MANCHESTER CITY COUNCIL

Planning

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Date: 22 September 2025

Dear Sir/Madam,

Pre-Commencement Conditions
Application number: 142835/FO/2025
Burnage Media Arts College, Burnage Lane, Manchester, M19 1ER

In accordance with s100ZA of the Town & Country Planning Act 1990 (as amended), this letter gives notice of the requirement to place pre-commencement condition(s) on any permission arising from the above application.

The required condition(s), and the reason(s) for them are as follows:

No development shall take place until a Flood Risk Assessment in accordance with NPPG Standing Advice or any subsequent replacement national standards has been submitted to and approved in writing by the Local Planning Authority. This shall include:

- Assessment of sources of flood risk.
- Details of Finished Floor Levels set in accordance with Standing Advice (either no lower than existing floor levels or 300mm above the estimated flood level).
- 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.

Reason - To promote sustainable development and manage the risk of flooding, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

Please confirm your agreement to the above conditions within 10 working days. If we do not hear from you within this period, we will impose the conditions on any permission. Please note that this information is provided without prejudice to any final decision in relation to this application.

If you would like any further information about this letter, please contact Holly Wright using the above details. Please quote the above reference number on any further correspondence.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing