

Application details:	Application number: 143727/FH/2025 Proposal: Erection of part single. part two storey , part first floor rear extension to form additional living accommodation following demolition of existing single storey extension and outbuilding Location: 59 Carlton Avenue, Manchester, M14 7NL
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LLFA Comments 12/09/2025

The following Information has been considered:

Planning Portal uploads:	08/08/2025
Further submission emails:	-
Pre-Application Advice:	-

Any LLFA Comments to LPA

The site is located within Flood Zone 1; however, the site is shown to be at high risk of surface water flooding. with a vulnerability classification of 'More Vulnerable' and is a Minor Extension. In accordance with the Flood Risk Assessment Guidance for Local Planning Authorities:

The LPA should assess the FRA under the Standing Advice.

Condition 1: 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. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14

Informative:

Culvert:

MCC records highlight that the underground Dog Kennel is located within close proximity to the site (approximately 60m to the north 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.

Manchester City Council LLFA

Therefore, 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 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> .