information to review whether flood zoning can be updated.

Whilst the building is considered at low risk, there are areas within the building boundary which are considered Flood Zone 2 and 3 **(Medium-high risk)** and therefore access and egress requires consideration.

Areas outside the building, such as along the River Irwell banks and external hardstanding areas near the northern and western boundary, are at risk of flooding. These areas do not block or interact with ground floor access so do not impose any flood risk on the ground floor areas; however it is advised that access from the building to these areas are restricted during flood warning periods.

During a flood event, off-site flood risk areas include the River Irwell banks, low-lying sections of Water Street, riverside pedestrian routes and the Canal Junction Lock to the north of the site. These areas may become hazardous due to fast-flowing water and ponding.

Access and egress from the Union 2 site should be made via the Water Street building exit then south-west towards Liverpool Road. Areas of Water Street may be flooded so extra caution should be taken. If the entirety of Water Street is flooded and no other egress routes are available, occupants should remain within the building, monitor flood warnings and await further instruction from the emergency services or building management.

3.5 Site-Specific Flood Preparation Measures

The building management team(s) should hold a copy of the Flood Response Plan and be fully clear of the requirements during each phase of a flood event.

A copy of the occupier pack (Appendix B) is to be made available. All residents should be made aware they can obtain a copy of the occupier pack on the website, which is a concise version of the Flood Emergency Evacuation Plan. Any amendments/updates to the plan should ensure that the occupier pack is up to date.

The building management team should sign up to get flood warnings by phone, email or text message, and all building residents should be made aware of the ability to sign up if they should so wish. Individuals can sign up to receive flood warnings by one of the following methods:

- By visiting https://www.fws.environment-agency.gov.uk/app/olr/home
- By calling Floodline on 0345 988 1188
- Residents will need to provide the address they are registering; phone number they can be contacted on day or night; and an email address. More information regarding flood warnings are detailed in section 4 of this Plan.
- Section 5 of this Plan details the requirements to be implemented prior to a flood event or flood warning.
- Section 6 of this Plan details the requirements to be implemented during a flood event.
- Section 7 of this Plan details the requirements to be implemented after a flood event.

4 FLOOD AWARENESS

4.1 Flood Warnings

Whilst the building is considered low risk, as the ground floor level is set above the predicted 1 in 1,000-year flood level, the wider areas are at risk of flooding and pose a threat to occupants entering and exiting the site.

The site is located within a flood warning area for properties between Victoria Station to Regent Bridge. The Environment Agency issue flood warnings if there is a possibility of a flood event. As there are specific requirements for access and egress during flood events, all residents and building management should sign up to receive these targeted flood warnings which can be done via the Environment Agency website https://www.fws.environment-agency.gov.uk/app/olr/register or by calling on 0345 988 1188.

If you are registered you can call Floodline on 0345 988 1188, select option 1 and Quick dial number 03612 for more information.

Table 4 below shows the warning codes as issued by the Environment Agency and the responses that the occupants should take in the event of a flood warning being issued. These warnings will be received by the occupants once they have signed up to the Environment Agency flood warning service.

Table 4: Environment Agency Flood Warning Codes

Warning	Message	Timing	Action
Flood Alert 	**Flooding is possible. Be prepared.**	2 hours to 2 days in advance of flooding.	Be prepared to act on your flood plan. Prepare a flood kit. Monitor local water levels and the flood forecast on the Environment Agency website.
Flood Warning 	**Flooding is expected. Immediate action required.**	Half an hour to 1 day in advance of flooding.	Act now to protect your property. Turn off gas, water, and electricity supply if safe to do so. Put flood protection equipment in place. Move family, pets and valuables to a safe refuge. Keep a flood kit ready.
Severe Flood Warning 	**Severe flooding. Danger to life.**	When flooding poses a significant threat to life and different actions are required.	Stay in a safe place with a means of escape. Be ready should you need to evacuate from the property. Co-operate with the emergency services and call 999 if you are in immediate danger.
Warning Removed	**No further flooding is currently expected for your area.**	Issued when a flood warning is no longer in force.	Flood water may still be around and could be contaminated. If you've been flooded, ring your insurance company as soon as possible.

During flood situations, the Environment Agency regularly updates its social media accounts on Facebook (https://www.facebook.com/environmentagency) and Twitter (https://twitter.com/EnvAgency)

Updates on Flood Warnings will be issued on;

The Radio:

- BBC Radio Manchester – 95.1 FM
- Capital FM – 102FM
- Smooth 100.4FM
- Heart – 105.4 FM
- Hits Radio (Key103) – 103FM

On Television:

- BBC North West
- ITV Granada

The Met Office also issue severe weather warnings for extreme weather including rain, snow, wind, fog and ice. There are three warnings;

- Be Aware (Yellow)
- Be Prepared (Orange)
- Take Action (Red)

The National Flood Forum; a national charity supports and represents communities at risk of flooding. They provide assistance to help communities understand flooding. This can be accessed at www.nationalfloodforum.org.uk.

The following social media accounts may also be useful:

- Greater Manchester Police
  Twitter: @gmpolice
  Facebook: gtrmanchesterpolice

- Greater Manchester fire and rescue
  Twitter: @manchesterfire
  Facebook: manchesterfire

- Northwest Ambulance Service
  Twitter: @NWAmbulance
  Facebook: nwasofficial

- United Utilities
  Twitter: @UnitedUtilities
  Facebook: OfficialUnitedUtilities

- Manchester City Council

Twitter: @ManCityCouncil
Facebook: ManCityCouncil

- Manchester Evening News
  Twitter: @MENnewsdesk
  Facebook: ManchesterEveningNews

- BBC News
  Twitter: @BBCBreaking

- Sky News
  Twitter:@SkyNewsBreak
  Facebook: skynews

5 FLOOD PREPARATION

5.1 Be Prepared

Assessment of the Environment Agency flood level data against the proposed floor levels indicates that the site would function similarly to Flood Zone 1, as flooding is not anticipated during the 1 in 1000-year flood event. However, as the UK Government Flood Maps for Planning identify the site as lying within Flood Zone 2 and due to the risk of flooding within Water Street and the wider area, it is highly recommended that all occupants are always prepared for a flood event.

There is a range of guidance material from Manchester City Council, Central Government and the Commercial sector, to help you prepare for the risks you may face. No one can predict what is around the corner, but when the unexpected happens it pays to be prepared.

The document https://www.gmemergencyplanning.org.uk/be-prepared/prepare-yourself/ provides basic information on simple precautions that can be taken to prepare for a range of emergency situations, along with advice on how to cope, should they occur.

The building management team(s) should notify the occupants of the situation. All residents of the building should be supplied with a copy of the grab bag checklist (Appendix C).

Occupants with reduced mobility are instructed to register with Manchester City Council in order that the emergency service can be directed to assist. The building management should also be aware of occupants with reduced mobility.

5.2 Check Your Risk of Flooding

Building management should:

- Find out if the site is at immediate risk of flooding by checking current flood warnings and river and sea levels.
- Find out if the site is at risk of flooding in the next 5 days; and
- Sign up for flood warnings. This can be done by going online at https://www.gov.uk/check-flooding

5.3 Stop the Block!

Stop the Block! is United Utilities campaign to help reduce the misery, cost, bad smells and potential flooding and pollution caused by avoidable blockages. By keeping the sewer system clear, from disposable items such as nappies and wet wipes which should not be flushed, occupants can help keep the water flowing and allow the sewer system to do the job of taking used water and sewage away from our homes and businesses, which helps to prevent flooding and aids the recovery after flooding has subsided.

Further information on how to help prevent blockages in the system can be found on United Utilities website https://www.unitedutilities.com/help-and-support/wastewater-services/stop-the-block/

5.4 Create an Emergency Flood Kit / Grab Bag

An ‘Emergency Grab Bag’ holds important personal information and items which may help in an emergency. It should be small enough for anyone to carry and kept in a safe place that everyone in your household can find. In a flood, you may not have time to find these essential items, so it is important to prepare in advance, the ‘Grab Bag’ should contain items such as:

A list of useful telephone numbers (local authority, insurance company, family and friends, gas safe registered engineer and trained electrician)

- First Aid Kit
- Any essential medication or details of your prescription
- Bottled Water
- Mobile Phone & Charger
- Spare home and car keys
- Toiletries and sanitary supplies
- A wind-up or battery-operated radio with spare batteries
- A wind-up or battery-operated torch with spare batteries
- Spare clothes and blankets (ideally warm/waterproof clothing)
- Sensible flat shoes
- Non-perishable food items
- Insurance documents

The document ‘How to Prepare for an Emergency’ is included in Appendix C and contains a cut-out label which can be attached to the grab bag and a checklist of items to be included in the grab bag.

6 FLOOD ACTION

6.1 What to Do in the Event of a Flood

In the event of a Flood Warning being received, the actions outlined in this section should be taken.

If a flood warning is issued by the Environment Agency, or if a severe weather warning has been issued by the Met Office, the following action should be taken by the building management:

- All residents should be notified by the building management team of the Flood Warning and reminded to take the necessary precautions. Flood Alert Notices should be displayed by the building management team in prominent, clearly visible places on the premises (i.e. within notice boards, ground floor/ mezzanine areas, and lift areas) to indicate to everyone the current flood alert status issued by the Environment Agency and any recommend precautions.

6.2 Invacuation

As the building is not anticipated to flood to ground level during a 1 in 100 or 1 in 1000-year event, invacuation is not strictly necessary. However, as the surrounding area is susceptible to flooding access and egress may be limited and specific routes should be followed when entering or exiting the site.

The following areas should be avoided when entering or existing the site:

- River Irwell Banks
- External Hardstanding areas towards the west of the site
- Riverside pedestrian walkways
- Canal Junction Lock, north of the site.
- Certain low spots within water street where ponding may occur.

At no point during a flood event is it recommended to evacuate and enter flood waters unless instructed to do so by emergency services. In the event of an emergency and it is required to enter flood waters all efforts should to be taken to reduce risk including wearing appropriate personal protective equipment i.e. wellingtons and waterproof clothing. Occupants should be aware of the following risks (however this is not an exhaustive list);

- Submerged Hazards
- Changes in level
- Debris in the water
- Sewage and other contaminants
- Exposed manholes

All efforts should be taken to not ingest flood waters, if you do so, seek medical advice.

Any instructions issued by the emergency services which conflict with this flood response plan will override any advice within this document.

It should be noted that flooding could occur with no prior flood warnings issued.

6.3 Evacuation

Evacuation of the building is unlikely due to the ground floor levels being set above the predicted 1 in 1000-year flood levels. However, evacuation may become necessary when the surrounding areas that are below these levels begin to flood and site access and egress is limited. In the event of evacuation, occupants should follow instructions from the emergency services and follow the evacuation routes provided.

The site sits within the Manchester City Centre evacuation mapping. Manchester City Council divides Manchester City Centre into 3 sectors and 36 zones. This will assist the emergency services in managing a phased and controlled evacuation should there be an emergency.

The site is located in sector C and Zone 18, refer to the map enclosed in Appendix D.

If it is necessary to enter the flood waters, under the emergency services instruction, then all efforts should be taken to reduce risk including wearing appropriate personal protective equipment i.e. wellingtons and waterproof clothing.

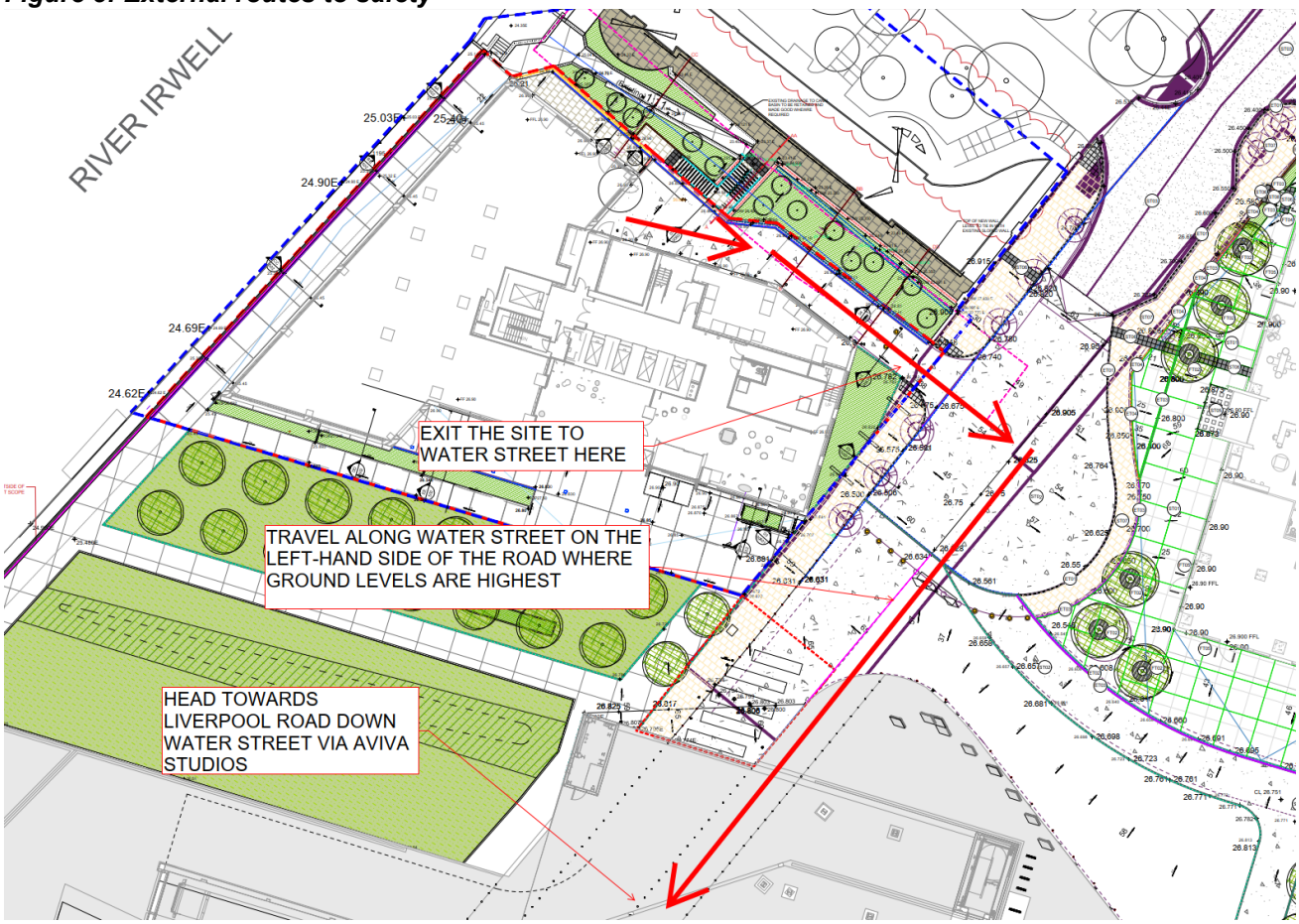
Occupants should be aware of the following risks (however this is not an exhaustive list);

- Submerged hazards
- Changes in level
- Debris in water
- Sewage and other contaminants
- Exposed Manholes

All efforts should be taken to not ingest flood waters, if you do so, seek medical advice.

In an evacuation scenario, the evacuation routes are illustrated in Figure 3. Occupants are advised to exit the building east to Water Street then travel south-west towards Liverpool Road via Aviva Studios. The approximate lowest point along this evacuation route is **26.5m AOD** which is **300mm** above the 1 in 1000-year predicted flood levels.

Figure 3: External routes to safety



7 ALL CLEAR

7.1 What to do After a Flood

Once flood waters have fully receded, caution is advised when entering or exiting the site via Water Street. Occupants should not attempt to enter areas which have been flooded until advised by emergency services.

8 KEY CONTACTS

Environment Agency

Telephone - 0345 988 1188

Website - www.environment-agency.gov.uk

Government Emergency Planning

www.gov.uk/government/publications/the-national-flood-emergency-framework-for-england

BBC Website

Website - www.bbc.co.uk/news/uk-15250977

The Met Office

Telephone - 0370 900 0100

Website - www.metoffice.gov.uk

Manchester City Council

Telephone - 0161 793 2500

Website - www.manchester.gov.uk

Maritime & Coastguard Agency

Telephone - 0203 817 2000

Website - www.gov.uk/government/organisations/maritime-and-coastguard-agency

Greater Manchester Fire and Rescue

Telephone - 0161 736 5866

Emergency - 999

Website - http://www.manchesterfire.gov.uk

Greater Manchester Police

Emergency - 999

Telephone - 101 (non-emergency)

Website - www.gmp.police.uk

North West Ambulance Service NHS Trust

Emergency - 999

Telephone - 0845 112 0 999

Website - www.nwas.nhs.uk

United Utilities (sewer flooding, leaking water main or sewerage pollution)

Telephone - 0345 672 3723

Website - http://www.unitedutilities.com

Manchester City Council (highways flooding)

Telephone - 0161 793 2500

Website - www.manchester.gov.uk

APPENDICES

Appendix A

Environment Agency Flood Data

Flood risk assessment data

Location of site: 382996 / 398041 (shown as easting and northing coordinates)
Document created on: 20 May 2026
This information was previously known as a product 4.
Customer reference number: 2B76TAT3467C

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: Manchester Ship Canal 2018
Scenario(s): Normal Operation, Latchford 1 Gate Closed, Latchford 3 Gate Closed Date: 1 May 2020

Model name: River Medlock 2011
Scenario(s): No defences exist fluvial, no defences exist climate change fluvial
Date: 22 December 2010

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 occuring 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



Environment Agency

Flood map for planning

Location (easting/northing)
382996/398041

Scale
1:10,000

Created
20 May 2026

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

0 100 200 300 400 500
metres

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

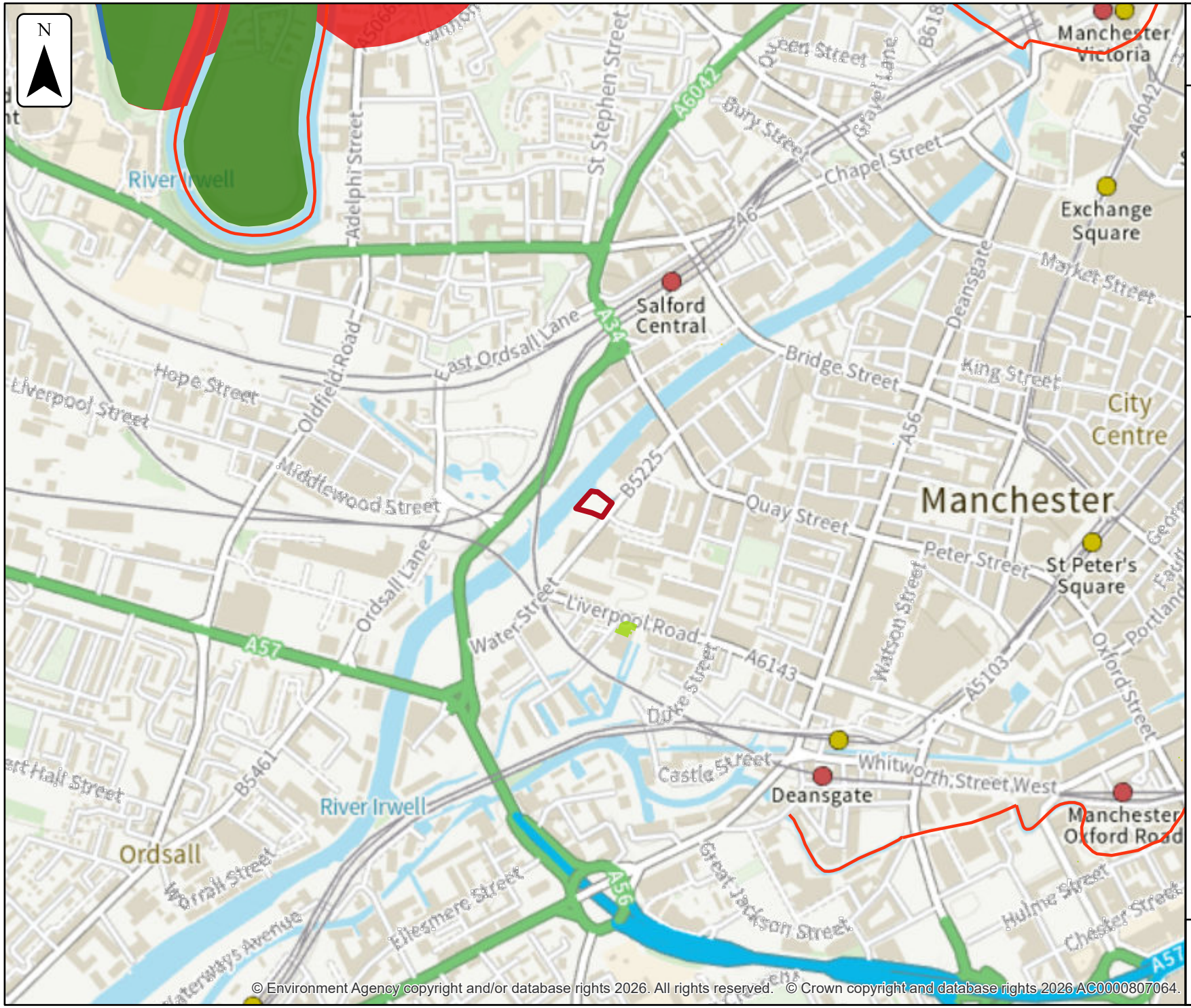
The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- 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.



Environment Agency

Past floods

Location (easting/northing)
382996/398041

Scale
1:10,000

Created
20 May 2026

- Selected area
- Main river

Date of flood event

- January, 2025
- December, 2015
- January, 2008
- June, 2000
- January, 1954
- September, 1946
- November, 1866

0 100 200 300 400 500
metres

Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
1 January 2025	1 January 2025	unknown	unknown	No
26 December 2015	26 December 2015	main river	overtopping of defences	No
21 January 2008	22 January 2008	main river	unknown	No
1 June 2000	2 June 2000	unknown	channel capacity exceeded (no raised defences)	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)	No
01 November 1866	02 November 1866	main river	channel capacity exceeded (no raised defences)	No

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



Environment Agency

Flood defences

Location (easting/northing)
382996/398041

Scale
1:10,000

Created
20 May 2026

- Selected area
- Main river
- Flood defence

0 100 200 300 400 500
metres

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	71750	Embankment	75	Good	29.52	28.93	
2	89041	Embankment	75	Good	29.04	28.94	
3	88845	Engineered High Ground	75	Fair	24.56	22.22	
4	88843	Engineered High Ground	75	Good	22.22	27.99	
5	88844	Engineered High Ground	75	Fair	27.10	29.19	

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:

- No defences exist modelled fluvial: risk of flooding from rivers where there are no flood defences
- 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: River Medlock 2011
Scenario(s): No defences exist climate change modelled fluvial, No defences exist modelled fluvial



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Environment Agency

No defences exist climate change modelled fluvial extent

Location (easting/northing)
382996/398041

Scale
1:10,000

Created
20 May 2026

Model name
River Medlock 2011

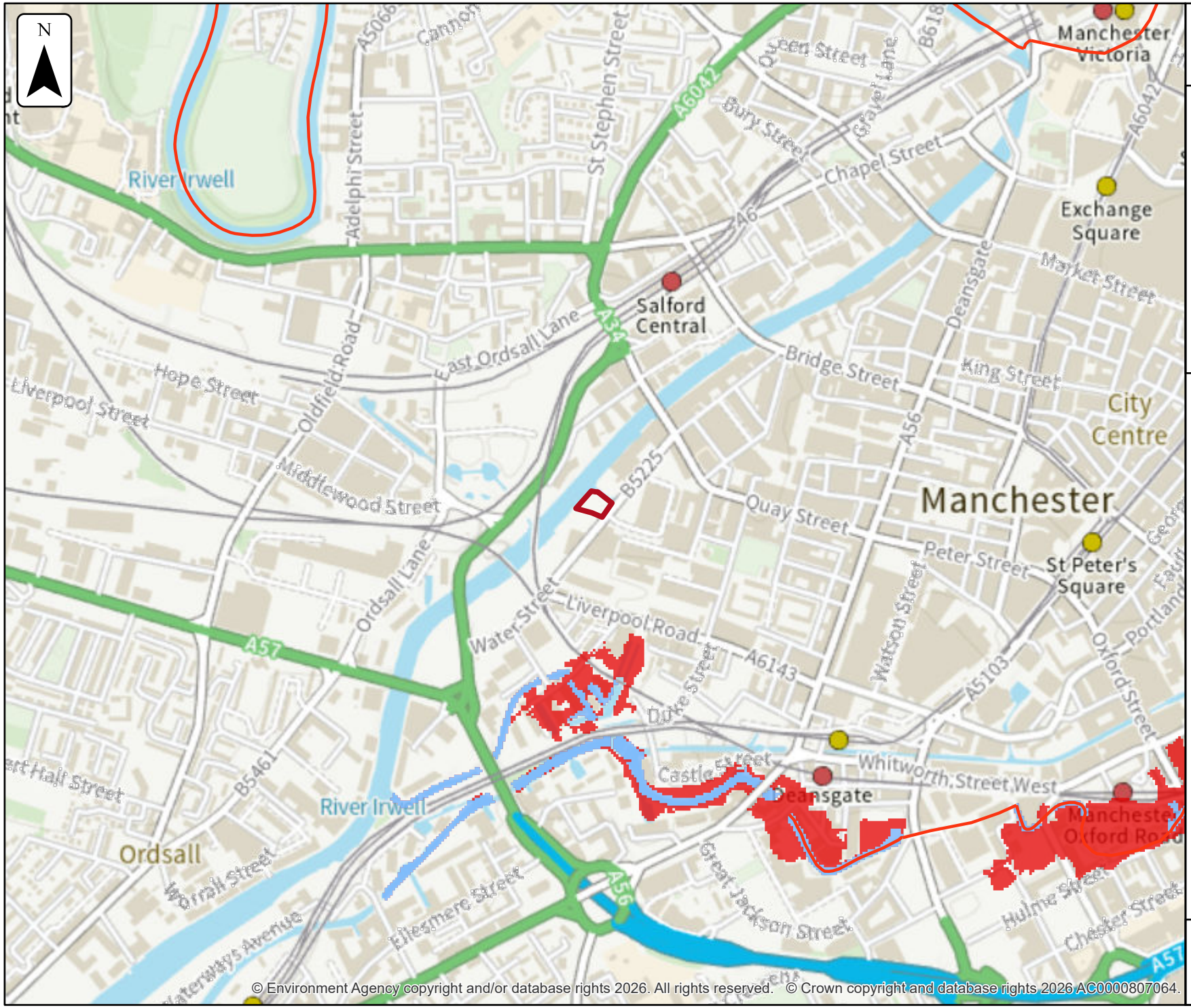
- Selected area
- Main river

Modelled flood extent

- 1% AEP (+20%)
- 1% AEP (+35%)
- 1% AEP (+70%)

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

0 100 200 300 400 500
metres



Environment Agency

No defences exist modelled fluvial extent

Location (easting/northing)
382996/398041

Scale
1:10,000

Created
20 May 2026

Model name
River Medlock 2011

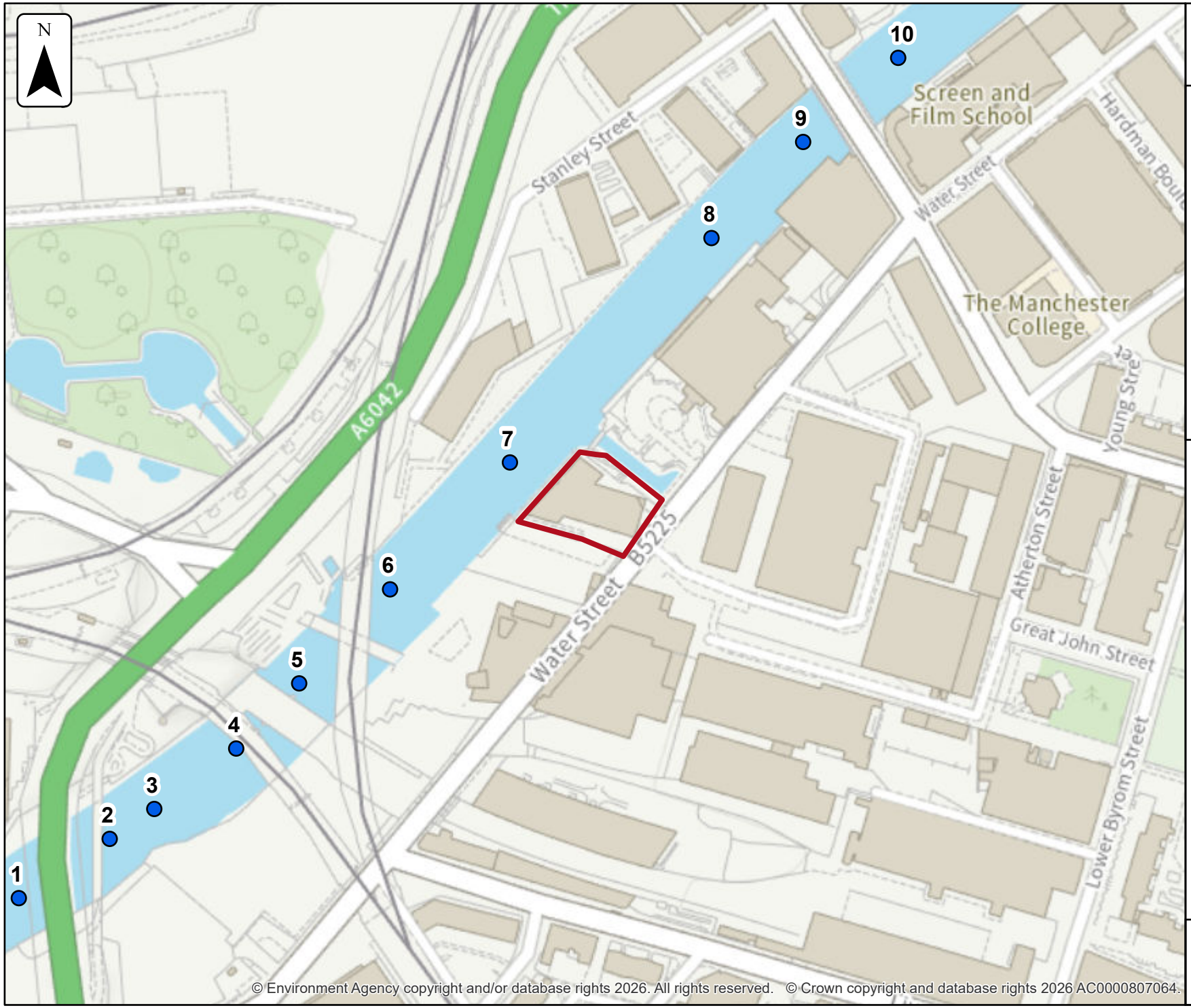
- Selected area
- Main river

Modelled flood extent

- 1% AEP
- 0.1% AEP

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

0 100 200 300 400 500
metres



Environment Agency

Modelled fluvial node locations

Location (easting/northing)
382996/398041

Scale	Created
1:2,500	**20 May 2026**

Model name
Manchester Ship 2018

- Selected area
- Modelled location
- Main river

0 25 50 75 100
metres

					Normal Operation											Latchford 1 Gate Closed	Latchford 3 Gate Closed	
Map Reference	Model Node Reference	Easting	Northing	Data	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_IRWZ01_0737	382852	397954	Modelled Water Level (m aodN)	23.15	23.41	23.78	23.99	24.12	24.29	24.72	24.81	25.84	24.62	26.13	24.29	24.29	26.16
				Modelled Flow (cumecs)	310.37	351.45	411.44	445.45	466.75	495.88	573.59	589.34	745.05	553.24	773.93	495.88	495.88	770.44
2	ea013_0251_IRWZ01_0776	382896	398000	Modelled Water Level (m aodN)	23.11	23.36	23.73	23.95	24.07	24.24	24.67	24.76	25.82	24.57	26.12	24.24	24.24	26.16
				Modelled Flow (cumecs)	310.36	351.44	411.42	445.44	466.73	495.87	573.57	589.32	744.99	553.21	773.88	495.87	495.87	770.40
3	ea013_0251_IRWZ01_1113	383097	398218	Modelled Water Level (m aodN)	23.40	23.67	24.04	24.26	24.38	24.55	24.97	25.05	26.02	24.87	26.28	24.55	24.55	26.31
				Modelled Flow (cumecs)	310.25	351.35	411.30	445.27	466.57	495.71	573.36	589.13	744.57	552.99	773.43	495.71	495.71	770.29
4	ea013_0251_IRWZ01_0569	382715	397850	Modelled Water Level (m aodN)	22.91	23.14	23.49	23.70	23.82	23.98	24.40	24.49	25.46	24.30	25.73	23.98	23.98	25.76
				Modelled Flow (cumecs)	310.41	351.49	411.49	445.52	466.81	495.95	573.68	589.44	743.74	553.33	771.80	495.95	495.95	768.42
5	ea013_0251_IRWZ01_0637	382781	397893	Modelled Water Level (m aodN)	22.87	23.09	23.42	23.61	23.73	23.88	24.27	24.35	25.29	24.18	25.55	23.88	23.88	25.58
				Modelled Flow (cumecs)	310.39	351.48	411.47	445.50	466.80	495.93	573.65	589.41	745.07	553.30	775.26	495.93	495.93	773.69
6	ea013_0251_IRWZ01_1029	383053	398171	Modelled Water Level (m aodN)	23.26	23.52	23.89	24.10	24.23	24.39	24.82	24.91	25.93	24.72	26.21	24.39	24.39	26.25
				Modelled Flow (cumecs)	310.28	351.37	411.34	445.32	466.61	495.75	573.34	589.05	741.05	553.02	767.99	495.75	495.75	764.14
7	ea013_0251_IRWZ01_0882	382954	398062	Modelled Water Level (m aodN)	23.14	23.39	23.75	23.97	24.09	24.26	24.69	24.78	25.84	24.59	26.14	24.26	24.26	26.18
				Modelled Flow (cumecs)	310.32	351.41	411.38	445.39	466.68	495.82	573.50	589.26	739.39	553.14	764.51	495.82	495.82	759.65
8	ea013_0251_IRWZ01_1128	383144	398259	Modelled Water Level (m aodN)	23.40	23.67	24.04	24.26	24.38	24.55	24.97	25.05	26.02	24.87	26.28	24.55	24.55	26.31
				Modelled Flow (cumecs)	310.25	351.35	411.30	445.27	466.57	495.71	573.36	589.13	744.57	552.99	773.43	495.71	495.71	770.29
9	ea013_0251_IRWZ01_0597	382760	397879	Modelled Water Level (m aodN)	22.91	23.14	23.49	23.70	23.82	23.98	24.41	24.49	25.48	24.31	25.74	23.98	23.98	25.77
				Modelled Flow (cumecs)	310.41	351.49	411.49	445.52	466.81	495.95	573.68	589.44	743.74	553.33	771.80	495.95	495.95	768.42
10	ea013_0251_IRWZ01_0691	382821	397923	Modelled Water Level (m aodN)	23.05	23.29	23.64	23.85	23.97	24.13	24.54	24.62	25.54	24.45	25.79	24.13	24.13	25.82
				Modelled Flow (cumecs)	310.37	351.45	411.44	445.45	466.75	495.88	573.59	589.34	745.05	553.24	773.93	495.88	495.88	770.44

Model data taken from Manchester Ship Canal 2018

AEP - Annual Exceedence Probability

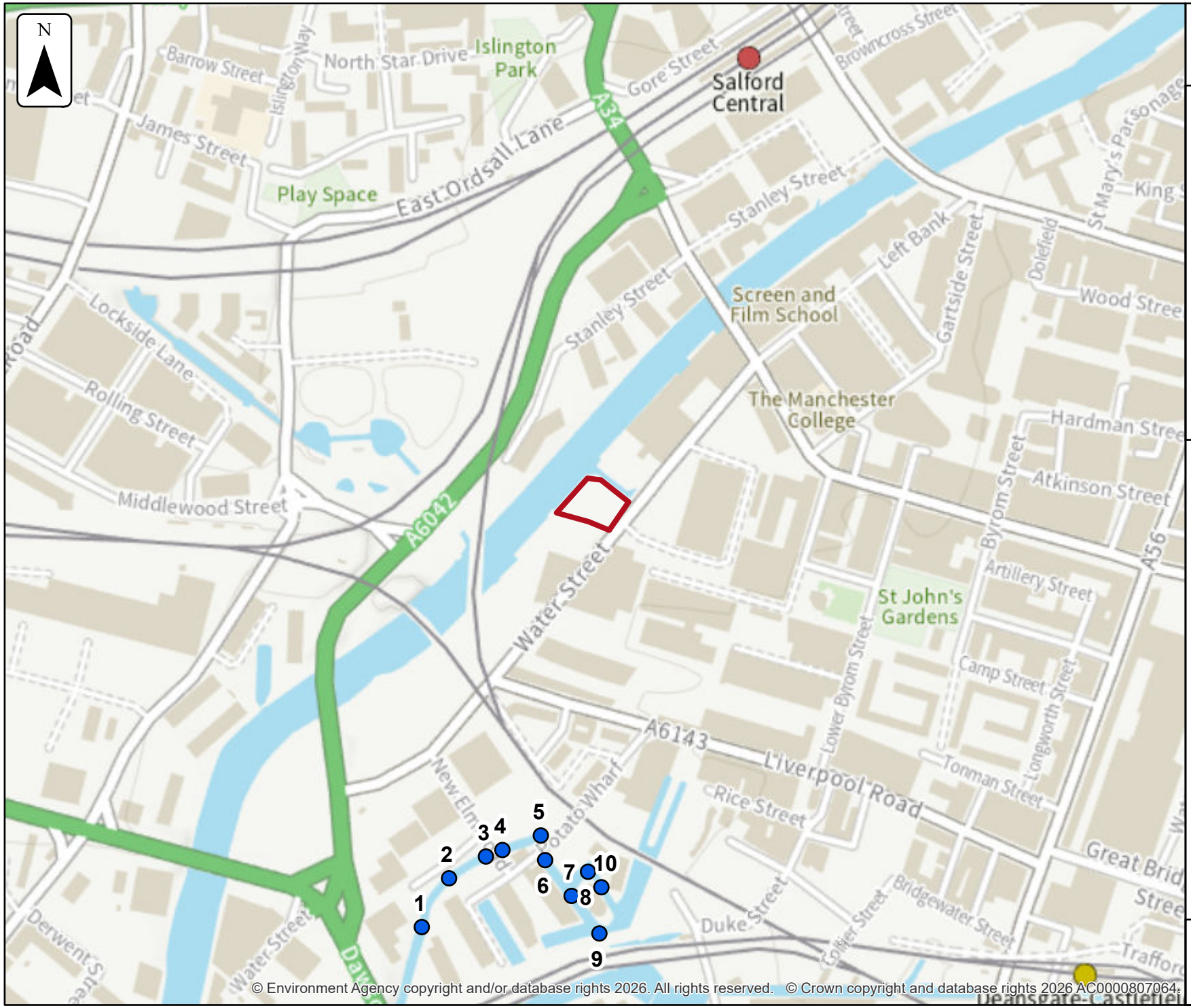
m aodN - metres above ordnance datum Newlyn

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/flood-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 pounded 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.



Environment Agency

No defences exist modelled fluvial node locations

Location (easting/northing)
382996/398041

Scale
1:5,000

Created
20 May 2026

Model name
River Medlock 2011

- Selected area
- Modelled location
- Main river

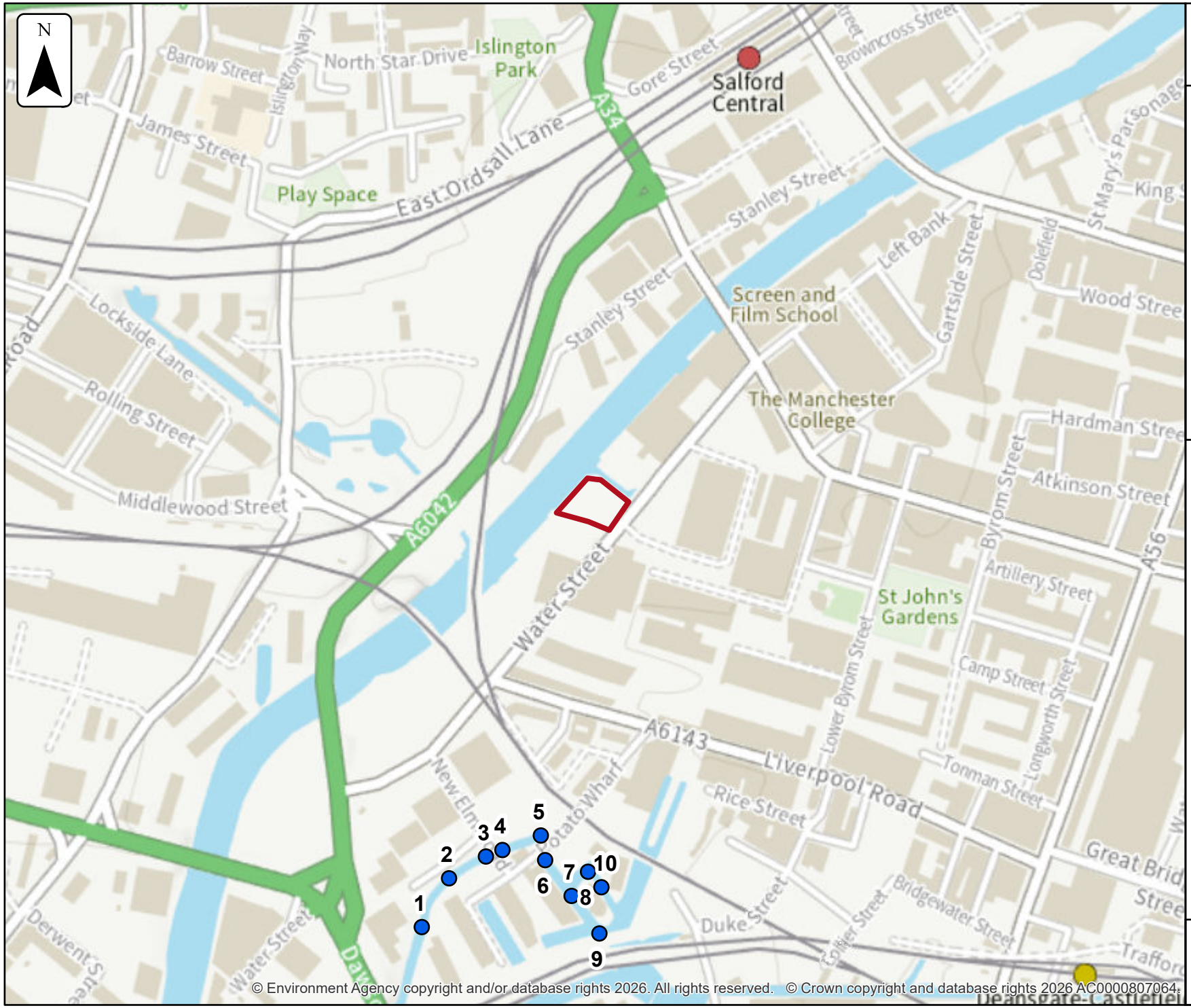
0 50 100 150 200 250
metres

Modelled node locations data

No defences exist

Label	Modelled location ID	Easting	Northing	4% AEP	1% AEP	0.1% AEP	4% AEP	1% AEP	0.1% AEP
				Level	Level	Level	Flow	Flow	Flow
1	1468130	382827	397630	23.79	23.87	24.37	30.18	31.45	39.69
2	1468104	382854	397677	23.94	24.01	24.49	30.19	31.45	39.49
3	1468002	382890	397698	24.09	24.16	24.65	30.20	31.45	37.36
4	1468092	382906	397705	24.09	24.16	24.65	30.20	31.45	37.36
5	1468129	382943	397719	24.16	24.23	24.75	30.21	31.45	34.99
6	1468065	382947	397695	25.52	25.69	26.34	8.18	8.67	10.33
7	1468005	382973	397660	25.52	25.69	26.34	8.18	8.67	11.51
8	1468011	382989	397684	25.52	25.69	26.36	8.83	9.14	13.41
9	1468101	383000	397624	25.52	25.69	26.34	8.18	8.68	11.46
10	1468161	383002	397668	25.52	25.69	26.32	8.83	9.12	21.80

Data in this table comes from the River Medlock 2011 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.



Environment Agency

No defences exist climate change modelled fluvial node locations

Location (easting/northing)
382996/398041

Scale
1:5,000

Created
20 May 2026

Model name
River Medlock 2011

- Selected area
- Modelled location
- Main river

0 50 100 150 200 250
metres

Modelled node locations data

No defences exist climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+20%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+20%)	1% AEP (+35%)	1% AEP (+70%)
				Level	Level	Level	Flow	Flow	Flow
1	1468130	382827	397630	23.93	23.98	24.06	32.40	33.26	34.58
2	1468104	382854	397677	24.07	24.12	24.19	32.40	33.26	34.59
3	1468002	382890	397698	24.21	24.26	24.34	32.40	33.26	34.57
4	1468092	382906	397705	24.22	24.26	24.34	32.40	33.26	34.57
5	1468129	382943	397719	24.29	24.34	24.41	32.40	33.26	34.57
6	1468065	382947	397695	25.82	25.91	26.15	9.01	9.20	10.03
7	1468005	382973	397660	25.82	25.91	26.15	9.01	9.19	10.12
8	1468011	382989	397684	25.82	25.91	26.16	9.52	9.62	11.20
9	1468101	383000	397624	25.82	25.91	26.16	9.0	9.20	10.49
10	1468161	383002	397668	25.82	25.90	26.15	9.40	9.62	11.45

Data in this table comes from the River Medlock 2011 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.

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 B

Occupier Pack

CONTENTS

1 Introduction 4

2 Roles and Responsibilities 6

3 Situation and Site-Specific Considerations 8

4 Flood Awareness 13

5 Flood Preparation 16

6 Flood Action 18

7 All Clear 20

8 Key Contacts 21

Curtins
089521-CUR-XX-XX-T-C-92000
Flood Emergency Response Plan
Union Tower 2
curtins.com

1 INTRODUCTION

1.1 Project Background

Curtins has been appointed by Select Residential to provide a Flood Emergency Response Plan for the occupied co-living accommodation building known as Union Tower 2 (west), Water Street, Manchester, M3 4BR.

The site is classified as within Flood Zone 2 as a result of fluvial (river) flood risk to the site indicating a medium probability between 0.1% and 1% annually. It is note that Flood Zone 3 is located along the north-western boundary, but this is associated with the river channel and riverside walkway.

A flood emergency plan was not required by Manchester City Council during the planning phase when the building was constructed. However, due to the flood zoning a flood emergency plan is recommended so that flood protocols can be integrated into the overall building management and health and safety policies.

The plan is based on currently available information.

The document should be considered live and regularly updated by all future occupants / landlords to ensure that contact numbers and procedures are up to date.

1.2 Purpose of the Plan

The purpose of the plan is to inform the building management team and the building occupants how to remain safe in the event of a flood emergency. The report also details how they can be aware and prepared in advance for a flood emergency. This report will:

- Inform the building management team and the building occupants how to be aware of the risks posed to the site by flooding.
- Inform the building management team and the building occupants how to be prepared for a flood emergency event.
- Inform the building management team and the building occupants what actions to take in the event of a flood emergency in order to remain safe; and
- Inform the building management team and the building occupants how to ensure the effective evacuation of the building when necessary / instructed.

1.3 Scope of the Plan

The plan provides information on how to prepare for a flood and what to do in the event of a flood emergency. The report is suitable for the purposes set out in the NPPF.

Although this flood emergency response plan is directed towards fluvial (river) flood events, occupants should be advised that flooding may occur from other sources. Occupants are advised to follow the same procedures in all cases where flood water may enter the property/site.

The plan details flood emergency procedures for Union Tower 2 only. The plan does not intend to replace any specific instructions which may be given by the emergency services in the event of a flood emergency, although the plan may help to inform building occupants and emergency responders of site-specific details which may need to be taken into consideration. The plan will also help occupants to prepare and act whilst waiting for further instruction from the relevant authorities.

1.4 Plan Owner and Review

The plan is owned by the site/building owner and should be maintained and updated by the owner.

It is recommended that the Flood Response Plan is reviewed on a regular basis – **at least every three** years or when information changes which requires it to be amended – to ensure that it is consistent with good practice.

Details of changes should be recorded below in **Table 1**, then documentation updated and reissued.

Table 1: Document Amendment Record

Revision	Amendment	Author

Curtins
089521-CUR-XX-XX-T-C-92000
Flood Emergency Response Plan
Union Tower 2
curtins.com

2 ROLES AND RESPONSIBILITIES

2.1 The Environment Agency

The Environment Agency is a Category 1 responder as identified in Schedule 1 of the Civil Contingencies Act (2004).

The Environment Agency has responsibilities in relation to flooding, as it is the lead agency for warning those at risk and improving flood defences.

The Environment Agency provide the following services and actions during a potential flood:

- Issues flood warnings for rivers and the sea,
- Monitors flood events to inform flood information service; and
- Emergency repairs and blockages on 'main' rivers.

2.2 Manchester City Council

Manchester City Council is a Category 1 responder as identified in Schedule 1 of the Civil Contingencies Act (2004).

The Civil Contingencies and Resilience Unit, which is an Association of Greater Manchester Authorities (AGMA) service conducts "emergency planning "on behalf of Manchester City Council.

Manchester City Council are also a partner of the Greater Manchester Resilience Forum (GMRF). This partnership of agencies from across Greater Manchester has responsibility for coordinating and overseeing emergency planning. Its overall purpose is to ensure an appropriate level of preparedness for an effective multi-agency response to emergency incidents which may have significant impact on the communities of Manchester.

Manchester City Council provides the following services and actions during a potential flood:

- Co-ordinates emergency arrangements,
- Maintains safe conditions on the road,
- Puts flood warning signs on the highways,
- Clears blocked ordinary watercourses,
- Clears blockages from highway drainage systems; and
- May take action to protect property from flooding if the highway drainage system fails and property could be flooded by water from the highways.

2.3 The Emergency Services

Greater Manchester Police, Greater Manchester Fire & Rescue Service, and the Ambulance Service, are Category 1 responders as identified in Schedule 1 of the Civil Contingencies Act (2004).

The Emergency Services provide the following services and actions during a potential flood:

- The Police would retain overall responsibility for Co-ordination of activities but would liaise with Senior Fire and Senior Ambulance Officers.
- Fire & Rescue will assist other agencies in the rescuing of people trapped as a result of flooding. Fire and Rescue will assist other agencies in the removal of large quantities of flood water.
- The Ambulance service will respond to medical emergencies.

2.4 United Utilities

United Utilities is a Category 2 responder as identified in Schedule 1 of the Civil Contingencies Act (2004).

United Utilities provides the following services and actions during a potential flood:

- Clearing blockages in public sewer systems; and
- May take action to protect property from flooding if the cause of the flooding is water from the public water mains or public sewage system.

2.5 Other Category 2 responders

There are a number of other Category 2 responders including those listed below. During a flood emergency the operator/authority is responsible for controlling their assets.

- Gas distributors
- Electricity distributors and transmitters
- Water and sewerage undertakers
- Telephone service providers (fixed and mobile)

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Flood Emergency Response Plan
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curtins.com

3 SITUATION AND SITE-SPECIFIC CONSIDERATIONS

3.1 The Site

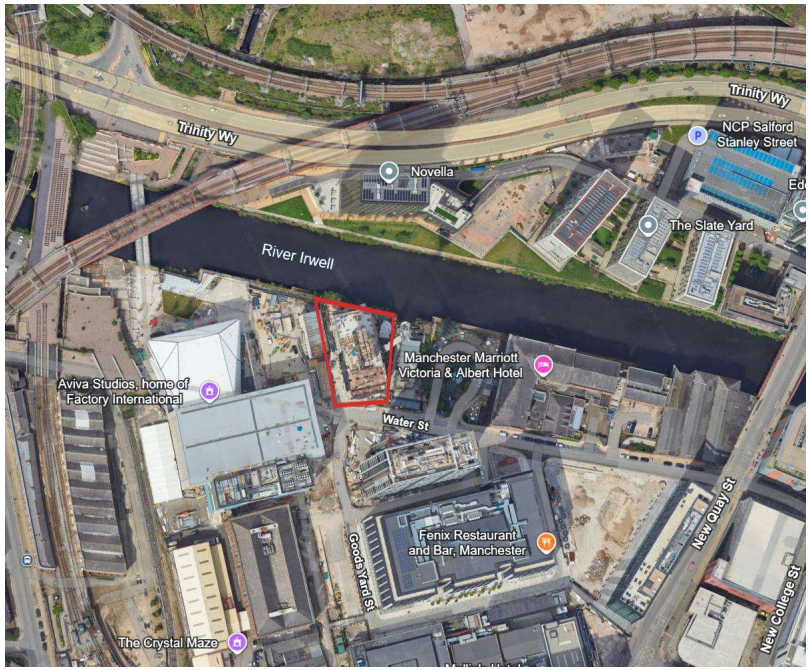
The site is approximately 0.12 ha in size. The site is bound by The River Irwell to the north-west, the Canal Basin (Manchester and Salford Canal Junction) to the north-east, Water Street to the south-east and Aviva Studios (Factory International) to the south-west.

The site is largely occupied by the Union Tower 2 building with a paved entrance from Water Street to the south-west and a service vehicle access from Water Street to the south-east. There is a walkway along the riverside frontage to the north-west.

The building comprises as 35-storey tower with a single storey basement. The tower contains co-living residential spaces on the typical upper floors, with commercial, amenity and office spaces on the lower 4No floors. The plant is predominantly located in the single storey basement with cycle storage, with additional plant rooms at roof level, along with the BMU system.

The site location is shown in *Figure 1.*

Figure 1: Aerial Photograph (location of Union Tower 2 is indicative only)



3.2 Site-Specific Considerations

Based on the flood mapping which was current at the time this report was written (2026), the site area lies within Flood Zone 2; indicating that the fluvial (river) risk of flooding is medium (without taking into account the presence of flood defences or other manmade structures and channel improvements). This indicates that the site could be flooded in areas from a river by a flood that has a between 1% and 0.1% (1 in 1000) probability of occurring in any year.

The River Irwell, which is under control of Peel (MSCC), is located along the north-western boundary of the site and is the main source of potential flood risk to the site. The Irwell flows in an north-east to south-west direction towards Prince's Bridge.

During the design, the Flood Risk Assessment (FRA), completed by ROC Consulting in 2016, reviewed the site-specific flood levels from the Environment Agency to inform the flood mitigation. The FRA states that the Flood level data current at the time of the design predicted a 1 in 100-year +CC water level of **26.600m AOD**. The design recommendations, based on these flood levels, were to set the Ground Finished Floor Level (FFL) at a minimum of **26.900m AOD** to provide 300mm freeboard above the predicted flood level.

It is noted that the constructed ground FFL is **26.900m.**

The finished floor level of the basement is **22.300m** with access into the basement only from ground floor level at 26.900m. Levels along Water Street are at approximately 26.600-26.700m with access to the building rising up to the finished floor level. Levels around the site are generally between 26.600-26.900m with the exception of the riverside walkway which is set lower than the building at approximately 25.400m.

3.3 Current Flood Risk

As part of this assessment, we have obtained the most current flood data from the EA, which is the Manchester Ship Canal Study 2018. The EA Flood Data is enclosed in *Appendix A*.

There are no formal flood defences located in the vicinity of the site.

The Environment Agency data includes predicted flood levels at specific node points along the river. The nearest node to the site and therefore the most relevant to the site risk is node 7 (model reference ***ea013_0251_IRWZ01_0882).***

A summary of the predicted flood levels at the relevant node to the site for various flood events is shown in *Table 2.*

Table 2: Environment Agency Flood Level Data (Manchester Ship Canal Study 2018) node ea013_0251_IRWZ01_0882

Flood Event	1% (1 in 100 year)	1% +CC (1 in 100 year +35%CC*)	1% +CC (1 in 100 year +70%CC)	0.1% (1 in 1000 year)	0.1% with gate closed
Flood Level (AOD)	24.260m	24.780m	25.840m	26.140m	26.180m

AOD- Above Ordnance Datum

%CC- Percentage increase in flows based on climate change impact over the design life of the buildings applicable at the time of planning. +35% is considered the mitigation level with +70% the residual risk.*

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It can be seen from the data that in all events, flood levels are not predicted to reach as high a level as initially anticipated within the FRA completed at the design outset approved at planning.

Floor Levels

As noted earlier in the report, the is a basement within the building set with a FFL of **22.300m AOD** and houses the plant equipment and cycle storage. Whilst the FFL is below the flood level in all events, the basement is waterproofed externally up to ground level and is only accessed internally within the building from the ground floor level which is set at 26.900m. External drainage from the riverside area on site connects to the outfall downstream of a non-return valve therefore preventing backflow from the riverside or from the outfall to the building drainage. Therefore, routes for flood water is significantly above the flood levels predicted up to and including 1 in 1000-year flood levels with a gate failure scenario.

The ground floor level of the building is set a **26.900m AOD** containing commercial, leisure and residential amenities which would be classified as 'Less Vulnerable' use. The ground floor level is significantly above the flood levels predicted up to and including 1 in 1000-year flood levels with a gate failure scenario.

By default, upper levels are significantly above the flood levels predicted up to and including 1 in 1000-year flood levels with a gate failure scenario.

As summary of the floor level with freeboard depths are summarised in *Table 3.*

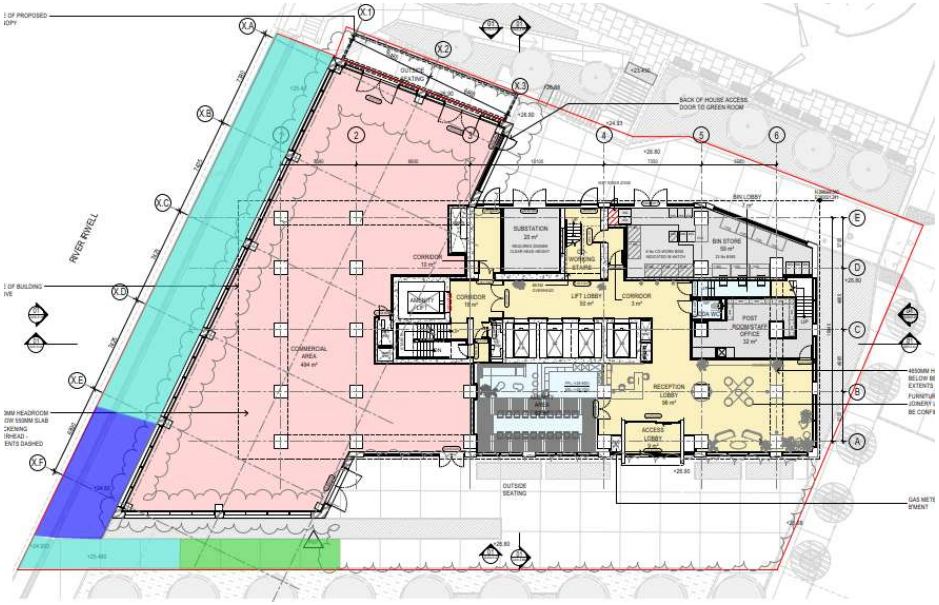
Table 3: Floor Levels/Protection

Level	Room	Floor Level	Flood Status	Freeboard/Protection
Basement Level	All	22.300	Below the 1 in 100 Year Flood Levels but protected to 26.900m which is above the 1 in 1000 Year Flood Levels.	2.12m above 1 in 100 Year +35%cc level. 0.72m above 1 in 1000 Year Gate failure level.
Ground Floor	All	26.900	Above the 1 in 100, 1 in 100+cc and 1 in 1000 Year Flood Levels.	2.12m above 1 in 100 Year +35%cc level. 0.72m above 1 in 1000 Year Gate failure level.
Mezzanine	All	29.875	Above the 1 in 100, 1 in 100+cc and 1 in 1000 Year Flood Levels.	5.09m above 1 in 100 Year +35%cc level. 3.69m above 1 in 1000 Year Gate failure level.
First Floor & above	All	Min. 32.850	Above the 1 in 100, 1 in 100+cc and 1 in 1000 Year Flood Levels.	2.12m above 1 in 100 Year +35%cc level. 0.72m above 1 in 1000 Year Gate failure level.

The anticipated extent of flooding to the site is demonstrated in *Figure 2.*

- The dark blue areas indicate the extent of areas predicted to flood when an event in excess of 1 in 100-year plus 35% climate change occurs (1%).
- The turquoise areas indicate the extent of areas predicted to flood when an event in excess of 1 in 100-year plus 70% climate change occurs (1%).
- The green areas indicate the extent of areas predicted to flood when an event in excess of 1 in 1000-year occurs (0.1%).

Figure 2: Site flood extents post development



3.4 Site-Specific Flood Protection Measures

All areas of the building are protected significantly above the predicted flood levels up to and including the 1 in 1000-year flood level with a gate failure scenario and is considered **low risk**, therefore no additional measures are necessary. Building areas would be considered Flood Zone 1, however the Environment Agency does not always update its mapping for individual sites. It is recommended that the Environment Agency are provided the site level information to review whether flood zoning can be updated.

Whilst the building is considered at low risk, there are areas within the building boundary which are considered Flood Zone 2 and 3 **(Medium-high risk)** and therefore access and egress requires consideration.

Areas outside the building, such as along the River Irwell banks and external hardstanding areas near the northern and western boundary, are at risk of flooding. These areas do not block or interact with ground floor access so do not impose any flood risk on the ground floor areas; however it is advised that access from the building to these areas are restricted during flood warning periods.

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During a flood event, off-site flood risk areas include the River Irwell banks, low-lying sections of Water Street, riverside pedestrian routes and the Canal Junction Lock to the north of the site. These areas may become hazardous due to fast-flowing water and ponding.

Access and egress from the Union 2 site should be made via the Water Street building exit then south-west towards Liverpool Road. Areas of Water Street may be flooded so extra caution should be taken. If the entirety of Water Street is flooded and no other egress routes are available, occupants should remain within the building, monitor flood warnings and await further instruction from the emergency services or building management.

3.5 Site-Specific Flood Preparation Measures

The building management team(s) should hold a copy of the Flood Response Plan and be fully clear of the requirements during each phase of a flood event.

A copy of the occupier pack (Appendix B) is to be made available. All residents should be made aware they can obtain a copy of the occupier pack on the website, which is a concise version of the Flood Emergency Evacuation Plan. Any amendments/updates to the plan should ensure that the occupier pack is up to date.

The building management team should sign up to get flood warnings by phone, email or text message, and all building residents should be made aware of the ability to sign up if they should so wish. Individuals can sign up to receive flood warnings by one of the following methods:

- By visiting https://www.fws.environment-agency.gov.uk/app/olr/home
- By calling Floodline on 0345 988 1188
- Residents will need to provide the address they are registering; phone number they can be contacted on day or night; and an email address. More information regarding flood warnings are detailed in section 4 of this Plan.
- Section 5 of this Plan details the requirements to be implemented prior to a flood event or flood warning.
- Section 6 of this Plan details the requirements to be implemented during a flood event.
- Section 7 of this Plan details the requirements to be implemented after a flood event.

4 FLOOD AWARENESS

4.1 Flood Warnings

Whilst the building is considered low risk, as the ground floor level is set above the predicted 1 in 1,000-year flood level, the wider areas are at risk of flooding and pose a threat to occupants entering and exiting the site.

The site is located within a flood warning area for properties between Victoria Station to Regent Bridge. The Environment Agency issue flood warnings if there is a possibility of a flood event. As there are specific requirements for access and egress during flood events, all residents and building management should sign up to receive these targeted flood warnings which can be done via the Environment Agency website https://www.fws.environment-agency.gov.uk/app/olr/register or by calling on 0345 988 1188.

If you are registered you can call Floodline on 0345 988 1188, select option 1 and Quick dial number 03612 for more information.

Table 4 below shows the warning codes as issued by the Environment Agency and the responses that the occupants should take in the event of a flood warning being issued. These warnings will be received by the occupants once they have signed up to the Environment Agency flood warning service.

Table 4: Environment Agency Flood Warning Codes

Warning	Message	Timing	Action
Flood Alert 	**Flooding is possible. Be prepared.**	2 hours to 2 days in advance of flooding.	Be prepared to act on your flood plan. Prepare a flood kit. Monitor local water levels and the flood forecast on the Environment Agency website.
Flood Warning 	**Flooding is expected. Immediate action required.**	Half an hour to 1 day in advance of flooding.	Act now to protect your property. Turn off gas, water, and electricity supply if safe to do so. Put flood protection equipment in place. Move family, pets and valuables to a safe refuge. Keep a flood kit ready.
Severe Flood Warning 	**Severe flooding. Danger to life.**	When flooding poses a significant threat to life and different actions are required.	Stay in a safe place with a means of escape. Be ready should you need to evacuate from the property. Co-operate with the emergency services and call 999 if you are in immediate danger.
Warning Removed	**No further flooding is currently expected for your area.**	Issued when a flood warning is no longer in force.	Flood water may still be around and could be contaminated. If you've been flooded, ring your insurance company as soon as possible.

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During flood situations, the Environment Agency regularly updates its social media accounts on Facebook (https://www.facebook.com/environmentagency) and Twitter (https://twitter.com/EnvAgency)

Updates on Flood Warnings will be issued on;

The Radio:

- BBC Radio Manchester – 95.1 FM
- Capital FM – 102FM
- Smooth 100.4FM
- Heart – 105.4 FM
- Hits Radio (Key103) – 103FM

On Television:

- BBC North West
- ITV Granada

The Met Office also issue severe weather warnings for extreme weather including rain, snow, wind, fog and ice. There are three warnings;

- Be Aware (Yellow)
- Be Prepared (Orange)
- Take Action (Red)

The National Flood Forum; a national charity supports and represents communities at risk of flooding. They provide assistance to help communities understand flooding. This can be accessed at www.nationalfloodforum.org.uk.

The following social media accounts may also be useful:

- Greater Manchester Police
  Twitter: @gmpolice
  Facebook: gtrmanchesterpolice

- Greater Manchester fire and rescue
  Twitter: @manchesterfire
  Facebook: manchesterfire

- Northwest Ambulance Service
  Twitter: @NWAmbulance
  Facebook: nwasofficial

- United Utilities
  Twitter: @UnitedUtilities
  Facebook: OfficialUnitedUtilities

- Manchester City Council

Twitter: @ManCityCouncil
Facebook: ManCityCouncil

- Manchester Evening News
  Twitter: @MENnewsdesk
  Facebook: ManchesterEveningNews

- BBC News
  Twitter: @BBCBreaking

- Sky News
  Twitter:@SkyNewsBreak
  Facebook: skynews

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5 FLOOD PREPARATION

5.1 Be Prepared

Assessment of the Environment Agency flood level data against the proposed floor levels indicates that the site would function similarly to Flood Zone 1, as flooding is not anticipated during the 1 in 1000-year flood event. However, as the UK Government Flood Maps for Planning identify the site as lying within Flood Zone 2 and due to the risk of flooding within Water Street and the wider area, it is highly recommended that all occupants are always prepared for a flood event.

There is a range of guidance material from Manchester City Council, Central Government and the Commercial sector, to help you prepare for the risks you may face. No one can predict what is around the corner, but when the unexpected happens it pays to be prepared.

The document https://www.gmemergencyplanning.org.uk/be-prepared/prepare-yourself/ provides basic information on simple precautions that can be taken to prepare for a range of emergency situations, along with advice on how to cope, should they occur.

The building management team(s) should notify the occupants of the situation. All residents of the building should be supplied with a copy of the grab bag checklist (Appendix C).

Occupants with reduced mobility are instructed to register with Manchester City Council in order that the emergency service can be directed to assist. The building management should also be aware of occupants with reduced mobility.

5.2 Check Your Risk of Flooding

Building management should:

- Find out if the site is at immediate risk of flooding by checking current flood warnings and river and sea levels.
- Find out if the site is at risk of flooding in the next 5 days; and
- Sign up for flood warnings. This can be done by going online at https://www.gov.uk/check-flooding

5.3 Stop the Block!

Stop the Block! is United Utilities campaign to help reduce the misery, cost, bad smells and potential flooding and pollution caused by avoidable blockages. By keeping the sewer system clear, from disposable items such as nappies and wet wipes which should not be flushed, occupants can help keep the water flowing and allow the sewer system to do the job of taking used water and sewage away from our homes and businesses, which helps to prevent flooding and aids the recovery after flooding has subsided.

Further information on how to help prevent blockages in the system can be found on United Utilities website https://www.unitedutilities.com/help-and-support/wastewater-services/stop-the-block/

5.4 Create an Emergency Flood Kit / Grab Bag

An ‘Emergency Grab Bag’ holds important personal information and items which may help in an emergency. It should be small enough for anyone to carry and kept in a safe place that everyone in your household can find. In a flood, you may not have time to find these essential items, so it is important to prepare in advance, the ‘Grab Bag’ should contain items such as:

A list of useful telephone numbers (local authority, insurance company, family and friends, gas safe registered engineer and trained electrician)

- First Aid Kit
- Any essential medication or details of your prescription
- Bottled Water
- Mobile Phone & Charger
- Spare home and car keys
- Toiletries and sanitary supplies
- A wind-up or battery-operated radio with spare batteries
- A wind-up or battery-operated torch with spare batteries
- Spare clothes and blankets (ideally warm/waterproof clothing)
- Sensible flat shoes
- Non-perishable food items
- Insurance documents

The document 'How to Prepare for an Emergency' is included in Appendix C and contains a cut-out label which can be attached to the grab bag and a checklist of items to be included in the grab bag.

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6 FLOOD ACTION

6.1 What to Do in the Event of a Flood

In the event of a Flood Warning being received, the actions outlined in this section should be taken.

If a flood warning is issued by the Environment Agency, or if a severe weather warning has been issued by the Met Office, the following action should be taken by the building management:

- All residents should be notified by the building management team of the Flood Warning and reminded to take the necessary precautions. Flood Alert Notices should be displayed by the building management team in prominent, clearly visible places on the premises (i.e. within notice boards, ground floor/ mezzanine areas, and lift areas) to indicate to everyone the current flood alert status issued by the Environment Agency and any recommend precautions.

6.2 Invacuation

As the building is not anticipated to flood to ground level during a 1 in 100 or 1 in 1000-year event, invacuation is not strictly necessary. However, as the surrounding area is susceptible to flooding access and egress may be limited and specific routes should be followed when entering or exiting the site.

The following areas should be avoided when entering or existing the site:

- River Irwell Banks
- External Hardstanding areas towards the west of the site
- Riverside pedestrian walkways
- Canal Junction Lock, north of the site.
- Certain low spots within water street where ponding may occur.

At no point during a flood event is it recommended to evacuate and enter flood waters unless instructed to do so by emergency services. In the event of an emergency and it is required to enter flood waters all efforts should to be taken to reduce risk including wearing appropriate personal protective equipment i.e. wellingtons and waterproof clothing. Occupants should be aware of the following risks (however this is not an exhaustive list);

- Submerged Hazards
- Changes in level
- Debris in the water
- Sewage and other contaminants
- Exposed manholes

All efforts should be taken to not ingest flood waters, if you do so, seek medical advice.

Any instructions issued by the emergency services which conflict with this flood response plan will override any advice within this document.

It should be noted that flooding could occur with no prior flood warnings issued.

6.3 Evacuation

Evacuation of the building is unlikely due to the ground floor levels being set above the predicted 1 in 1000-year flood levels. However, evacuation may become necessary when the surrounding areas that are below these levels begin to flood and site access and egress is limited. In the event of evacuation, occupants should follow instructions from the emergency services and follow the evacuation routes provided.

The site sits within the Manchester City Centre evacuation mapping. Manchester City Council divides Manchester City Centre into 3 sectors and 36 zones. This will assist the emergency services in managing a phased and controlled evacuation should there be an emergency.

The site is located in sector C and Zone 18, refer to the map enclosed in Appendix D.

If it is necessary to enter the flood waters, under the emergency services instruction, then all efforts should be taken to reduce risk including wearing appropriate personal protective equipment i.e. wellingtons and waterproof clothing.

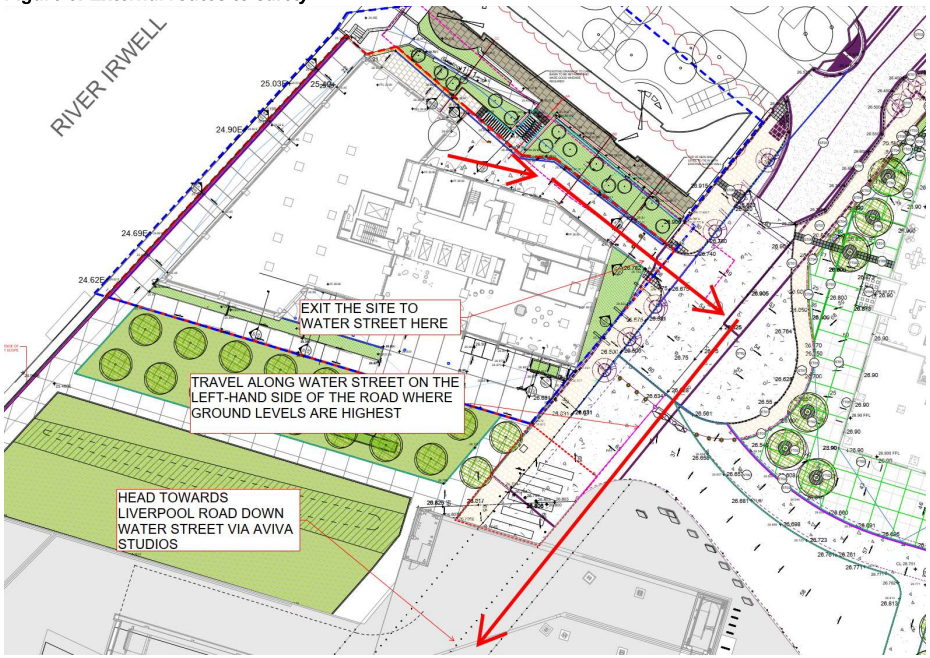
Occupants should be aware of the following risks (however this is not an exhaustive list);

- Submerged hazards
- Changes in level
- Debris in water
- Sewage and other contaminants
- Exposed Manholes

All efforts should be taken to not ingest flood waters, if you do so, seek medical advice.

In an evacuation scenario, the evacuation routes are illustrated in Figure 3. Occupants are advised to exit the building east to Water Street then travel south-west towards Liverpool Road via Aviva Studios. The approximate lowest point along this evacuation route is **26.5m AOD** which is **300mm** above the 1 in 1000-year predicted flood levels.

Figure 3: External routes to safety



7 ALL CLEAR

7.1 What to do After a Flood

Once flood waters have fully receded, caution is advised when entering or exiting the site via Water Street.

Occupants should not attempt to enter areas which have been flooded until advised by emergency services.

8 KEY CONTACTS

Environment Agency

Telephone - 0345 988 1188

Website - www.environment-agency.gov.uk

Government Emergency Planning

www.gov.uk/government/publications/the-national-flood-emergency-framework-for-england

BBC Website

Website - www.bbc.co.uk/news/uk-15250977

The Met Office

Telephone - 0370 900 0100

Website - www.metoffice.gov.uk

Manchester City Council

Telephone - 0161 793 2500

Website - www.manchester.gov.uk

Maritime & Coastguard Agency

Telephone - 0203 817 2000

Website - www.gov.uk/government/organisations/maritime-and-coastguard-agency

Greater Manchester Fire and Rescue

Telephone - 0161 736 5866

Emergency - 999

Website - http://www.manchesterfire.gov.uk

Greater Manchester Police

Emergency - 999

Telephone - 101 (non-emergency)

Website - www.gmp.police.uk

North West Ambulance Service NHS Trust

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Emergency - 999

Telephone - 0845 112 0 999

Website - www.nwas.nhs.uk

United Utilities (sewer flooding, leaking water main or sewerage pollution)

Telephone - 0345 672 3723

Website - http://www.unitedutilities.com

Manchester City Council (highways flooding)

Telephone - 0161 793 2500

Website - www.manchester.gov.uk

Appendix C

Grab Bag List

Your emergency grab bag

Be cool - stay calm

Your emergency grab bag holds important personal information and items which may help in an emergency.

It should be small enough for anyone to carry and kept in a safe place that everyone in your household can find.



Please attach label provided to your emergency bag

Name: .....

Address: .....

.....

Emergency grab bag

Out of area contact

Name: .....

Tel: .....



Please attach label provided to your emergency bag

Emergency grab bag checklist:

- [ ] Prescription medicines details - for the family
- [ ] Toiletries
- [ ] Identity documents
- [ ] First aid kit
- [ ] Radio (battery or wind up)
- [ ] Torch (battery or wind up)
- [ ] Spare batteries
- [ ] Notebook, pen/pencil
- [ ] Spare glasses/contact lenses
- [ ] Mobile phone charger
- [ ] Contact list - including phone numbers
- [ ] Insurance details
- [ ] Spare keys for house/car
- [ ] What else? (chocolate is always useful)

Emergency grab bag checklist:

- [ ] Prescription medicines details - for the family
- [ ] Toiletries
- [ ] Identity documents
- [ ] First aid kit
- [ ] Radio (battery or wind up)
- [ ] Torch (battery or wind up)
- [ ] Spare batteries
- [ ] Notebook, pen/pencil
- [ ] Spare glasses/contact lenses
- [ ] Mobile phone charger
- [ ] Contact list - including phone numbers
- [ ] Insurance details
- [ ] Spare keys for house/car
- [ ] What else? (chocolate is always useful)



Appendix D

Manchester City Council Evacuation Map

Emergencies in Manchester City Centre: What to do

MANCHESTER CITY COUNCIL

Some things in life we can plan, such as birthdays and weddings, but life isn't always that predictable. There are lots of emergencies that affect the UK every year, but fortunately in Manchester they don't happen often. While we can't prevent emergencies happening, we can plan ahead to minimise the impact.

Please note: during an emergency unless instructed otherwise, you should:

Go in – Wait inside until the all-clear is given by the emergency services.

Stay in – Close and stay away from all windows and doors. Remain calm and wait for further advice.

Tune in to your local radio station or internet/ social media for further information or instructions, including updates on schools.

Manchester Business Continuity Forum (MBCF)

The MBCF is a free source of advice and guidance to help organisations prepare for business disruptions and emergencies. In the event of a major emergency, the MBCF will (where possible) share information about the incident with its members. To sign up to the Forum and for more information visit **www.manchester.gov.uk/mbcf**

CityCo

CityCo is Manchester's city centre management company. It is an independent, not-for-profit membership organisation that works in partnership with public and private sector businesses to strengthen the performance and reputation of Manchester City Centre. In the event of a major emergency,CityCo will help to distribute agreed messages and updates from the emergency services by live radio transmissions (where possible), alongside email and Twitter alerts. For more information and benefits of membership visit **www.cityco.com**

Grab bag check list

- ☐ Torch
- ☐ Mobile phone, charger and contact list
- ☐ Radio
- ☐ Information and documents
- ☐ Keys
- ☐ Money
- ☐ First aid kit
- ☐ Bottled water

Initial emergency messages may contain information on the following:

- Brief details of the incident
- Affected areas, eg. which zone (s)
- Areas (zones or sectors) to be evacuated
- Updates on the situation (ongoing response, security arrangements in place, if it is safe to return etc).

It is strongly recommended that businesses sign-up to follow local emergency services via Twitter for up-to-the minute updates on emergencies (see links below).

What should I do if an evacuation of my zone is required?

- Follow the advice of the emergency services
- Implement your building evacuation plan and make sure everyone is out and accounted for
- Use security staff and other nominated staff to direct people to assembly points
- Secure your building (if possible)
- The Emergency Services will inform you of when it's safe to return to the affected areas of the city centre.

How can I prepare?

You should prepare an evacuation plan for your premises and consider:

- How staff/visitors will be alerted. Ensure that they know what to do and where to go
- Who has responsibility for building evacuation and how are they trained?
- Pre-identify fire assembly points a safe distance from your building
- Pre-identify bomb assembly points (both primary and secondary) in different zones, based on minimum cordon distances, eg. 100m, 200m and 400m
- An assembly point outside the City Centre
- Consider the option of invacuation areas/the use of protected spaces, should an incident not warrant immediate evacuation (or in the event of a firearms attack)
- How would you support staff or visitors with specific needs (eg. visual impairments)?
- Prepare a 'grab bag' to take with you. Contents might include a torch, mobile phone and charger, radio, business continuity plan, information and documents, keys, money, first aid kit and bottled water.

Social media accounts

Greater Manchester Police
@gmpolice
gtrmanchesterpolice

Greater Manchester Fire and Rescue Service
@ManchesterFire
manchesterfire

North West Ambulance Service
@NWAmbulance
nwasofficial

Manchester City Council
@ManCityCouncil
ManCityCouncil

Manchester Evening News
@MENnewsdesk
ManchesterEveningNews

BBC News
@BBCBreaking

Sky News
@SkyNewsBreak
skynews

Emergencies in Manchester City Centre: What to do

MANCHESTER CITY COUNCIL

Manchester City Centre has been divided into 3 sectors and 36 zones. This will assist the emergency services in managing a phased and controlled evacuation should there be an emergency in the City Centre.

