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Old Mill Street

Flood Risk Assessment

Project No: 2503-04

October 2026

Rev: P01

OMS-REN-XX-XX-RP-C-00001

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1. INTRODUCTION

1.1 Purpose of this Report

This Site-Specific Flood Risk Assessment (FRA) has been prepared for proposed development at Old Mill Street, Manchester, M4 6BU.

The assessment investigates the potential flood risk impacts of the proposed development in accordance with the National Planning Policy Framework (NPPF) and supporting Planning Practice Guidance.

This FRA is considered proportionate to the degree of flood risk and to the scale, nature and location of the development. This FRA has been prepared in accordance with non-statutory technical standards for sustainable drainage and NPPF climate change allowances.

2. THE SITE

2.1 Site Location

The site is located at the corner of Old Mill Street and Lampwick Lane in Manchester.

The site location is described below:

- Post Code M4 6BU
- OS X (Easting) 385485
- OS Y (Northing) 398440

The site location is illustrated in Figure 2.1 below.



Figure 2.1: Site Location

2.2 Site Description

The site is circa 0.067 hectares and currently comprises land with a tarmac and gravel surface used for car parking.

The site is bounded by Old Mill Street to the north, residential housing to the east, and Lampwick Lane to the south and west.

The site elevation is circa + 50.0m AOD.

Refer to Appendix A for the Existing Site Topography.

2.3 Existing Site Drainage

There is no apparent formal drainage on the site. It is assumed that the site is entirely impermeable, with any runoff entering the surrounding sewer network via nearby highway drainage.

Refer to Appendix B for United Utilities Sewer Maps.

Refer to Appendix C for Existing Drained Areas Plan.

2.4 Geology

A Phase 1 Desk Study for the site was published by Wardell Armstrong in November 2023, and a Geo-Environmental Appraisal report was published in June 2024 by Groundtech Consulting Limited. The information found in these these reports is used within the rest of this Section and in parts of Section 4 of this report.

The site was entirely surfaced by gravel to a maximum depth of 0.25m bgl. Made Ground was encountered beneath the site to maximum depths of between 1.65m and 1.8m bgl and generally comprised brown sandy gravelly clay with minor constituents of brick, ash and sandstone, brown fine to coarse sand with minor constituents of brick, concrete and sandstone, or brown sandy angular to subangular gravel of brick and concrete.

Natural strata was encountered at minimum depths of between 1.0m and 1.8m bgl and generally comprised firm to stiff brown sandy gravelly Clay with minor constituents of sandstone and mudstone to a maximum depth of 12.0m bgl, underlain by brown gravelly fine to coarse Sand in CP01 and CP02 from 12.0m bgl to a maximum depth of 17.4m bgl.

Extremely weak red brown Mudstone residually weathered recovered as brown slightly clayey sandy angular to subangular gravel was encountered in CP01 and CP02 from between 17.1m and 17.4m bgl respectively.

2.5 Hydrogeology & Hydrology

The site is underlain by a Secondary Undifferentiated superficial aquifer. The underlying solid strata is of the Manchester Marls Formation, designated a Secondary B aquifer of low permeability fracture flow. The Collyhurst Sandstone Formation underlying the east of the site is designated a principal bedrock aquifer of high permeability intergranular flow.

There are no groundwater, surface water or potable water abstraction licences or Source Protection Zones within 500m of the site.

The nearest watercourse is the Ashton Canal, which runs east-west circa 63m southeast of the site.

2.6 Proposed Development

The proposed development is residential end use comprising a six-storey structure and surrounding external landscaping at street level.

Refer to Appendix D for Proposed Development Plans.

3. SOURCES OF FLOODING

3.1 Flood Map for Planning (Rivers and Seas)

According to the EA flood map for planning, the site is within Flood Zone 1 and is therefore assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

The risk of flooding from rivers and sea is therefore very low.

3.2 Flooding from Land (Pluvial Flooding)

This type of flooding can be difficult to predict, much more so than river or sea flooding as it is challenging to forecast exactly where or how much rain will fall in any storm.

The EA Map flood map for planning - surface water flood maps are presented below. The 1-in-30-year (3.3% AEP) event is presented in Figure 3.1, 1-in-100-year (1% AEP) event is shown in Figure 3.2, and the 1-in-1000 (0.1% AEP) year event is shown in Figure 3.3. As illustrated by these figures, the site is not at risk of surface water flooding for the 1-in-30-year event. There is a very small risk of surface water flooding to a depth of less than 150mm for the 1-in-100-year event. For the 1-in-1000-year event, a portion of the site is at risk of 300mm of flooding, with some areas of flooding up to 600mm.

These maps are not definitive and based on the best information available to the EA, such as ground levels and drainage.

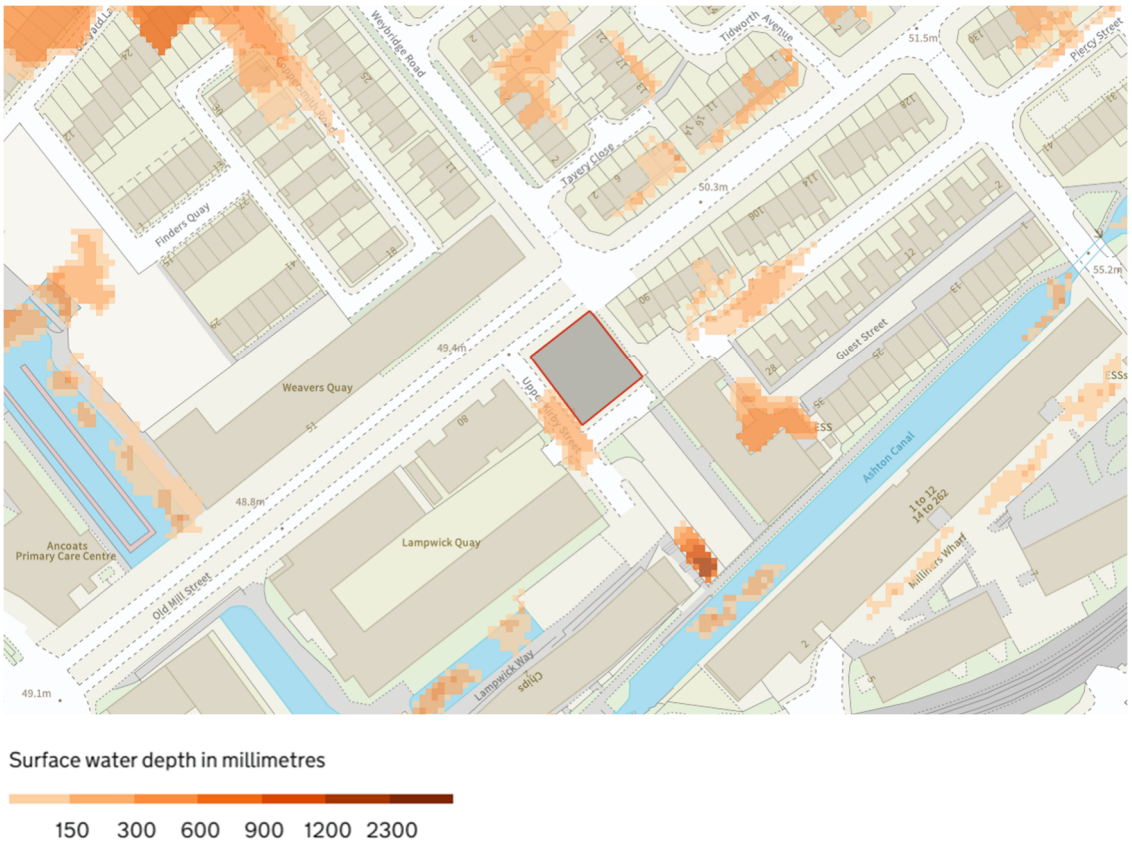


Figure 3.1: EA Flood Map for Planning – 1 in 30 Year Surface Water Flood Extent

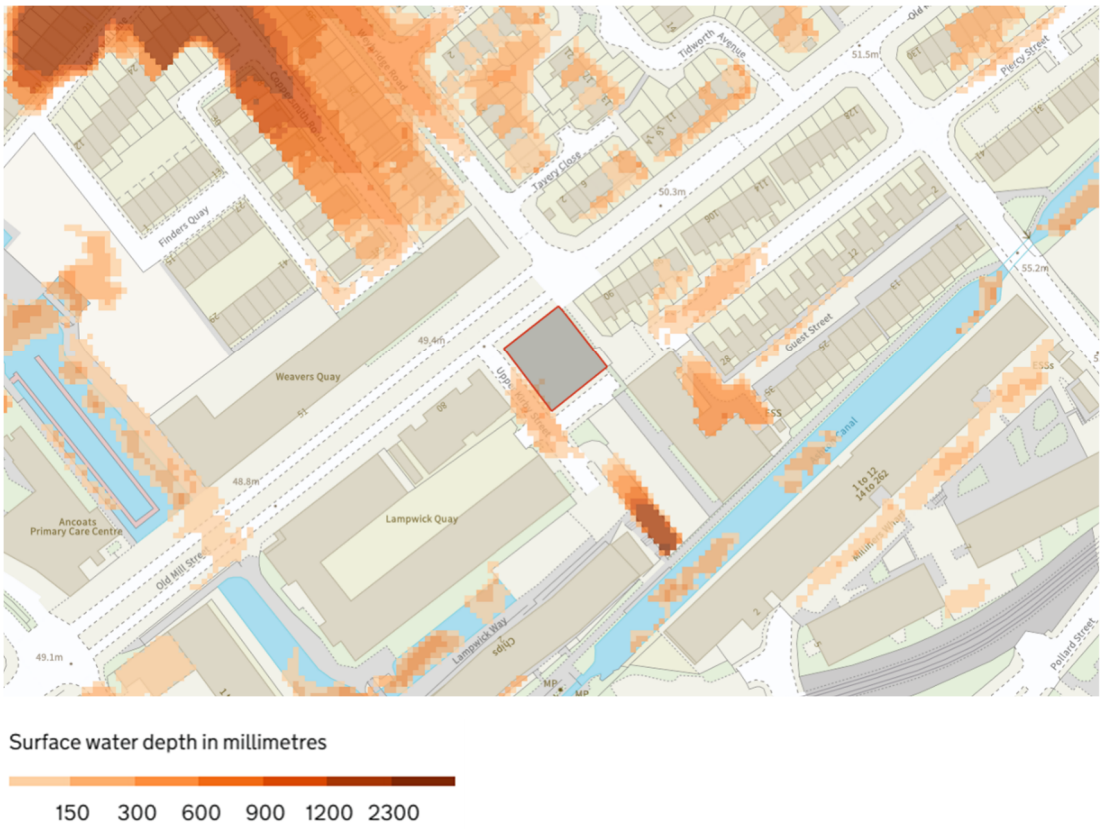


Figure 3.2: EA Flood Map for Planning – 1 in 100 Year Surface Water Flood Extent

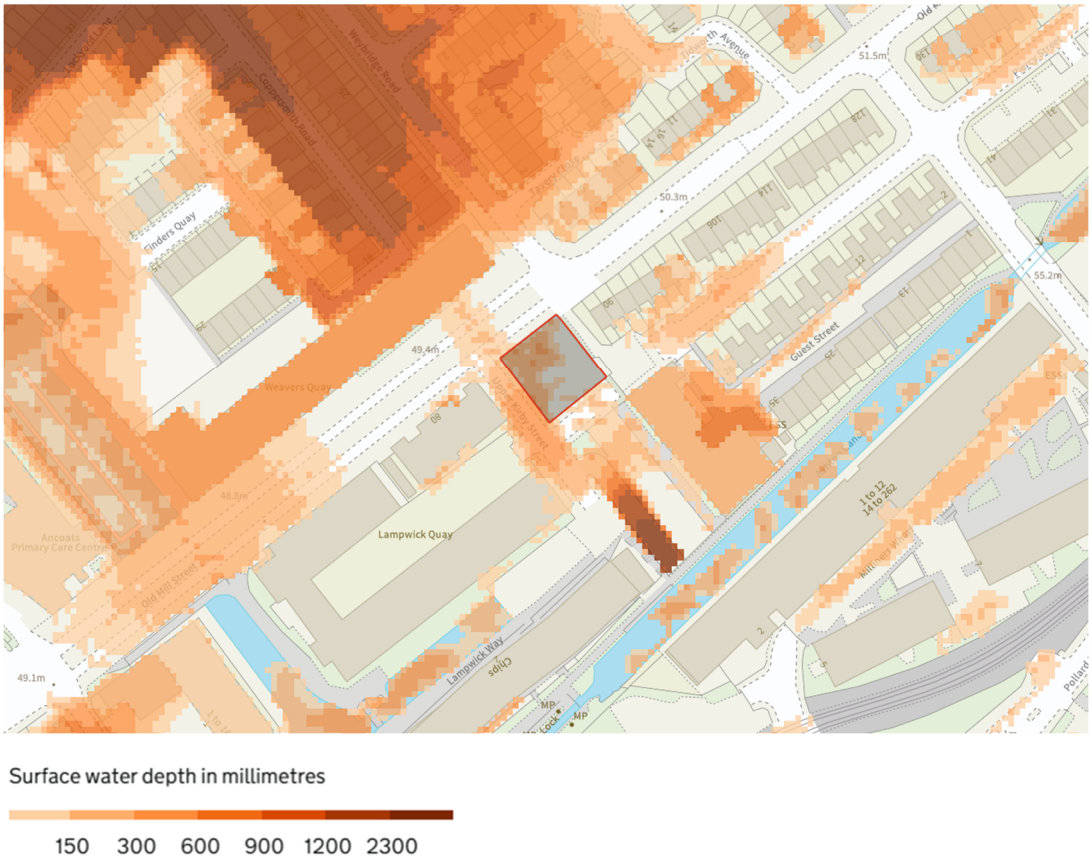


Figure 3.3: EA Flood Map for Planning – 1 in 1000 Year Surface Water Flood Extent

To mitigate the risk associated with surface water flooding, the proposed development is to ensure FFLs are set above external levels with falls provided away from the building plots. The development is to also include a dedicated surface water drainage network that will actively drain the site, whilst providing attenuation and flow reductions to the surrounding sewerage infrastructure.

Based on the above, the risk of surface water flooding is considered to be very low.

3.3 Flooding from Groundwater

Groundwater flooding tends to occur sporadically in both location and time. When groundwater flooding does occur, it tends to mostly affect low-lying areas, below surface infrastructure and buildings (for example, tunnels, basements and car parks) underlain by permeable rocks (aquifers).

The Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA Groundwater Flooding map indicates that the site is not within an area at risk of groundwater flooding.

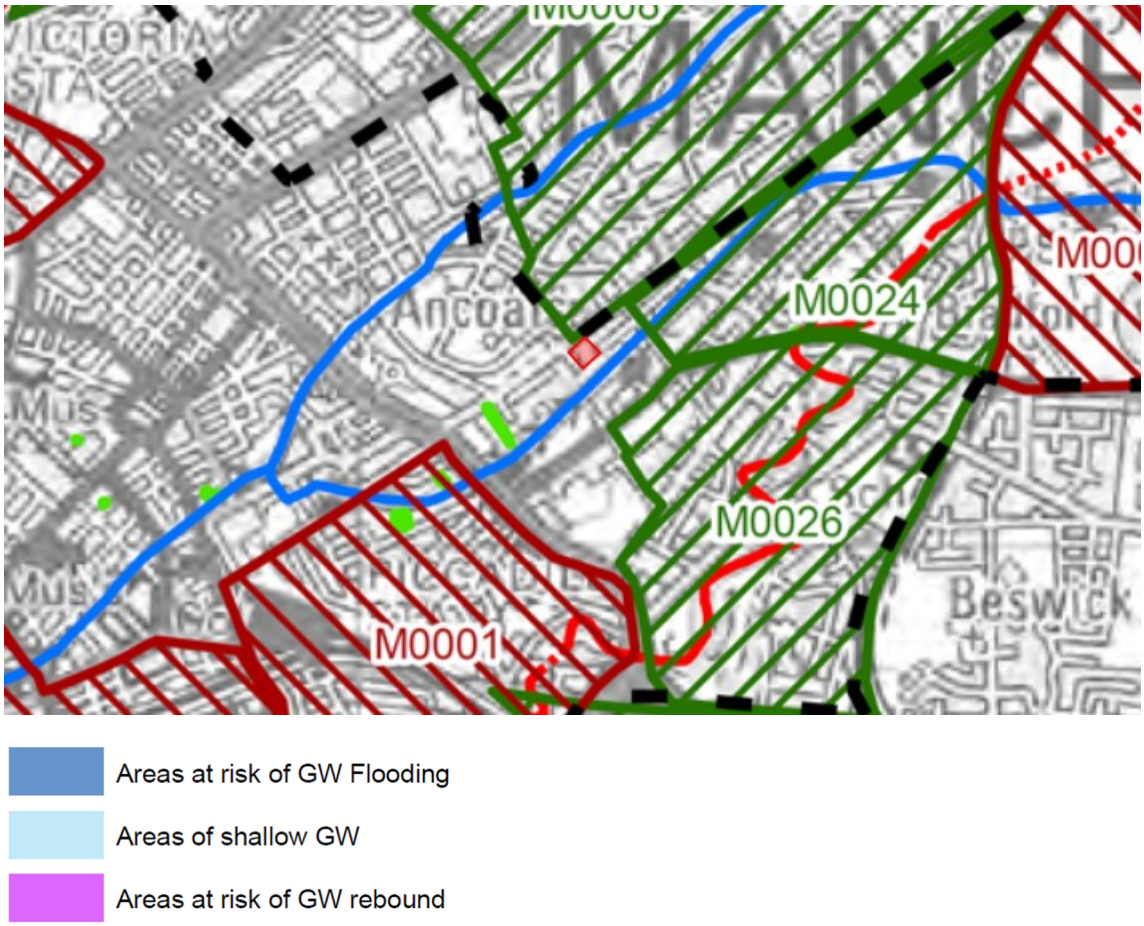


Figure 3.4: Extract from Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA Groundwater Flooding map

Groundsure flood risk data, found in the Phase I report by Wardell Armstrong, shows that the site is at low risk of groundwater flooding.

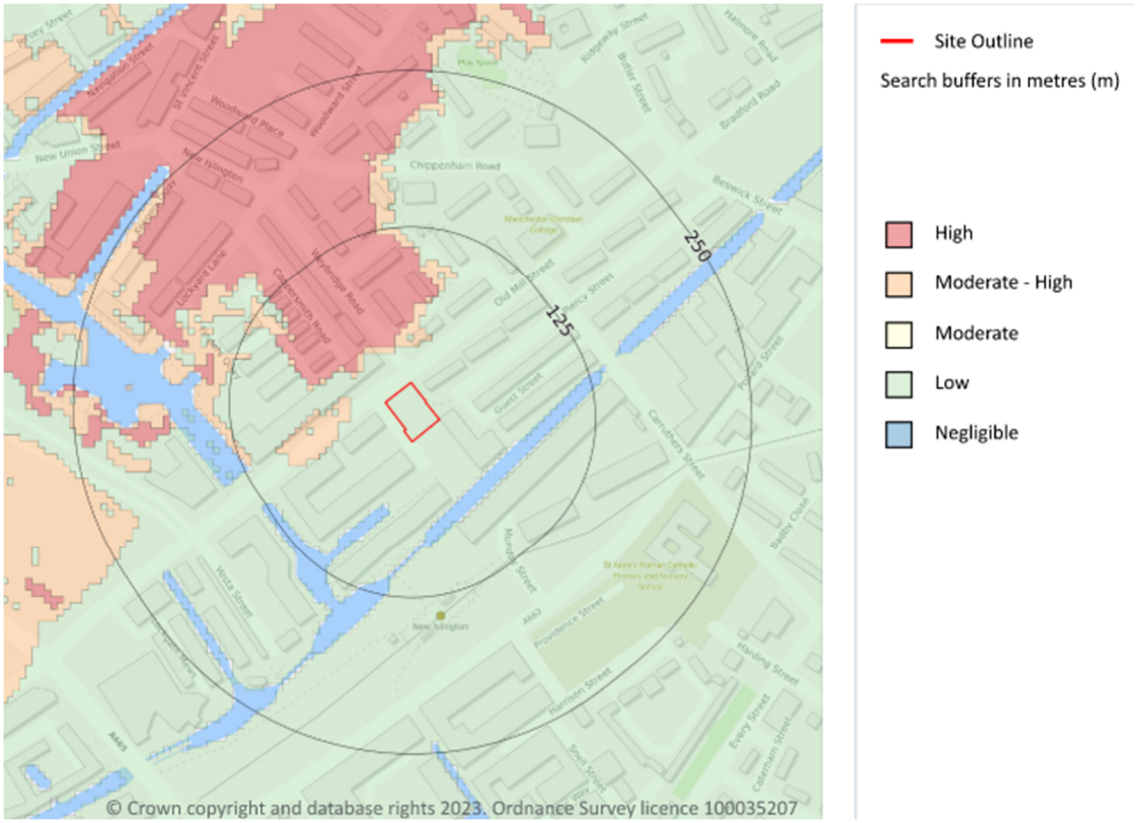


Figure 3.5: Groundsure groundwater flood risk map

Any risk of groundwater flooding will be mitigated by a general increase in surface levels across the site, with finished floor levels being mostly placed above external ground levels. The design of external finishes with ensure that water will fall away from buildings.

Based on the above, the risk of groundwater flooding is considered to be low.

3.4 Flooding from Sewers

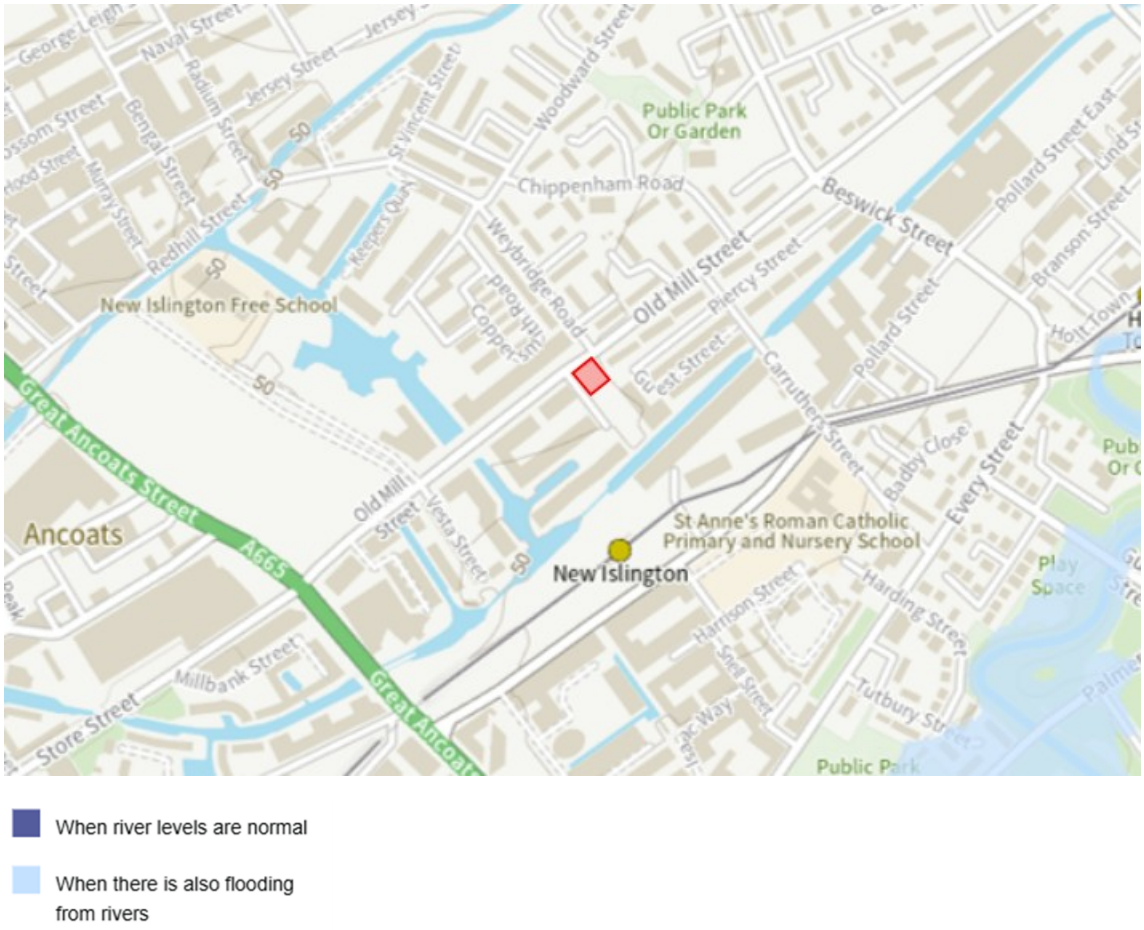
Sewer flooding occurs when urban drainage networks become overwhelmed and maximum capacity is reached. This can occur if there is a blockage in the network causing water to back up behind it or if the sheer volume of water draining into the system is too great to be handled. This type of flooding tends to occur sporadically in both location and time. The majority of sewers are built to the guidelines within Sewers for Adoption. These sewers have a design standard to the 1 in 30-year flood event and therefore it is likely that most sewer systems will surcharge during rainstorm events with a return period greater than 30 years.

The development proposals intend to reduce the rate of surface water discharge from the site and accommodate the balance of flows up to and including the 1-in-100-year critical event plus climate change allowance. This restriction and attenuation of flows will have a positive impact on the surrounding existing drainage and hence work to mitigate the long-term risk of flooding from sewers.

Based on the above, the risk of flooding from sewers is considered to be low.

3.5 Flooding from Reservoirs

The Environment Agency Reservoir flood risk map indicates that the site is located outside of the maximum flood extent of a breach to any local reservoir. The site is therefore not considered to be at risk from this kind of flooding.



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Figure 3.6: EA Reservoirs Flood Map

3.6 Summary of Flooding Risks

Source	Flood Risk	Comments
Fluvial	Very Low	Proposed development located within flood zone 1.
Pluvial	Very Low	Minimal surface water flood risk to the site. New surface water drainage network and external landscaping to fall water away from buildings will mitigate against this type of flooding.
Sewers	Low	Site proposals will mitigate risk of sewer flooding on site.
Groundwater	Low	Site is shown to be at a low risk of groundwater flooding.
Reservoirs	Very Low	Site is outside maximum extent of reservoir breach.

Table 3.1: Summary of Flood Risks

4. SUITABILITY OF DEVELOPMENT PROPOSALS

4.1 National Planning Policy

The National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) aim to ensure that flood risk is taken into consideration at all stages of the planning process and advocate the use of a risk-based 'Sequential Test' to preferentially locate development in areas with a low risk of flooding. Where development is necessary in high-risk areas, the NPPF aims to ensure that the development is safe without increasing flood risk through the application of the Exception Test.

The NPPF's flood risk policies are now set out in Policies F4 to F9, with the flood zone definitions and flood risk vulnerability classifications contained within Annex F.

Policy F4 states that a site-specific FRA is required for all new development proposals located in Flood Zones 2, 3a and 3b, and for development proposals in Flood Zone 1 involving sites of 1 hectare or more. A site-specific FRA is also required in Flood Zone 1 where land is identified as having critical drainage problems, or where the site is identified as being at risk of flooding from any source, now or in the future, through the Environment Agency's Flood Map for Planning or a Strategic Flood Risk Assessment.

Policy F5 sets out the requirements for the Sequential Test.

Policy F6 addresses development in areas at risk of flooding from rivers or the sea and the application of the Exception Test.

Policy F7 sets out requirements to ensure that development is safe throughout its lifetime and does not increase flood risk elsewhere.

The PPG defines the levels of flood risk within England as follows:

- Flood Zone 1 - Low Probability - Land having less than a 1 in 1,000 annual probability of river or sea flooding.
- Flood Zone 2 - Medium Probability - Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
- Flood Zone 3a - High Probability - Land having a 1 in 100 or greater annual probability of river flooding; or having a 1 in 200 or greater annual probability of sea flooding.
- Flood Zone 3b - Functional Floodplain - Land where water has to flow or be stored in times of flood.

The flood zone definitions are also set out in Annex F, Table 1 of the NPPF.

Annex F, Table 2 of the NPPF classifies development types based on their vulnerability to flooding, ranging from 'Essential Infrastructure', through 'Highly Vulnerable', 'More Vulnerable' and 'Less Vulnerable', to 'Water-Compatible Development'. These are discussed in context with the site in Section 4.2 of this report.

Annex F, Table 3 of the NPPF indicates which 'vulnerability classes' are acceptable in each of the Flood Zones, and when the Exception Test should be applied. This is reproduced as Table 4.1.

4.2 Flood Risk Vulnerability

The Flood Risk Vulnerability Classification has been determined in accordance with the National Planning Policy Framework (NPPF), Annex F, Table 2, and the accompanying Planning Practice Guidance, Flood Risk and Coastal Change. For multi-occupancy sites, the Flood Risk Vulnerability should be based upon the most vulnerable part of the site. The Flood Risk Vulnerability Classification is 'More Vulnerable', which includes 'Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels'.

4.3 Flood Zone Compatibility

The Flood Zone Compatibility of the site has been reviewed in accordance with Annex F, Table 3 of the NPPF.

Flood Zones	*Flood Risk Vulnerability Classification*				
	Essential infrastructure	Highly vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test Required	✓	✓	✓
Zone 3a	Exception Test Required	×	Exception Test Required	✓	✓
Zone 3b	Exception Test Required	×	×	×	✓*

Table 4.1: Flood Risk Vulnerability and Flood Zone Compatibility Key

Key:

✓ Development is appropriate

✗ Development should not be permitted

According to EA flood maps, the site is located within Flood Zone 1. The vulnerability classification is 'More Vulnerable'. Therefore, based on the guidance presented in Table 4.1 above, the proposal is considered to be appropriate.



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Figure 4.1: EA Flood Map for planning – Flood Zones

4.4 Application of Sequential Test

The Sequential Test, as set out in Policy F5 of the NPPF, aims to steer developments to areas with the lowest risk of flooding.

In accordance with Policy F5, a Sequential Test is required for development proposals in areas known to be at risk now or in the future from any source of flooding with the exception of surface water flood risk.

The site is located within Flood Zone 1 and is not at risk of flooding from any source wth the exception of surface water. It is therefore not necessary to apply the Sequential Test.

4.5 Application of Exception Test

According to the NPPF policy F6, the exception test does not need to be applied in circumstances where the sequential test is not required.

5. DRAINAGE STRATEGY

For the detailed Old Mill Street Drainage Strategy refer to renaissance document OMS-REN-XX-XX-RP-C-00002. A brief summary of the principles to be adopted is included below.

5.1 Drainage Hierarchy

In accordance with the NPPF and the National Standards for SuDS Standard 1, runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

- Priority 1: collected for non-potable use
- Priority 2: infiltrated to ground
- Priority 3: discharged to an above ground surface water body
- Priority 4: discharged to a surface water sewer, or another piped surface water drainage system
- Priority 5: discharged to a combined sewer

5.2 Climate Change Allowances

The post development discharge rates will include for an increase in the rainfall intensity of 40% and 45% for the 1-in-30-year and 1-in-100-year storm events respectively to allow for climate change. This is consistent with a design life for the development of 100 years, as outlined by the NPPF.

6. CONCLUSION

This Flood Risk Assessment report has investigated alternative mechanisms for flooding at the site and has concluded it is not at risk of flooding and will not cause any increase in flood risk elsewhere once the development is operational.

The development is considered appropriate under the NPPF and Planning Practice Guidance.

The site is located within Flood Zone 1 and the probability of flooding from rivers and seas is very low.

The site is typically at very low risk of flooding from surface water, with the exception of surface water flood risk for the 1-in-100-year (<0.1%) event. The drainage strategy for the site, including a new dedicated surface water network, the implementation of SuDS and external falls away from the building, will mitigate any risk associated with surface water flooding.

The site ii at very low risk of flooding from groundwater. Any risk of groundwater flooding will be mitigated by a general increase in surface levels across the site, with finished floor levels being mostly placed above external ground levels. The design of external finishes with ensure that water will fall away from buildings.

The development proposals intend to reduce the rate of surface water discharge from the site and accommodate the balance of flows up to and including the 1-in-100-year critical event plus climate change allowance. The risk of flooding from sewers is therefore low.

The site is not at risk of flooding from reservoirs.

The site is not at risk of flooding from any source, now and in the future, with the exception of surface water. The sequential and exception tests are therefore not applicable.

Provided the recommendations outlined in this report are adopted as part of the development proposal and surface water runoff is managed effectively, the development is entirely appropriate on this site from a flood risk perspective.

7. REFERENCES

Ministry of Housing, Communities & Local Government (2026) National Planning Policy Framework. Available at: https://www.gov.uk/government/publications/national-planning-policy-framework--2

Ministry of Housing, Communities & Local Government (2024) Planning Practice Guidance. Available at: https://www.gov.uk/government/collections/planning-practice-guidance

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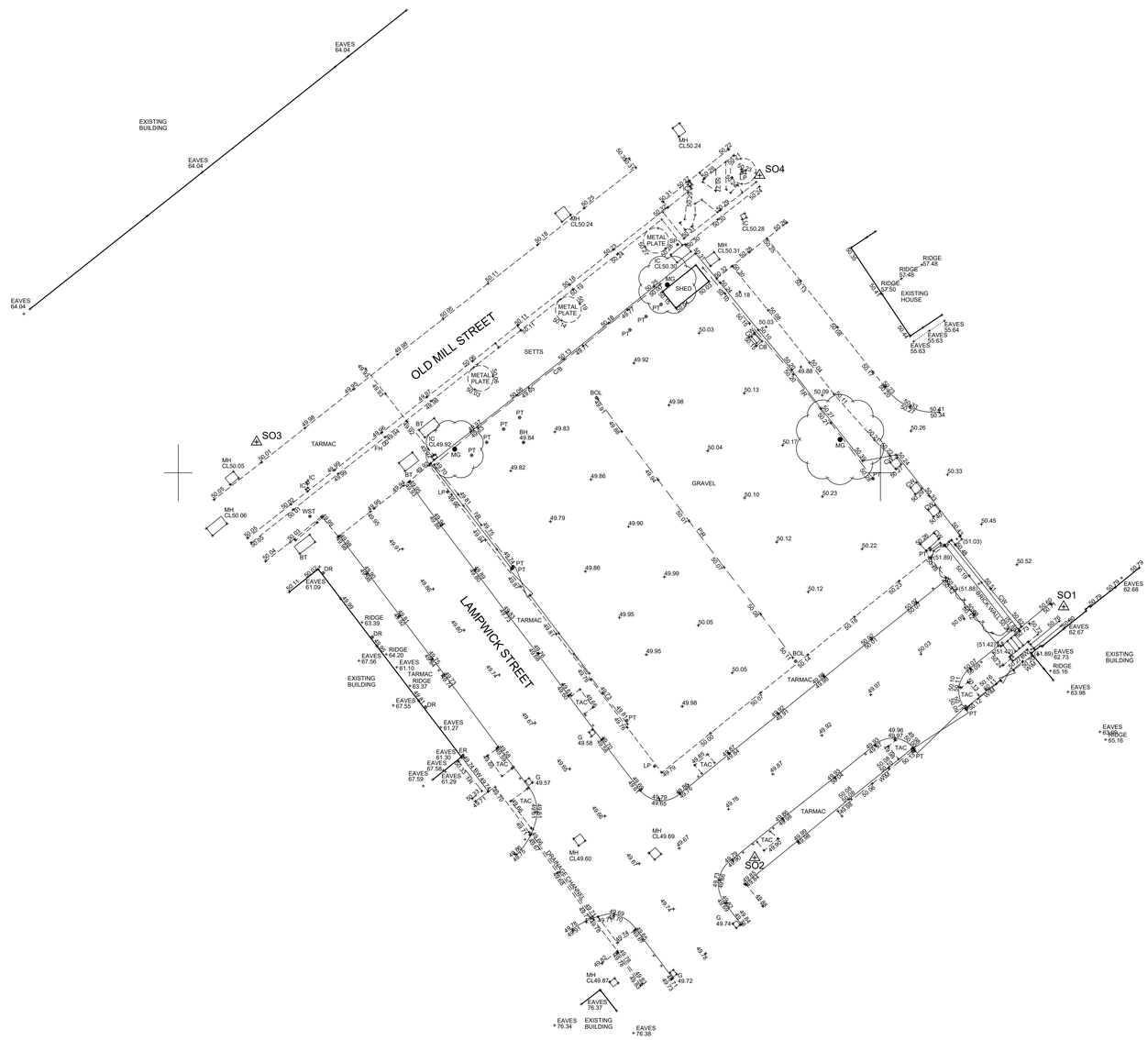
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APPENDIX A
Topographical Survey



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Note:

The survey is plotted on a plane local Grid. Orientation to National Grid.

All levels relate to Ordnance Datum, achieved using the OS National GPS Network.

Survey Control Markers established for Mapping purposes only and should not be used for Construction without the written approval of Survey Operations Ltd.

SURVEY STATIONS

Name	Easting	Northing	Height
SO1	385513.04	398440.47	50.73
SO2	385491.04	398422.61	49.89
SO3	385455.58	398452.20	50.01
SO4	385491.39	398471.17	50.23

STANDARD REFERENCE & ABBREVIATIONS

(AB).....Assumed Route
AB.....Air Brick
AV.....Air Valve
B/W.....Barbed Wire
BAR.....Barrier
BB.....Belisha Beacon
BH.....Borehole
BL.....Bed Level
BOL.....Bollard
BS.....Bus Stop
BT Box.....British Telecom Box
BT.....British Telecom IC
BRTW.....Brick Retaining Wall
BW.....Brick Wall
C/B.....Close Boarded
C/I.....Corrugated Iron
C/P.....Chestnut Paling
CB.....Control Box
CBW.....Concrete Block Wall
CCTV.....Closed Circuit TV
CD.....Cable Duct
CEL.....Cellar Light
CH/L.....Chain Link
CHY.....Chimney
CL.....Cover Level
CM.....Cable Marker
COL.....Column
CONC.....Concrete
CP.....Catch Pit
CRTW.....Concrete Retaining Wall
CTV.....Cable Television
CUL.....Culvert
CW.....Concrete Block Wall
DC.....Drainage Channel
DPC.....Damp Proof Course
DR.....Drain
DSW.....Dry Stone Wall
ECP.....Electricity Cable Pit
EIC.....Electricity Inspection Cover
EJ.....Expansion Joint
EJB.....Electricity Junction Box
EL SUB STN..Electricity Sub Station
EL.....Eaves Level
ELB.....Electricity Box
EP.....Electricity Pole
ER.....Earth Rod
ETL.....Electricity Transmission Line
FB.....Flower Bed
FH.....Fire Hydrant
FL.....Floor Level
FP.....Flagpole
G*.*.....Girth (of tree)
G.....Gulley
GAB.....Gabion
GIP.....Gas Inlet Pipe
GMKR.....Gas Marker
GST.....Gas Stop Tap (Domestic)
GSV.....Gas Stop Valve (Mains)
HSE.....Housing
Ht.....Height
HV.....High Voltage
I/R.....Iron Railing
IC.....Inspection Cover
Il.....Invert Level
IP.....Inlet Pipe
KD.....Kerb Outlet
LB.....Letter Box
LP.....Lamp Post
MG.....Multi-Girth
MH.....Manhole
MKR.....Marker
MP.....Mooring Point
NP.....Street Name Plate
O/H.....Overhead
O/P.....Open Paling
OE.....Overhead Electric Wire
OF.....Outfall Pipe
OSBM.....Ordnance Survey Bench Mark
OT.....Overhead Telecom Wire
P/C.....Post & Chain
P/R.....Post & Rail
P/W.....Post & Wire
PAV.....Paving
PB.....Pillar Box
PC.....Pedestrian Crossing
PP.....Petrol Pump
PT.....Post or Pillar
RE.....Rodding Eye
RS.....Road Sign
RTW.....Retaining Wall
RWP.....Rain Water Pipe
SAP.....Sapling
SL.....Sump Level
SoL.....Soffit Level
SP.....Sign Post
SPL.....Springing Level
SRTW.....Stone Retaining Wall
SV.....Stop Valve (unspecified)
SVP.....Soil Vent Pipe
SW.....Stone Wall
TAC.....Tactile Paving
TB.....Traffic Bollard
TBM.....Temporary Bench Mark
TCB.....Telephone Call Box
TFR.....Taken From Records
TIE.....Anchor Point (Masts/Poles)
TL.....Traffic Light
TLB.....Traffic Light Control Box
TM.....Ticket Machine
TMC.....Tarmac
TP.....Telecommunications Pole
TPIT.....Trial Pit
TS.....Trash Screen
U/C.....Under Construction
U/G.....Underground
UTL.....Unable to Lift (BM,IC etc)
UTS.....Unable to Survey
VDP.....Vehicle Detector Pad
VP.....Vent Pipe
W/M.....Wire Mesh
WL.....Water Level
WM.....Water Meter
WO.....Wash Out
WP.....Waste Pipe
WST.....Water Stop Tap (Domestic)
WSV.....Water Stop Valve (mains)

SurveY OPERATIONS
Smith Street, Skelmersdale, Lancs. WN8 8LN
Tel: 01695 725662 Fax: 01695 51816
Email: mail@survops.co.uk – www.survops.co.uk

Client: Zerum

Drawing Title: Topographical Survey of Land at:
Old Mill St
Manchester

Scale(s) 1:200	Surveyor ES
Date AUG 25	Drawn JG
Job Number 25G226	Checked SO/MH

Sheet Size & Drg Number & Revision: A1 25G226/001

APPENDIX B
United Utilities Sewer Maps

United Utilities
Water for the North West

How to contact us:

United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

James Albert

Tribeca House, 21-27
Dale Street,
Manchester,
M1 1EY

FAO:

Your Ref: Old Mill Street
Our Ref: UUPS-ORD-764160
Date: 12/10/2026

Dear Sirs

Location: Old Mill Street

I acknowledge with thanks your request dated 09/10/2026 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. http://www.unitedutilities.com/work-near-asset.aspx .

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please contact us .

Yours Faithfully,

[redacted]

United Utilities Water Limited
Registered In England & Wales No. 2366678
Registered Office Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP

Water for the North West

TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

United Utilities Water Limited
Registered In England & Wales No. 2366678
Registered Office Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP



Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
7703	51.98	CO	47.46	225			VC	38.48376	1 in 20
7708		CO		150			VC	16.58382	
7719	51.52	SW	44.21	225			VC	18.72924	1 in 12
7709	51.5	CO	47	375			CO	14.79482	1 in 492
7709		CO		150			VC	40.65066	
7718	51.65	SW	49.94	225			VC	12.21045	1 in 153
7717	52.32	SW		225			VC	37.21154	
7600	54.6	SW	41.91	1200			BR	235.4835	1 in 84
7411		CO		150			VC	29.98018	
7413		CO		150			VC	5.596747	
7501	53.19	CO	51.13	150			VC	8.485281	
7300	48.47	CO	38.86	560			BR	15	1 in 31
6203	51.47	CO	46.97	225			VC	33.98664	
7105	46.36	CO	37.74	1520			CO	73.4705	
7201	47.01	CO	44.35	450			BR	12.80625	1 in 3
6401	53.5	CO	50.08	490			BR	25	1 in 8
7401	52.95	CO	45.19	675			CO	49.20366	1 in 24
6501	52.83	CO	48.37	510			BR	23.43075	1 in 130
6506		CO		150			VC	16.58629	
6507		CO		150			VC	5.600549	
7502	53.07	CO	51.56	150			VC	10	
6503	52.43	CO	48.87	450			BR	25.6125	1 in 107
6505		CO		150			VC	14.53968	
6503		CO		100			VC	4.488545	
7500	53.15	CO	49.79	450			BR	59.66574	1 in 84
6702	51.42	CO	46.7	225			VC	87.23531	1 in 582
6714		CO		150			VC	15.08999	
6719		CO		150			VC	14.44504	
6604		CO		150			VC	15.98479	
6600	51.71	CO	49.99	225			VC	32.80244	1 in 76
6628		CO		150			VC	21.83116	
6610		CO		150			VC	24.22489	
6602	53.39	CO	49.44	300			VC	39.81206	1 in 124
6609		CO		150			VC	1.644597	
6603	53.04	CO	49.76	300			VC	40.24522	1 in 57
6703	51.84	CO	49.6	225			VC	66.03786	1 in 120
6704	51.17	CO	49.27	225			VC	38.07887	
7701	51.39	SW	42.6	1200			BR	74.74218	
6712		CO		150			VC	13.48748	
6701	51.51	CO	46.83	450			CO	14.76482	1 in 369
6710		CO		150			VC	15.25552	
6711		CO		150			VC	10.29502	
7702	51.5	CO	46.92	375			VC	26	1 in 1300
6720		CO		150			VC	11.56456	
5304		FO		225			VC	29.34731	
5202	51.58	CO	47.24	440			BR	64.2028	
7404	52.87	CO	46.99	780			BR	7.000584	1 in 2
7400	52.73	CO	43.95	600			BR	58.04549	1 in 26
7405	52.1	CO	47.85	450			CO	33.96891	
7302	50.72	CO	41.67	540			BR	27.58623	
7313		CO		100			VC	2.366167	
7314		CO		100			VC	3.797978	
7416		CO		100			VC	5.024453	
7301	49.63	CO	0	570			BR	25.6125	
7307		CO		100			VC	11.22172	
7305		CO		100			VC	7.78817	
7410		CO		150			VC	5.743129	
7306		CO		100			VC	10.05182	
5704	50.4	CO	40.3	375			CO	63.28507	1 in 11
5703	49.11	CO	46.36	150			VC	8.162983	1 in 24
5703	49.28	CO	46.55	225			VC	38.27532	1 in 638
5710		CO		100			VC	8.039244	
6601	52.33	CO	49.05	300			CO	72.47068	1 in 8
5711		CO		150			VC	8.781826	
5705	49.92	CO	47.63	225			VC	48.75449	1 in 50
5707		CO		150			VC	18.73779	
5402	50.4	CO	47.62	420			BR	19.41649	
5408		CO		100			PSC	11.90754	
5401	50.36	CO	47.57	460			BR	15	
5409		CO		255			PSC	7.996535	
5414		CO		150			VC	5.870586	
4401	49.94	CO	47.16	375			VC	12.20656	
5400	50.92	CO	47.97	470			BR	18.02776	1 in 100
5505	51.07	CO	48.31	400			VC	59.40539	
5502	51.78	CO	48.99	400			VC	54.67175	1 in 80
5504	50.64	CO	48.41	225			VC	28.16026	1 in 32
5503	49.34	CO	47.52	225			VC	63.82816	1 in 100
4521		CO		150			VC	14.44239	
5507		CO		100			VC	26.10942	
5500	50.89	CO	48.93	225			VC	25.6125	1 in 53
5501	51.46	CO	49.51	225			VC	20.61553	1 in 19
5602	51.25	CO	48.45	225			VC	34.20526	1 in 95
5601	51.13	CO	48.09	225			VC	80.05625	1 in 95
5607		CO		225			VC	17.19638	
5600	51.68	CO	49.56	225			VC	45.09989	1 in 31
5605		CO		150			VC	11.3897	
4502	49.44	CO	46.87	225			VC	32.98838	1 in 409
4510		CO		100			VC	13.45718	
4610		CO		100			VC	10.29758	
4613		CO		100			VC	10.95113	
4603	49.4	CO	46.54	225			VC	41.04875	1 in 108
5203	51.54	CO	48.31	300			VC	40.22437	1 in 4022
5201	51.57	CO	48.28	300			VC	29.41088	
5204	51.34	CO	46.36	300			VC	36.22783	1 in 141
5200	51.24	CO	46.1	300			VC	49.64877	1 in 146
6200	51.14	CO	45.71	300			VC	51.86521	1 in 162
6202	51.41	CO	45.38	400			BR	9.433981	
4711	48.31	CO	41.09	1350			BR	102.6969	1 in 34
4703	49.03	CO	46.18	375			CO	20.39608	1 in 185
4705	48.85	CO	46.51	225			VC	80.80223	1 in 184
4707	48.4	SW	45.57	900			CO	7.601104	1 in 380
4704	48.46	SW	45.55	900			CO	46.04562	1 in 460
4701		CO		225			VC	7.167521	
4400	49.5	CO	47.44	225			VC	82.61961	1 in 40
4505		CO		150			UN	27.94873	
4507	0.7	CO		150			UN	2.445271	
4515		CO		150			VC	13.58437	
4520		CO		100			VC	2.530957	
4502	49.44	CO	46.87	225			VC	16.05242	1 in 134
4501	48.23	CO	45.34	225			VC	37.80212	1 in 140
4700	47.47	CO	44.72	1350			BR	77.5901	1 in 16
4614		CO		150			VC	7.616911	
4619		CO		150			VC	6.889436	
4601	48.2	CO	45.03	375			CO	18.02776	1 in 82
4620		CO		150			VC	6.912516	
3700	47.03	CO	41.1	300			VC	45.90343	
3624		CO		150			VC	14.91191	
4605	49.52	CO	46.32	225			VC	14.03567	1 in 83
4604	48.97	CO	46.15	225			VC	16.76305	1 in 17
5604		CO	0	225			VC	23.02173	
4702	48.61	CO	46.07	375			CO	61.40033	1 in 60
3723	48.35	FO	47.3	150			PVC	49.72738	1 in 151
3716	47.65	SW	45.92	450			PVC	16.29123	1 in 272
3727	47.5	FO	46.45	150			PVC	46.868	1 in 142
3615	47.4	CO	40.63	1500			VC	16.0003	
3717	47.75	SW	45.86	450			PVC	20.65639	1 in 295
3701	48.86	CO	44.33	510			VC	55.95925	1 in 28
3702	49.49	CO	44.63	525			CO	43.04649	1 in 536
3724	48.15	FO	46.97	150			PVC	7.680057	1 in 110
3725	49.35	FO	47.4	150			PVC	9.708146	1 in 23
3718	48	SW	45.79	450			PVC	14.98432	1 in 71
3605	45.96	CO		1500			UN	37.46088	
3726	49	FO	46.12	150			PVC	13.33085	1 in 14
3719	49.1	SW	45.58	600			PVC	5.918771	1 in 296
3720	48.8	SW	45.56	600			PVC	5.907987	1 in 295
3720	48.8	SW		0			UN	2.948704	
3722	48.5	CO	45.2	225			PVC	6.973606	1 in 5
3721	48.6	SW		0			UN	0.3206754	
3703	48.2	CO	43.87	675			CO	1.524333	
3704	48.23	CO	43.83	675			CO	18.08129	1 in 452
3600	46.49	CO	43.09	450			CO	25.83092	
4500	48.27	CO	45.05	225			VC	34.71311	1 in 46
3609	47.07	CO	44.65	225			VC	20	1 in 26
3622	47.86	CO		450			CO	11.64022	
3625	47.7	SW	46	450			PVC	22.85441	1 in 286
3601	48.69	CO	42.87	900			CO	32.9511	1 in 412
3603	47.41	CO	39.86	1350			BR	36.44084	
3610	47.44	CO	44.36	525			CO	11.6619	1 in 24
3608	46.96	CO	43.18	600			CO	39.81206	
3604	46.58	CO	40.14	225			VC	26.25187	
4602	48.2	CO	45.32	225			VC	33.06055	1 in 100
4600	47.43	CO	44.78	450			CO	54.20332	1 in 151
3611	46.55	CO	40.28	225			VC	13.41641	1 in 103
3602	46.34	CO	43.75	300			BR	27.01851	1 in 61
2610	47.54	CO	44.47	450			PVC	1.067193	
3200	49.57	CO	46.77	300			VC	54.26297	
2200	46.17	CO	0	1500			CO	11.6619	
2305	47.1	CO	35.99	1500			CO	45.95942	
3308		CO		300			VC	39.76894	
2303	45.2	CO	36.78	1500			BR	92.61726	1 in 117
3305	48.88	CO		375			VC	14.82339	
3309		CO		375			VC	73.04881	
2302	45.17	CO	36.87	1500			BR	4.144212	1 in 46
2404	45.87	CO	37.7	1500			BR	96.22354	1 in 116
4402		CO		600			CO	101.8557	
3401		CO		900			CO	12.2098	
4404	49.79	CO	48.68	225			VC	25.23886	1 in 22
3402		CO		900			CO	57.4232	
4403	49.58	CO	47.49	225			VC	35	
3403		CO		900			CO	41.62712	
4405		CO		600			CO	14.30672	
2704		CO		406			CO	40.16472	

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad

LEGEND

Abandoned · Foul · Surface Water · Combined

- Public Sewer
- Private Sewer
- Section 104
- Rising Main
- Sludge Main
- Overflow
- Water Course
- Highway Drain

All point assets follow the standard colour convention:
red - combined · blue - surface water
brown - foul · purple - overflow

- Manhole
- Head of System
- Extent of Survey
- Rodding Eye
- Inlet
- Discharge Point
- Vortex
- Penstock
- Washout Chamber
- Valve
- Air Valve
- Non Return Valve
- Soakaway
- Gully
- Cascade
- Flow Meter
- Hatch Box
- Oil Interceptor
- Summit
- Drop Shaft
- Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- Inspection Chamber
- Bifurcation Chamber
- Lamp Hole
- T Junction / Saddle
- Catchpit
- Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- Network Storage Tank
- Sewer Overflow
- Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- Control Kiosk
- DNM Network Monitoring Point
- Change of Characteristic

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement
BR	Brick
PE	Polyethylene
RP	Reinforced Plastic Matrix
CO	Concrete
CSB	Concrete Segment Bolted
CSU	Concrete Segment Unbolted
CC	Concrete Box Culverted
PSC	Plastic / Steel Composite
GRC	Glass Reinforced Plastic
DI	Ductile Iron
PVC	Polyvinyl Chloride
CI	Cast Iron
SI	Spun Iron
ST	Steel
VC	Vitrified Clay
PP	Polypropylene
PF	Pitch Fibre
MAC	Masonry, Coursed
MAR	Masonry, Random
U	Unspecified

Address or Site Reference:

Old Mill Street,

Scale: 1:1250 **Date:** 12/10/2026

Sheet: 1 of 1

Printed by: Property Searches

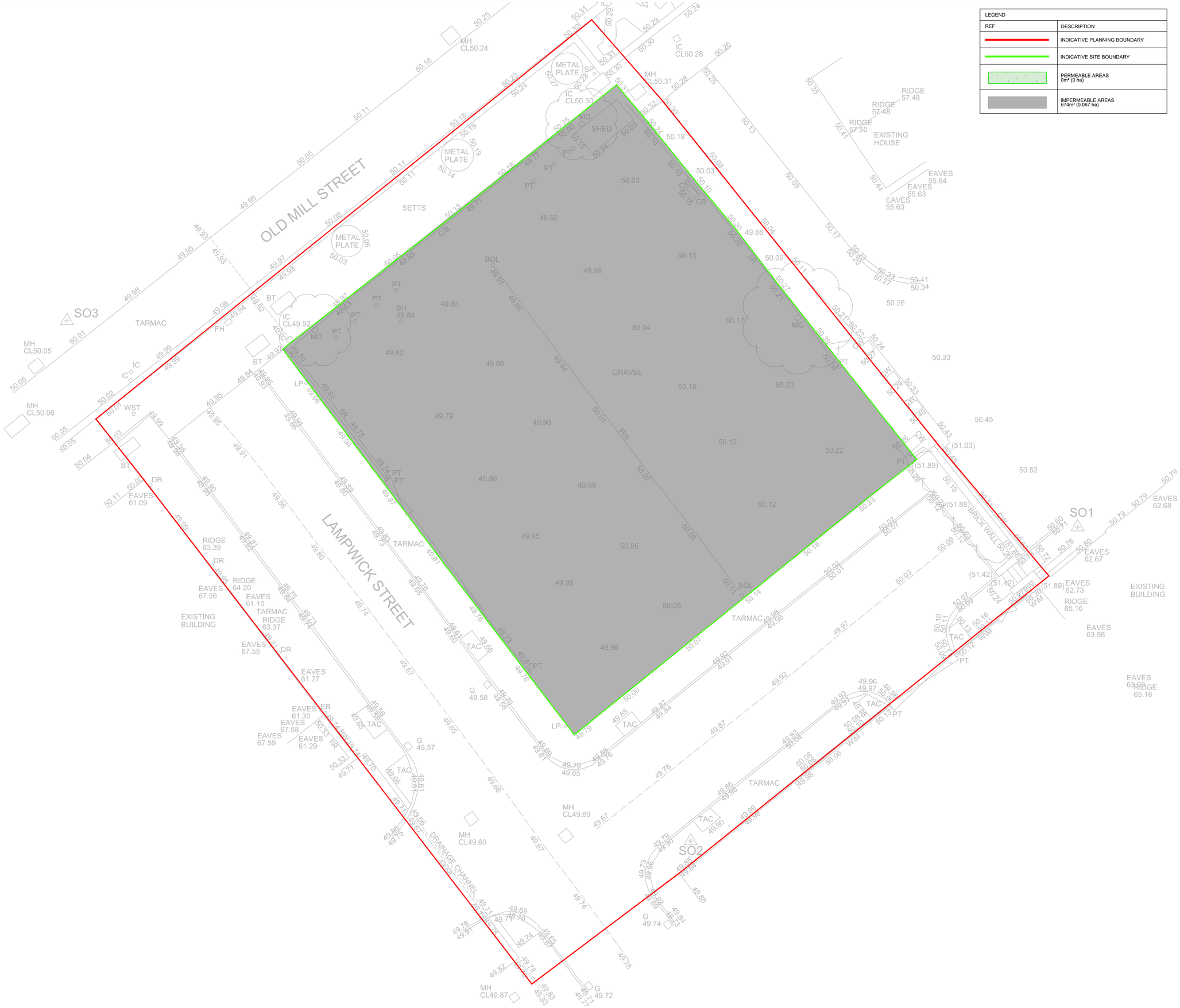
SEWER RECORDS

United Utilities
Water for the North West

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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APPENDIX C
Existing Drained Areas Plan



LEGEND	
REF	DESCRIPTION
	INDICATIVE PLANNING BOUNDARY
	INDICATIVE SITE BOUNDARY
	PERMEABLE AREAS 0m² (0 ha)
	IMPERMEABLE AREAS 674m² (0.067 ha)

NOTES

1. THIS DRAWING IS INTENDED TO INDICATE THE EXISTING DRAINED AREAS OF THE OLD MILL STREET SITE. IT IS BASED ON A REVIEW OF THE TOPOGRAPHICAL SURVEY AND AERIAL IMAGES OF THE SITE.
2. FOR TOPOGRAPHICAL SURVEY REFER TO SURVEY OPERATIONS DRAWING 25G226.

Rev:	Description:	Date:	By:	Chkd:
P02	ISSUED FOR PLANNING	12.10.26	JAB	PC
P01	STAGE 3 ISSUE	30.10.25	JAB	AS

renaissance

Renaissance Associates Ltd
2nd Floor Tribeca House
21-27 Dale Street
Manchester
M1 1EY

Project:

OLD MILL STREET
MANCHESTER

Drawing Title:

EXISTING DRAINED AREAS PLAN

Status:

STAGE 2

Size:	Date:	Drawn by:	Designed by:	Checked by:
A1	OCT 25	JAB	JAB	AS

Scale:	Project No:
1:100	2503-04

Project – Originator – Volume – Level – Type – Role – Number: OMS-REN-XX-00-DR-C-00050

Revision: P02

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APPENDIX D
Proposed Development Plans



1 00 Ground Floor General Arrangement Plan

1 : 100

Note:
Do Not Scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

N

1 0 1 2 3 4 5 m

SCALE 1:100

By Department Legend

- 2B4P
- 2B4P Duplex
- 3B6P
- 4B7P
- Amenity
- Bike Store
- Bin Store
- Utility
- Vertical Circulation
- Circulation

Rev	Date	Intls	Details
P04	15.09.26	JE	Planning Reissue
P03	03.09.26	JE	Planning Issue
P02	24.08.26	JE	Interim Planning Issue
P01	18.08.26	JE	Draft

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Project Title Old Mill Street
Client Zentra
Location Manchester

Drawing ref Ground Floor GA Plan - Planning

Date 15/09/2026
Scale 1 : 100
Checker AB
Size A1
Job No: 10042
Status S0

Project Origin Volume Level Type Role Number Rev
OLDMS-BUT-01-00-DR-A-94000-P04