

Application details:	Application number: 143416/FO/2025 Proposal: Change of Use from Care Home (Use Class C2) to Temporary Living Accommodation for Homeless (Sui Generis) Location: Mariana House, 45 - 47 Alexandra Road South, Manchester, M16 8GH
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LLFA Comments 19/08/2025

The following Information has been considered:

Planning Portal uploads:	10/07/2025 – 13/08/2025
Further submission emails:	-
Pre-Application Advice:	-

Any LLFA Comments to LPA

The following matters as a minimum should be resolved pre-determination. Until these are resolved, we are unable to recommend conditions.

- As the development is within Flood Zone 2, a Flood Risk Assessment is required.
- Assessment of the estimated flood level for the Site including Product 4 data.
- 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.
- Access/egress planning for any part(s) of the building where the existing floor levels are not above the design flood level.

Informative:

Culvert:

MCC records highlight that the underground Dog Kennel Brook Tributary is located within the site boundary (in the eastern area of the site). While our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, should any future external works or groundworks be undertaken, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works.

If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted

Manchester City Council LLFA

immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:

<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage> .

The applicant should be reminded that they are the riparian landowner for the section of culverted watercourse which runs through their land. This means that they are responsible for ensuring the natural passage of flow through the watercourse, including maintaining the watercourse to remove any blockages and undertaking repairs where necessary.