Outlook

Re: Invalid letter for application 144163/FH/2025

From Bradley Clarke <brad@cbdarchitecture.com>
Date Thu 23/10/2025 07:25
To Planning <Planning@manchester.gov.uk>

2 attachments (3 MB)
25-006 - 4 Laneside Road - PL-003 - Proposed Plans - REV P2.pdf; Product 4 - Flood risk assessment data.pdf;

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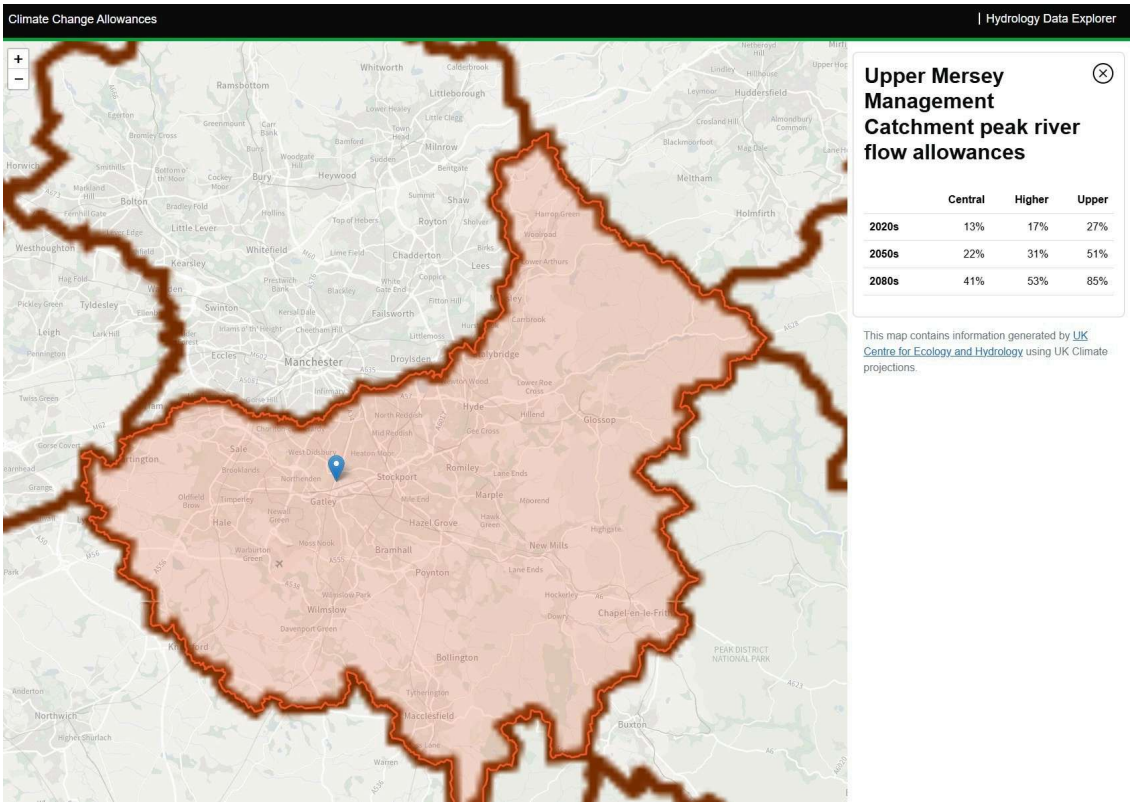
with regards to the invalidation points please see attached revised drawing 25-006 - 4 Laneside Road - PL-003 - Proposed Plans - REV P2

the block plan now shows a dimension to the boundary and also where the bins are to be stored

regarding the location plan this is clearly shown at 1:1250 scale on drawing 25-006 - 4 Laneside Road - PL-001 - Location Plan and As Existing Plans - REV P1

there are also 2 street names on this plan, being Kingsway and Laneside Road

With regards to the flood data and pro forma, we are struggling to fill this in, see attached Product 4 - Flood risk assessment data. Is there any support to help complete your proforma? we do not understand what values to use on question 2



Thanks Again

Bradley Clarke BSc MCIAT

Chartered Architectural technologist

Managing Director for Clarkes Bespoke Design Ltd

M: 07402266305

E: brad@cbdarchitecture.com

W: www.cbdarchitecture.com

CIAT

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On Tue, Oct 21, 2025 at 9:26 AM Planning <Planning@manchester.gov.uk> wrote:

> Good Morning,
>
> The following link is where you can retrieve the requested data: Climate change allowances for peak river flow
>
> When you search the postcode, you will need to use the 2080s data:

Upper Mersey Management Catchment peak river flow allowances

	Central	Higher	Upper
2020s	13%	17%	27%
2050s	22%	31%	51%
2080s	41%	53%	85%

> Kind regards,
>
> Josh
>
> Information, Delivery & Support Team
> Planning, Building Control & Licensing
> Growth & Development Directorate
> Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
> Location address: Level 6 Town Hall Extension, Manchester M2 5DB
> Tel: 0161 234 4516
>
> Please consider the environment before printing an e-mail.
>
> ---
>
> **From:** Bradley Clarke <brad@cbdarchitecture.com>
> **Sent:** 20 October 2025 06:23
> **To:** Planning <Planning@manchester.gov.uk>
> **Subject:** Re: Invalid letter for application 144163/FH/2025

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please could you send me a link that takes me to the product 4 request as stated on the attached which i received from **Joshua Lee**

i have clicked on every link and i cannot find it?

Thanks Again

Bradley Clarke BSc MCIAT

Chartered Architectural technologist

Managing Director for Clarkes Bespoke Design Ltd

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W: www.cbdarchitecture.com



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On Thu, Oct 16, 2025 at 7:41 AM <planning@manchester.gov.uk> wrote:

> Please find attached the invalid letter for your recent application under reference 144163/FH/2025.
>
> Regards,

Information, Delivery & Support Team,
Planning, Building Control & Licensing,
Manchester City Council, P O Box 532, Manchester M60 2LA

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