
RE: Planning application: 137226/FO/2023 and 137227/FO/2023

From [REDACTED]
Date Wed 11/03/2026 14:06
To Lucy Harrison [REDACTED]

Hi Lucy,

Crown Street – 137226

The applicant could update the FRA with the FFL details and details of property flood resilience measures. We could then mark the FRA as an approved document and that the proposal should be constructed in accordance with the FFL recommendations in the Flood Risk Assessment. Otherwise we can amend the wording to:

b) “Details of Finished Floor Levels set in accordance with Standing Advice, a minimum of 300mm above the estimated flood level for the 1% AEP + Climate Change allowance event. Where FFLs cannot be raised, PFR can be proposed. PFR measures must protect to a minimum of 600mm above the estimated flood level.”

e) & f) – On further review, the mapped sewer on site is shown as privately owned rather than public sewer. Happy for these two clauses to therefore be removed.

We can amend our standard wording for clause m) to:

m) “A plan indicating easements. SuDS features should be appropriately positioned, including a 2.5m easement from attenuation tanks to the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753). Where minimum easements cannot be met, evidence is required from the structural engineer that the building foundations are appropriately designed to protect the building and tank. Details of the provision of suitable access for future maintenance are also required.”

Plot D – 137227

As above:

m) “A plan indicating easements. SuDS features should be appropriately positioned, including a 2.5m easement from attenuation tanks to the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753). Where minimum easements cannot be met, evidence is required from the structural engineer that the building foundations are appropriately designed to protect the building and tank. Details of the provision of suitable access for future maintenance are also required.”

Kind regards,

[REDACTED]
Engineer – Flood Risk Management
Highways Service
Neighbourhoods Directorate
Manchester City Council
PO Box 532, Town Hall
Manchester, M60 2LA

From: Lucy Harrison [REDACTED]
Sent: 09 March 2026 14:26
To: [REDACTED]
Cc: Flood Risk Management [REDACTED]
Subject: RE: Planning application: 137226/FO/2023 and 137227/FO/2023

Hi [REDACTED]

Please would you respond to my email below re the wording of the SuDS condition on the above two applications, as we are trying to finalise the condition wording before the decision is issued. I should be grateful if you would get back to me by the end of Wednesday.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

[REDACTED]
[REDACTED]
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From: Lucy Harrison [REDACTED]
Sent: 17 November 2025 11:05
To: [REDACTED]
Cc: Flood Risk Management [REDACTED]
Subject: Fw: RE: Planning application: 137226/FO/2023 and 137227/FO/2023

Hi [REDACTED]

Further to the above two applications that you commented on in September, the applicant has requested amendments to the suggested conditions, which are set out in the email below (the amendments to 137227 are at the end of the email beyond the table of other conditions).

Please would you let me know whether you are happy with the proposed amendments by 25 November 2025.

Many thanks

Lucy

Lucy Harrison

Senior Planner

Development Management Central Core

Planning, Building Control & Licensing

Growth & Development Directorate

Manchester City Council

[REDACTED]

[REDACTED]

[REDACTED]

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From: Poole, Rachel J [REDACTED]
Sent: 17 November 2025 09:15
To: Lucy Harrison [REDACTED] Britton, Ed [REDACTED]
Subject: RE:Fw: Planning application: 137227/FO/2023

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Hi Lucy

Many thanks for the below. We are happy with the UU comments and amends to the conditions. We do have comments on the LLFA condition as per the below. We have also undertaken a final review of the draft conditions and have some final comments in the below table.

Appreciate the e-mail is long, I am happy to discuss, or Curtin's are happy to discuss directly with the LLFA if helpful.

Crown Street - 137226

We request the below amendments to the LLFA condition:

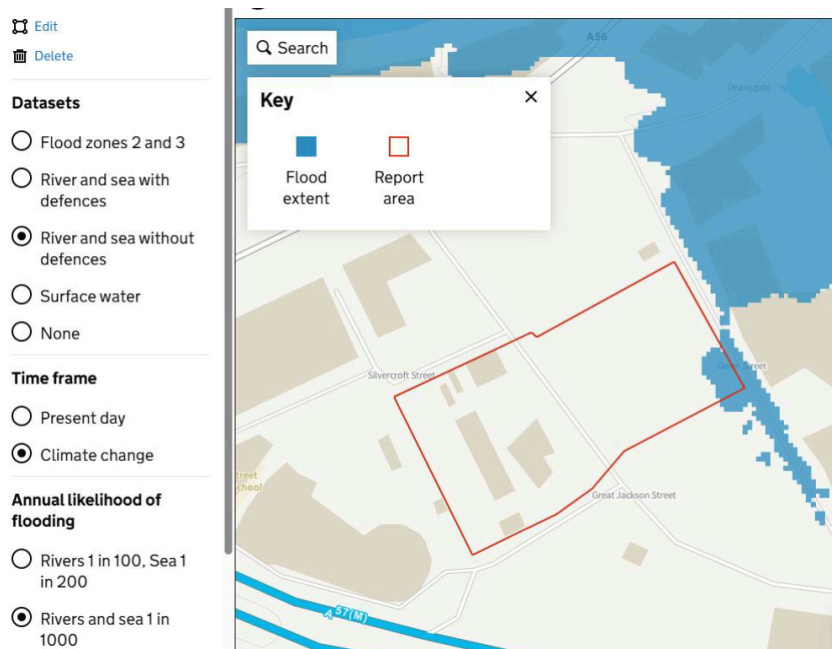
b) Details of Finished Floor Levels set in accordance with Standing Advice, ~~a minimum of 300mm~~ above the estimated flood level for the 1% AEP + Climate Change allowance event, ~~where feasible. Details of resilient construction methods and an emergency plan must be provided where 300mm cannot be met.~~ .

Explanation

There is a small area of land to Owen Street / Melbourne Street corner of Plot E2 that has a chance of 1% AEP + CC.

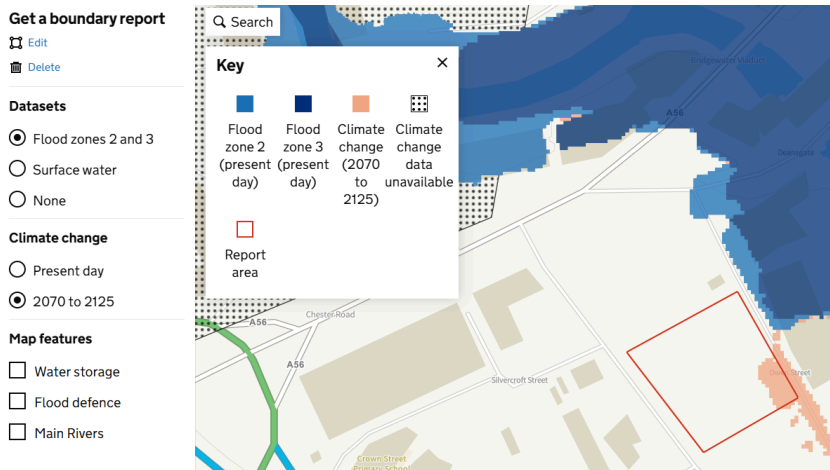
At the time of writing the addendum report (August 2025), it was noted on the EA mapping that there could be a 1 in 1000-year (0.1%) chance that a small portion of the site (namely the corner of Plot E2) could be impacted by fluvial flooding during defended and undefended scenarios for the period between 2070 and 2125. (As demonstrated in Figure 4 of the report – and extracted below).

Reference to Figure 4 - as of August 2025

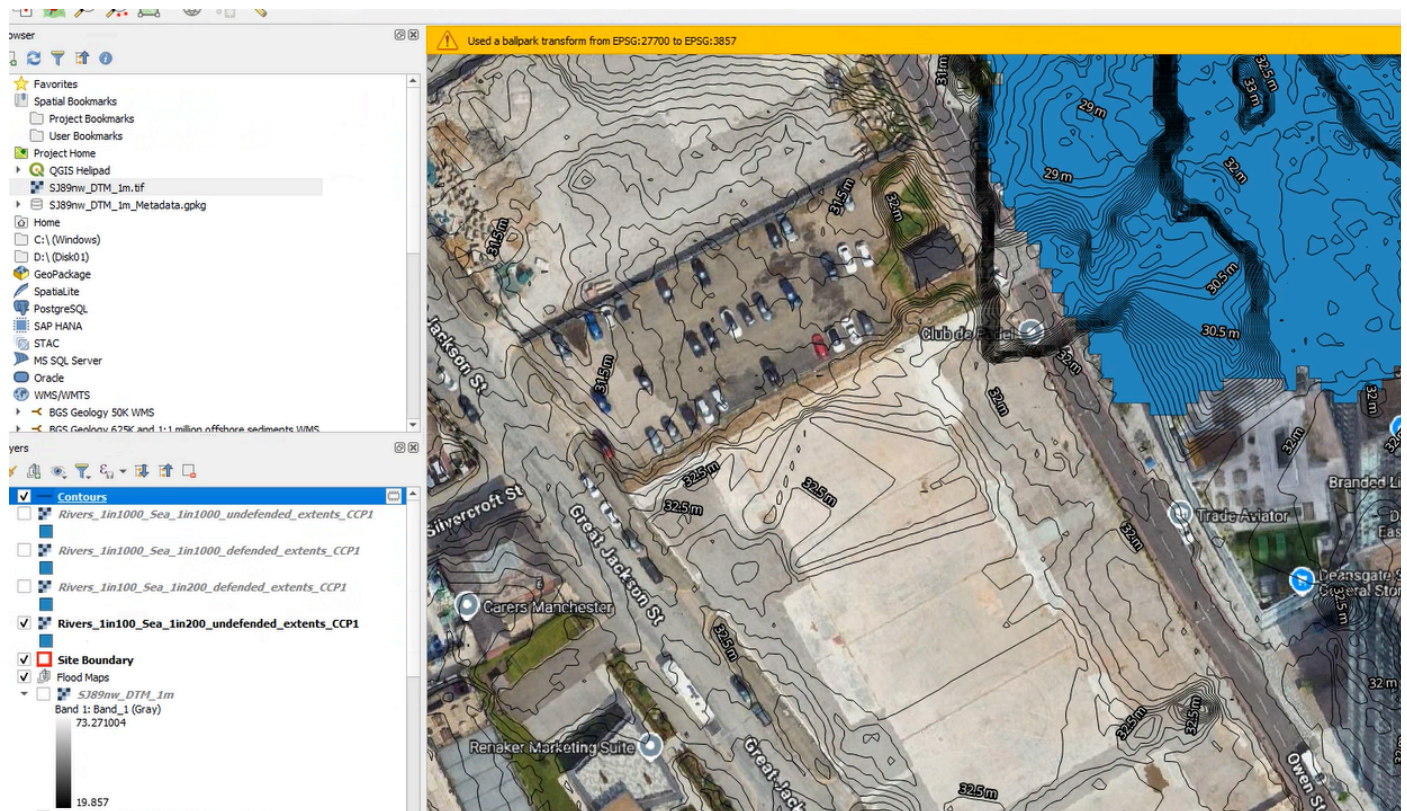


The latest mapping (update in September 2025) with climate change extents shown in orange (as shown in the mapping below) now only confirms how the combined extent of flood zones 2 and 3 could increase with climate change over the next century, which means only the full extent of the 1 in 100 and 1 in 1000 year risk plus climate change risks can be seen, which doesn't provide the 1 in 100 year plus climate change risk alone.

Updated Mapping as of September 2025



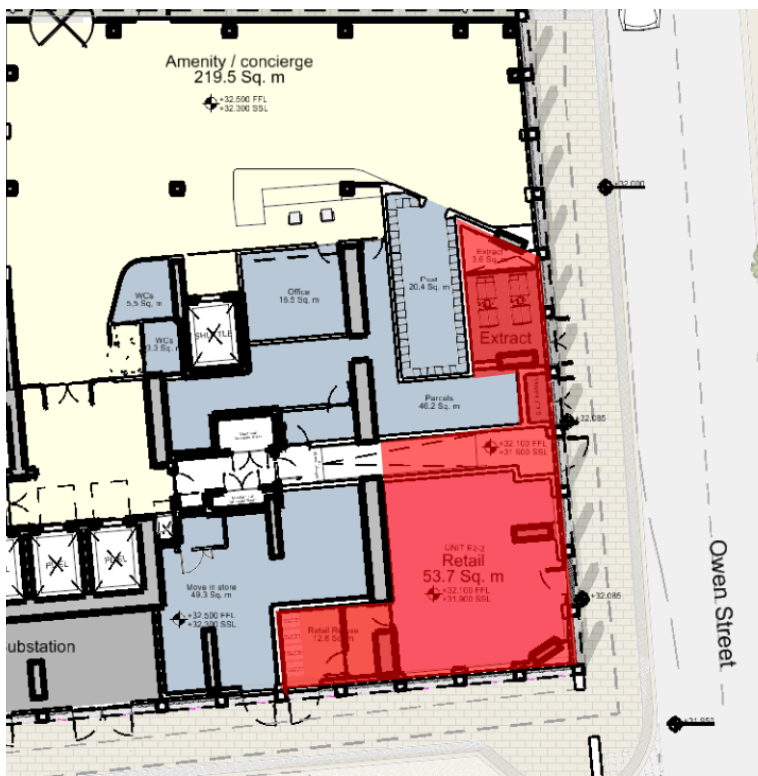
To ascertain the predicted flood level at the **1in 100 year +cc** projected extents Curtin's has downloaded the available LiDAR data and flood extents data from the government website, which is dated 27/08/2025 (overlay extract below). This indicates that the expected flood water extends to a level between **31.5-31.9m**. However, the Lidar data doesn't appear to be completely up to date around Deansgate Square and the flood extents don't align with a consistent contour line.



The area highlighted in red on the proposed floor plan below has a FFL of 32.100m, all other areas are at a FFL of 32.500m. Taking the worst-case position, the FFL at 32.1mm would be 200mm above the highest flood level of 31.9m.

The FFL cannot be amended as it needs to tie into the existing levels at Owen Street.

The area in question represents a small part of the site and is proposed for a less vulnerable use (Retail) and plant that can be accommodated above the 300mm flood level. It is therefore proposed that the wording of the condition is amended to provide sufficient flexibility to allow for resilient construction practices to be included (such as ensuring all electricals / plant etc are at least 300mm above the flood level) and for an emergency plan to be in place in the event of any flooding.



e) Where a public sewer diversion or abandonment is required, an agreement in principle from United Utilities is required. An email of acceptance will suffice.

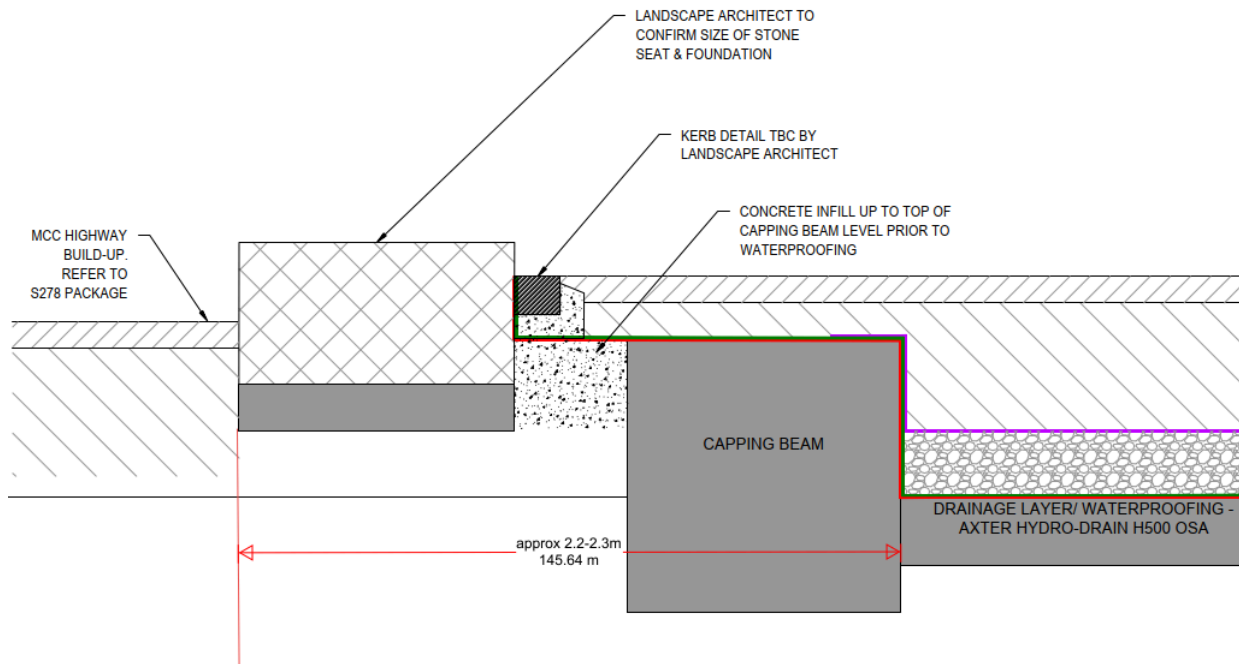
f) Where a public sewer diversion, abandonment or build-over is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.

E and f to be removed – there are no public sewers, therefore not applicable.

m) A plan indicating easements. SuDS features ~~(including attenuation tanks)~~ should be appropriately positioned, ~~including a 2.5m easement from the existing highway and a 5m easement from any dwellings,~~ guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

The attenuation tanks are within the basements therefore an easement is not necessary as the tanks are formed into the building structure and access provision will be available as part of the maintenance requirements.

For permeable paving above the podium level, there is not a 2.5m offset from the public highway. There is approximately 2.2-2.3m from the edge of stone layer to adopted highway boundary (as shown in the section below). The permeable paving is a shallow construction contained within a concrete upstand formed on the edge of the structural slab, therefore the upstand would act as side support for any future replacement of the permeable pavement build-up, thus not impacting on the public highway. It is therefore not considered necessary to stipulate an exact distance. The Proposed Development has been designed to allow suitable accessibility.



Other Conditions

Crown Street Condition No.	Condition Ref.	Comments	Nov-2024 Draft	Oct-2025 Draft
Condition 16 Same applies to 56 / 95 / 134	Piling	Inconsistent reference to DC18 – it should be EN14 (later conditions include EN14)		(16) Within Phase 1 of the development hereby approved, no infiltration of surface water drainage into the ground where adverse concentrations of contamination are known or suspected to be present is permitted other than with the express written consent of the City Council, as local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development hereby approved shall be carried out in accordance with the approved details. Reason - To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with policy DC18 of the Manchester Core Strategy (2012).
Condition 27	Aviation	Please can the previous condition be re-instated to ensure consistency	(26) No construction within Phase 1 of the development shall commence on site until a Radar Mitigation Scheme (RMS)(1), (including a timetable for its implementation during construction), that has been agreed with the Operator(2) has been submitted to and approved in writing by the Local Planning Authority. (1)'Radar Mitigation Scheme' or 'Scheme' means a detailed scheme agreed with the Operator which sets out the measures to be taken to avoid at all times the impact of the development on the M10 Primary and Secondary Surveillance radar and air traffic management operations of the Operator.	27) Prior to any above ground level works an aviation warning light scheme is to be submitted to the LPA in consultation with Manchester Airport. This scheme needs to treat the proposed buildings as a cluster. Reason - In the interests of aircraft safety and the operations of NATS En-route PLC, pursuant to Policy DM2 of the Core Strategy for the City of Manchester.

			(2)'Operator' means NATS (En Route) plc, incorporated under the Companies Act (4129273) whose registered office is 4000 Parkway, Whiteley, Fareham, Hants PO15 7FL or such other organisation licensed from time to time under sections 5 and 6 of the Transport Act 2000 to provide air traffic services to the relevant managed area (within the meaning of section 40 of that Act). Reason - In the interests of aircraft safety and the operations of NATS En-route PLC	
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Plot D - 137227

LLFA Condition

m) A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

This follows similar principles to Crown Street, therefore attenuation is likely to be provided but above ground tanks within the basement – therefore an easement would not be applicable. Similarly, any permeable paving is likely to include an upstand at the edge of permeable construction, meaning it will be designed to allow for accessibility and it is not necessary to stipulate an exact distance

I trust the above is acceptable.

Many thanks

Rachel

Rachel Poole

Pronouns: she / her / hers

Assistant Director | Deloitte LLP

Please note Thursday is my non-work day

From: Lucy Harrison [REDACTED]
Sent: 03 November 2025 10:10
To: Poole, Rachel J [REDACTED] Britton, Ed [REDACTED]
Subject: [EXT] Fw: Planning application: 137227/FO/2023

Hi Rachel/Ed

Please see the attached consultation response from UU re the above application. I have amended condition 27 (and the corresponding Condition 57 for Phase 2) to incorporate UU's suggested condition as highlighted:

Prior to the commencement of development within Phase 1, details of surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national standards, shall be submitted to and approved in

writing by the City Council as local planning authority. The details shall include the following information:

- a) A finalised drainage layout showing all components, outfalls, levels (including proposed ground and finished floor levels in AOD) and connectivity.
- b) Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
- c) Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- d) Where a public sewer diversion or abandonment is required, an agreement in principle from United Utilities is required. An email of acceptance will suffice.
- e) Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
- f) Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.
- g) An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- h) Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
- i) A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.
- j) An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge.
- k) A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements). Please confirm the proposed surface water flood risk mitigation measures on this plan (raises finished floor levels).
- l) Construction details of flow control and SuDS elements.
- m) A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).
- n) mitigation measures to manage the risk of sewer surcharge where applicable;
- o) Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.

The approved details shall be implemented before first occupation of Phase 1.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and local policies EN08 and EN14 of the Core Strategy.

Likewise, for application 137226, I have amended Condition 25 (and conditions 65, 104 and 143 for the other phases) to incorporate UU's response on that application:

Prior to the commencement of development within Phase 1, details of surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national standards, shall be submitted to and approved in writing by the City Council as local planning authority. The details shall include the following information:

- a) A finalised drainage layout showing all components, outfalls, levels (including proposed ground and finished floor levels in AOD) and connectivity.*
- b) Details of Finished Floor Levels set in accordance with Standing Advice, a minimum of 300mm above the estimated flood level for the 1% AEP + Climate Change allowance event.*
- c) Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.*
- d) Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.*
- e) Where a public sewer diversion or abandonment is required, an agreement in principle from United Utilities is required. An email of acceptance will suffice.*
- f) Where a public sewer diversion, abandonment or build-over is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.*
- g) Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.*
- h) Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.*
- i) An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.*
- j) Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.*
- k) A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.*
- l) An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge.*
- m) A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).*
- n) Construction details of flow control and SuDS elements.*
- o) A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).*
- p) CCTV survey and routing plan of existing drainage system to understand condition, capacity, connectivity.*

q) *mitigation measures to manage the risk of sewer surcharge where applicable;*

r) *Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.*

The approved details for Phase 1 shall be implemented in full before first occupation of Phase 1.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and local policies EN08 and EN14 of the Core Strategy.

Regards

Lucy

Lucy Harrison

Senior Planner

Development Management Central Core

Planning, Building Control & Licensing

Growth & Development Directorate

Manchester City Council

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