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

LLFA Comments 01/10/2025

The following Information has been considered:

Planning Portal uploads:	04/08/2025 – 18/08/2025
Further submission emails:	**From:** Harriet Aidoo <harriet.aidoo@manchester.gov.uk> **Sent:** 30 September 2025 10:46 **To:** Flood Risk Management <floodriskmanagement@manchester.gov.uk> **Cc:** Thomas Mawdsley < > **Subject:** Fw: 143628/FH/2025 - 7 Kennington Avenue **Importance:** High
Pre-Application Advice:	-

Any LLFA Comments to LPA
On the basis that the development shall be carried out in accordance with the submitted flood risk assessment (Ref: R0920 FRA-v1, dated Sep-2025) including the finished floor levels and flood resistance/resilience measures detailed therein, **the application can be approved**. MCC records and historic mapping 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 make note of the below informative notices**.

Informative:

Culvert:

MCC records highlight a risk 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 .

Riparian Landownership:

If the culverted Della Brook is present on site, the applicant remains the riparian landowner for the section of culverted watercourse. The riparian landowner is responsible for ensuring the natural flow of water through the watercourse, and for maintaining it by removing blockages that may impede the flow of water or cause flooding or repairing any collapses.