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Environment Agency

Manchester City Council - Development Control
Manchester, M60 2JT

Reference: SO-2025-125476/04
Customer reference: 144791/FO/2025
24 August 2026

Phased development comprising: (a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and (b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works.

Weston Student Halls And Pendulum Hotel 78 Sackville Street Manchester M1 3BB

Dear Jennifer Atkinson,

Thank you for reconsulting the Environment Agency (EA) on the above application on 5 August 2026. In our previous response, SO-2025-125476/03 (dated 20 July 2026) we had maintained our objection due to the absence of an adequate Flood Risk Assessment (FRA). The applicant has provided further information for review.

Environment Agency Position

As part of this reconsultation we have reviewed the following information:

- Weston Halls & Pendulum Hotel, 78 Sackville Street, Manchester M1 3BB, Flood Risk Assessment & Drainage Strategy, Rev 04, prepared by Civic Engineers Limited, dated 4 August 2026.

We have reviewed the latest FRA and consider that it satisfactorily addresses our earlier concerns. Subject to the condition below, we therefore withdraw our previous objection, dated 20 July 2026.

The proposed development will only meet the NPPF's requirements in relation to flood risk if the following planning condition is included.

Condition
The development shall be carried out in accordance with the submitted flood risk assessment (ref August 2026/Civic/Flood Risk Assessment & Drainage Strategy) and the following mitigation measures it details:

- Finished floor levels for more vulnerable uses shall be set no lower than 34.06 metres above Ordnance Datum (AOD)
- Plant in the plant rooms must be raised on plinths no lower than 34.06 metres above Ordnance Datum (AOD)
- A minimum of 672m³ of compensatory flood storage shall be provided and retained in accordance with Section 5.9 of the submitted Flood Risk Assessment
- A plant and material storage exclusion zone for any items of plant that exceed the current vehicle weight allowances over the culvert shall be maintained throughout the construction period.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason(s).
To reduce the risk of flooding to the proposed development and future occupants.

To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

To ensure the structural integrity of the culvert thereby reducing the risk of flooding

As you are aware, the discharge and enforcement of planning conditions rests with your authority. You must therefore be satisfied that the proposed condition meets the requirements of the 6 tests in paragraph 57 of the NPPF.

Please notify us immediately if you are unable to apply our suggested condition, to allow further consideration and advice.

Advice to LPA / Applicant

Signing up for flood warnings
The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit Sign up for flood warnings - GOV.UK. It is a free service that

provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.
Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.
For practical advice on preparing for a flood, visit Prepare for flooding: Protect yourself from future flooding - GOV.UK.
To get help during a flood, visit What to do before or during a flood - GOV.UK.
For advice on what do after a flood, visit What to do after a flood - GOV.UK.

Environmental permit – Flood risk activities - advice to applicant
The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Please note that this response is based on the information provided at this time and if this changes in the future, we would need to consider our position again. If you have any further questions, please do not hesitate to contact me.

Many thanks,

[redacted]
Planning Specialist
[redacted]