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| **Application details**: | **Application number**: 143628/FH/2025<br>**Proposal**: Erection of single storey rear extension to provide additional living accommodation<br>**Location**: 7 Kennington Avenue, Manchester, M40 2XA |

**LLFA Comments 11/09/2025**

**The following Information has been considered:**

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| Planning Portal uploads: | 04/08/2025 – 18/08/2025 |
| 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.

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

- MCC records highlight that there is a risk of a culverted watercourse (Della Brook) on-site. Inappropriate development around culverts presents a risk of collapse. This risk must be addressed to protect both proposed building and the local area from flood risk. Please refer to the attached requirements for further investigation and masterplanning.

- A Flood Risk Assessment is required. This should 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.

**Informative:**

**Culvert:**

MCC records highlight that the underground Della Brook is located within the site boundary. While our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. 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 .