

From: [Linda Marciniak](mailto:ljm@ntlworld.com)
To: pjdowns@ntlworld.com
Subject: Fw: 20 Stenner Lane - Installation of New Water Treatment Plant on adjoining land
Date: 24 March 2021 17:02:04

Dear Phil,

Thank you for your email enquiry regarding installation of a new water treatment plant on land adjoining 20 Stenner Lane. I am sorry for the delay in replying to you; this was to allow time for the Council's Flood Risk Management team to provide me with some guidance.

The works will need planning permission but not listed building consent. However, as both properties are within the Didsbury St. James conservation area, a Heritage Statement which assesses the impact on the character of the cottages and wider conservation area should be provided. This would not need to be a lengthy document in this case.

If any trees or tree roots will be affected by the development (felled, lopped or pruned) a tree survey must also be submitted as all trees are protected within the conservation area boundary.

As your property is within a functioning flood plain, the Environment Agency would need to be consulted regarding this proposal. We would need to see evidence submitted in the form of a Flood Risk Statement that the Environment Agency are happy with the proposal.

As this involves a water treatment plant which could pose a significant contamination risk, we would need to see construction details of the plant ensuring that no flood water would be able to infiltrate into the water treatment system.

Lastly, wherever possible, we would advise that the top of the plant is situated above the 1 in 100-year flood event as defined by the Environment Agency, plus an allowance for climate change. From this the Environment Agency may request that flood compensatory storage is sought to ensure that the flood waters are not pushed to surrounding properties. The Environment Agency should however confirm whether this is necessary in this case.

I hope that this is helpful to you.

PLEASE NOTE: The above advice is given in good faith based on the information available. It does not confer or guarantee the grant of any planning approval and may be subject to change or modification following statutory consultation and detailed assessment of the full details of any application and any subsequent information submitted during the course of negotiations

Kind regards

Linda

Working days: Monday to Thursday

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From: Phil D (2) <pjdowns@ntlworld.com>
Sent: 11 March 2021 11:39
To: Planning <Planning@manchester.gov.uk>
Subject: 20 Stenner Lane - Installation of New Water Treatment Plant on adjoining land

Dear Planning,

Please can you tell me what kind of planning application I need to complete to apply for permission to install a new water treatment plant (to replace an existing old septic tank) on my neighbour's property, Stenner Brow.

20 Stenner Lane is a Grade 11 Listed property so do I also need Listed Building Consent? The only alterations may be concerned with new pipework through from my drains to the new water treatment plant.

I have currently downloaded the Full Planning Permission and Listed Building Consent form from your website but wish to check this is the correct form before proceeding.

Many thanks for your help

Phil

Phil Downs MBE
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