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| <b>Application details:</b> | <b>Application number:</b> 137226/FO/2023<br><b>Proposal:</b> Full planning permission for the demolition of existing structures and the phased construction of four residential buildings (two at 47 storeys and two at 51 storeys) to provide 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.<br><b>Location:</b> Part Of Plot C And Plot E Great Jackson Street Manchester M15 4NP |
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### LLFA Comments 05/09/2025

#### The following Information has been considered:

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| Planning Portal uploads:   | 15/06/2023 – 22/08/2025                                                                                                                                                                                                                                                                |
| Further submission emails: | <b>From:</b> Lucy Harrison<br><lucy.harrison@manchester.gov.uk><br><b>Sent:</b> 18 August 2025 13:16<br><b>To:</b> Flood Risk Management<br><floodriskmanagement@manchester.gov.uk><br><b>Subject:</b> Fw: 137226 - Crown Street Phase 3 - Flood Sequential Test (Ref: 137226/FO/2023) |
| Pre-Application Advice:    | -                                                                                                                                                                                                                                                                                      |

#### **Any LLFA Comments to LPA**

The new documents 'FRA Addendum' (Ref: 082430-CUR-XX-XX-T-C-92100 V02, dated 04 August 2025) and the '*Crown Street Phase 3, Manchester Flood Sequential Test*' (dated August 2025) have been assessed as part of this response. These have been provided due to updates in the EA national flood risk mapping since the original FRA was provided in 2023.

The FRA Addendum confirms that there are no proposed changes to the Drainage Strategy previously submitted within report 082430-CUR-XX-XX-RP-C-92001 Revision V02 dated 14th April 2023.

The site is within Flood Zone 1 for the present-day scenario; however, Flood Zones 2/3 are shown to extend into the site in the 'Flood zones plus climate change' mapping. The site will therefore need to be made safe from fluvial and surface water flooding for its entire lifespan, including future climate change risk.

**Condition 1: Prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:**

- A finalised drainage layout showing all components, outfalls, levels and connectivity.
- 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.
- 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.
- 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.
- Where a public sewer diversion or abandonment is required, an agreement in principle from United Utilities is required. An email of acceptance will suffice.
- 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.
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
- 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.
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- 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.
- A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.
- 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.
- A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).
- Construction details of flow control and SuDS elements.
- 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).
- CCTV survey and routing plan of existing drainage system to understand condition, capacity, connectivity.

- 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 development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.**

*Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.*

**Condition 2: Prior to the first occupation/use of the development hereby approved details of the implementation, maintenance and management of the surface water drainage scheme, as approved by **Condition X**, shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:**

- Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of **Condition X**.
- Provide As Built construction drawings OR confirm that they align with the original design construction drawings.
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

**The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.**

*Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.*

#### **Informative:**

#### **Property Flood Resilience & Resistance Measures**

If floor levels cannot be raised in line with Standing Advice, details of flood resistance and resilience measures to be implemented in accordance with Standing Advice. These must be compliant with the [Standing Advice for Minor Extensions](#)<sup>3</sup>. Government-recognised resistance and resilience measures are detailed in the section: [Extra Resistance and Resilience measures](#)<sup>4</sup>.