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From: [redacted]
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Good Morning Ralph,

I have reviewed the comments below and note the change of use at Ground Floor Level to a gym.

Currently the ground floor is considered commercial/amenity – less vulnerable use class in flood risk terms. The change of use to a gym would still classify as 'less vulnerable use' under leisure.

LESS VULNERABLE

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for: shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.

The key mitigation features identified in the FRA have been implemented. I have provided comments to each point:

- Finished floor levels set at **26.900m AOD**, based on the Environment Agency 1 in 100-year plus climate change flood level with a 300mm freeboard.
  The finished floor level of the ground floor 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 (northern elevation) which is set lower than the building at approximately 25.400m.

- Protection of below-ground areas up to the approved flood protection level.
  Waterproofed up to ground level – no access to basement externally- access via ground floor.

- Site levels and landscaping designed to direct surface water away from buildings and towards the approved drainage network.
  Levels fall away from the building.

- Flood warning and emergency response measures for areas within Flood Zone 2.
  Flood Emergency Plan produced in June 2026 (see additional comments below).

- Approved surface water and drainage infrastructure implemented in accordance with the approved strategy.
  Drainage implemented as per the approved strategy.

It is noted that the site is classified as Flood Zone 2 on the Flood Map for planning however we recently completed a Flood Emergency Plan for the building for the Building Safety Regulator which reviewed more up to date flood data than was available at the time of writing the FRA.
This confirmed that flood levels in the river are predicted to be lower than predicted within the FRA.

The Flood levels within the FRA were based on setting a minimum 300mm freeboard above the 1 in 100 year +20%cc flood level of 26.600. Current data from the EA confirms that the flood level for the 1 in 100 year +35%cc event is 24.780m with the 1 in 1000-year flood level at 26.140m as shown in the table below:

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

Based on this information, the ground floor would be set above the 1 in 100 year +cc and 1 in 1000-year flood levels and should be considered **low risk** from fluvial flooding and the use would be compatible.

I have attached the Flood Emergency Plan for information.

Kind Regards

[redacted]

[redacted]

Subject: RE: RE:6555_T2_200_L03/04 Space Standard Discussion

Just copying Andy in on this who is looking at it for me.

Regards

Ralph Pedersen
Senior Development Manager

[redacted]