Application details:	**Application number**: 142835/FO/2025 **Proposal**: Erection of a single storey extension. **Location**: Burnage Media Arts College, Burnage Lane, Manchester, M19 1ER

LLFA Comments 15/09/2025

The following Information has been considered:

Planning Portal uploads:	12/06/2025 – 25/07/2025
Further submission emails:	-
Pre-Application Advice:	-

Any LLFA Comments to LPA
The below response is on the basis that the proposed application is for a minor non-residential extension below 250m^2, with no proposed changes in impermeable area and no below-ground or drainage works proposed.

The site is located within Flood Zone 1; however, the site is shown to be at high risk of surface water flooding. The proposed development has a vulnerability classification of 'Less 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